

January thru June 2025 YTD  
Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$670,433,138	\$667,434,784	0.45%
Avg Sold Price	\$1,747,893	\$1,633,728	6.99%
Median Sold Price	\$1,375,000	\$1,350,000	1.85%
Units Sold	374	406	-7.88%
Avg Days on Market	38	35	8.57%
Avg List Price for Solds	\$1,797,407	\$1,643,928	9.34%
Avg SP to OLP Ratio	97.3%	99.9%	-2.54%
Ratio of Avg SP to Avg OLP	95.0%	98.9%	-3.94%
Attached Avg Sold Price	\$713,770	\$651,828	9.50%
Detached Avg Sold Price	\$2,550,570	\$2,455,680	3.86%
Attached Units Sold	164	185	-11.35%
Detached Units Sold	210	221	-4.98%

Financing (Sold)

Assumption	0
Cash	150
Conventional	200
FHA	1
Other	5
Owner	1
VA	14

Days on Market (Sold)

0	25
1 to 10	156
11 to 20	39
21 to 30	22
31 to 60	43
61 to 90	19
91 to 120	17
121 to 180	24
181 to 360	22
361 to 720	6
721+	1

- Notes:
- SP = Sold Price
  - OLP = Original List Price
  - LP = List Price (at time of sale)
  - Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	1
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	1	0	0	0	0	12
\$300K to \$399,999	0	0	0	0	0	0	31
\$400K to \$499,999	0	2	0	0	0	0	22
\$500K to \$599,999	0	1	0	0	0	0	22
\$600K to \$799,999	0	0	0	0	0	0	14
\$800K to \$999,999	1	0	0	9	0	0	9
\$1M to \$2,499,999	1	2	12	11	123	13	13
\$2.5M to \$4,999,999	0	0	1	1	59	0	0
\$5,000,000+	0	0	0	0	13	0	0
Total	2	6	13	21	195	13	124
Avg Sold Price	\$1,036,767	\$765,583	\$1,462,442	\$1,200,659	\$2,638,638	\$1,241,807	\$572,306
Prev Year - Avg Sold Price	\$0	\$1,187,646	\$1,405,714	\$1,094,037	\$2,490,025	\$1,011,057	\$581,404
Avg Sold % Change	0.00%	-35.54%	4.04%	9.75%	5.97%	22.82%	-1.56%
Prev Year - # of Solds	0	3	7	16	214	7	159

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	6
0	0	12
0	0	11
0	1	6
0	2	3
0	2	5
46	8	14
76	1	2
28	0	0
150	14	59

**June 2025**

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**-42.6%**  
 from May 2025:  
 122

**-11.4%**  
 from Jun 2024:  
 79

YTD	2025	2024	+/-
	<b>663</b>	<b>649</b>	2.2%

5-year Jun average: **109****New Pendings****71**

**-19.3%**  
 from May 2025:  
 88

**-10.1%**  
 from Jun 2024:  
 79

YTD	2025	2024	+/-
	<b>392</b>	<b>459</b>	-14.6%

5-year Jun average: **86****Closed Sales****87**

**-10.3%**  
 from May 2025:  
 97

**14.5%**  
 from Jun 2024:  
 76

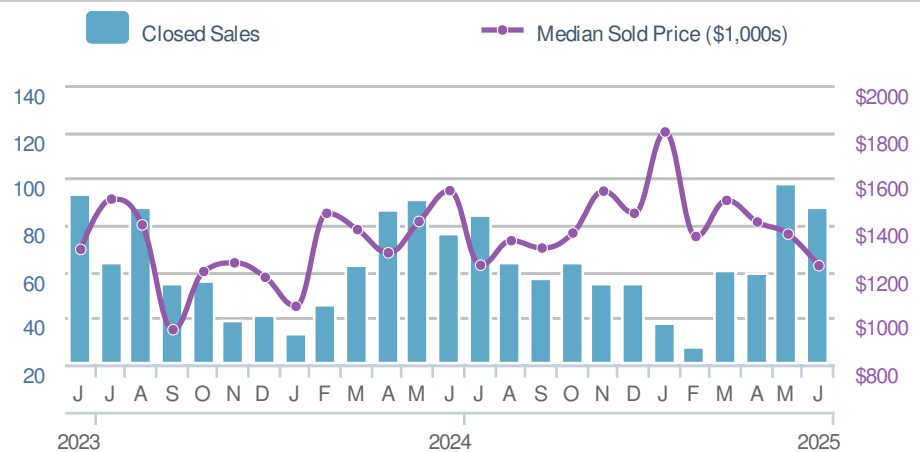
YTD	2025	2024	+/-
	<b>374</b>	<b>406</b>	-7.9%

5-year Jun average: **95****Median Sold Price****\$1,225,000**

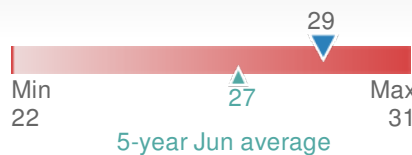
**-9.9%**  
 from May 2025:  
 \$1,360,000

**-20.9%**  
 from Jun 2024:  
 \$1,547,993

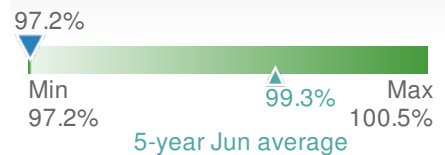
YTD	2025	2024	+/-
	<b>\$1,375,000</b>	<b>\$1,350,000</b>	1.9%

5-year Jun average: **\$1,325,999****Active Listings****223**

May 2025	Jun 2024
<b>237</b>	<b>199</b>

**Avg DOM****29**

May 2025	Jun 2024	YTD
<b>25</b>	<b>31</b>	<b>38</b>

**Avg Sold to OLP Ratio****97.2%**

May 2025	Jun 2024	YTD
<b>97.4%</b>	<b>99.3%</b>	<b>97.3%</b>