

January thru October 2025 YTD
Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,222,647,563	\$1,154,858,447	5.87%
Avg Sold Price	\$1,821,727	\$1,678,726	8.52%
Median Sold Price	\$1,375,000	\$1,330,000	3.38%
Units Sold	652	679	-3.98%
Avg Days on Market	36	33	9.09%
Avg List Price for Solds	\$1,878,106	\$1,707,890	9.97%
Avg SP to OLP Ratio	96.9%	99.1%	-2.25%
Ratio of Avg SP to Avg OLP	95.3%	97.8%	-2.55%
Attached Avg Sold Price	\$747,349	\$675,384	10.66%
Detached Avg Sold Price	\$2,728,709	\$2,594,452	5.17%
Attached Units Sold	298	324	-8.02%
Detached Units Sold	354	355	-0.28%

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.

Financing (Sold)

Assumption	0
Cash	267
Conventional	341
FHA	9
Other	7
Owner	1
VA	22

Days on Market (Sold)

0	36
1 to 10	241
11 to 20	67
21 to 30	53
31 to 60	86
61 to 90	50
91 to 120	36
121 to 180	44
181 to 360	27
361 to 720	10
721+	2

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	1	0	0	0	0
\$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	28
\$300K to \$399,999	0	0	0	0	0	0	62
\$400K to \$499,999	0	2	0	0	0	0	38
\$500K to \$599,999	0	1	0	0	0	0	34
\$600K to \$799,999	0	0	0	0	0	0	25
\$800K to \$999,999	1	0	2	10	0	1	18
\$1M to \$2,499,999	2	3	19	21	196	21	31
\$2.5M to \$4,999,999	2	0	1	1	109	0	1
\$5,000,000+	0	0	0	0	21	0	0
Total	5	7	23	32	326	22	237
Avg Sold Price	\$2,310,447	\$864,071	\$1,337,578	\$1,257,776	\$2,829,004	\$1,258,522	\$627,533
Prev Year - Avg Sold Price	\$2,400,000	\$846,288	\$1,352,272	\$1,155,603	\$2,634,856	\$1,234,611	\$584,326
Avg Sold % Change	-3.73%	2.10%	-1.09%	8.84%	7.37%	1.94%	7.39%
Prev Year - # of Solds	1	5	11	30	343	17	272

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	5
0	0	13
0	0	13
0	0	8
0	0	6
0	2	3
28	7	19
53	0	3
28	0	0
109	9	70

October 2025

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84**↑ 8.5%**from Oct 2024:
59

YTD	2025	2024	+/-
	1,052	1,010	4.2%

5-year Oct average: **80****New Pendings****69****↔ 0.0%**from Sep 2025:
69**↑ 15.0%**from Oct 2024:
60

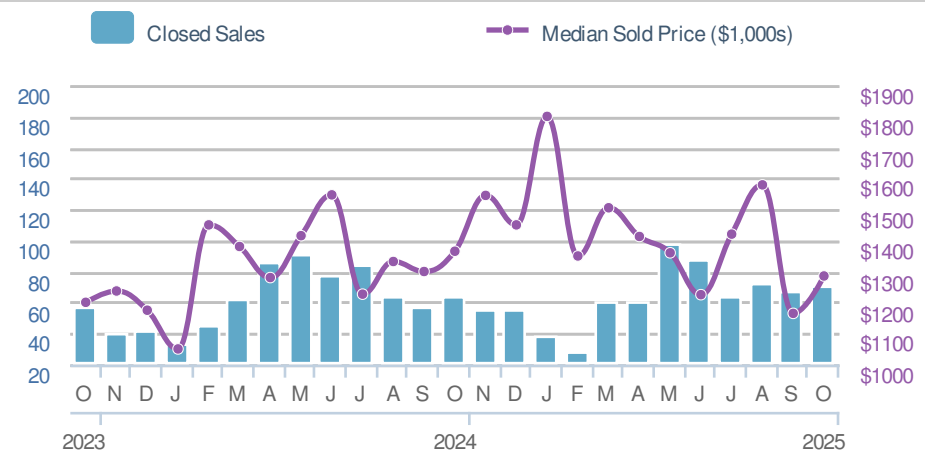
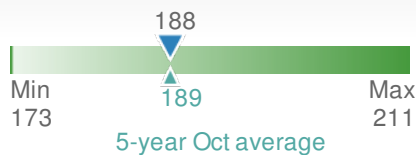
YTD	2025	2024	+/-
	677	705	-4.0%

5-year Oct average: **62****Closed Sales****70****↑ 4.5%**from Sep 2025:
67**↑ 11.1%**from Oct 2024:
63

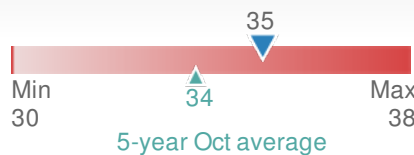
YTD	2025	2024	+/-
	652	679	-4.0%

5-year Oct average: **65****Median Sold Price****\$1,285,000****↑ 10.3%**from Sep 2025:
\$1,165,000**↓ -5.9%**from Oct 2024:
\$1,365,000

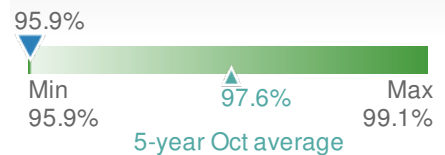
YTD	2025	2024	+/-
	\$1,375,000	\$1,330,000	3.4%

5-year Oct average: **\$1,265,203****Active Listings****188**

Sep 2025	Oct 2024
212	173

Avg DOM**35**

Sep 2025	Oct 2024	YTD
40	35	36

Avg Sold to OLP Ratio**95.9%**

Sep 2025	Oct 2024	YTD
96.4%	97.3%	96.9%