

January thru November 2025 YTD

Mc Lean, VA

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lenorerubino.com**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$1,304,199,952	\$1,259,754,284	3.53%
Avg Sold Price	\$1,807,700	\$1,690,875	6.91%
Median Sold Price	\$1,375,000	\$1,345,000	2.23%
Units Sold	700	734	-4.63%
Avg Days on Market	37	34	8.82%
Avg List Price for Solds	\$1,863,142	\$1,722,824	8.14%
Avg SP to OLP Ratio	96.8%	98.9%	-2.14%
Ratio of Avg SP to Avg OLP	95.3%	97.6%	-2.36%
Attached Avg Sold Price	\$757,402	\$686,978	10.25%
Detached Avg Sold Price	\$2,712,744	\$2,605,886	4.10%
Attached Units Sold	324	350	-7.43%
Detached Units Sold	376	384	-2.08%

Financing (Sold)

Assumption	0
Cash	287
Conventional	369
FHA	9
Other	7
Owner	1
VA	22

Days on Market (Sold)

0	36
1 to 10	256
11 to 20	70
21 to 30	58
31 to 60	95
61 to 90	56
91 to 120	40
121 to 180	47
181 to 360	29
361 to 720	11
721+	2

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**Active Detail**

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	2	0	0	0	0	29	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	65	0	0	13
\$400K to \$499,999	0	2	0	0	0	0	44	0	0	13
\$500K to \$599,999	0	2	0	0	0	0	34	0	0	9
\$600K to \$799,999	0	0	0	0	0	0	26	0	0	2
\$800K to \$999,999	1	0	2	11	0	1	19	0	1	3
\$1M to \$2,499,999	2	3	19	26	213	23	35	23	7	13
\$2.5M to \$4,999,999	1	0	1	1	114	0	1	45	0	3
\$5,000,000+	0	0	0	0	23	0	0	29	0	0
Total	4	9	22	38	350	24	253	97	8	62
Avg Sold Price	\$1,938,058	\$760,822	\$1,337,578	\$1,249,311	\$2,808,037	\$1,271,150	\$634,662			
Prev Year - Avg Sold Price	\$2,533,900	\$846,288	\$1,585,357	\$1,146,812	\$2,645,102	\$1,234,611	\$603,123			
Avg Sold % Change	-23.51%	-10.10%	-15.63%	8.94%	6.16%	2.96%	5.23%			
Prev Year - # of Solds	2	5	14	32	368	17	296			

November 2025

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64**↑ 7.5%**from Nov 2024:
40

YTD	2025	2024	+/-
	1,110	1,066	4.1%

5-year Nov average: **52****New Pendings****48****↓ -30.4%**from Oct 2025:
69**↑ 9.1%**from Nov 2024:
44

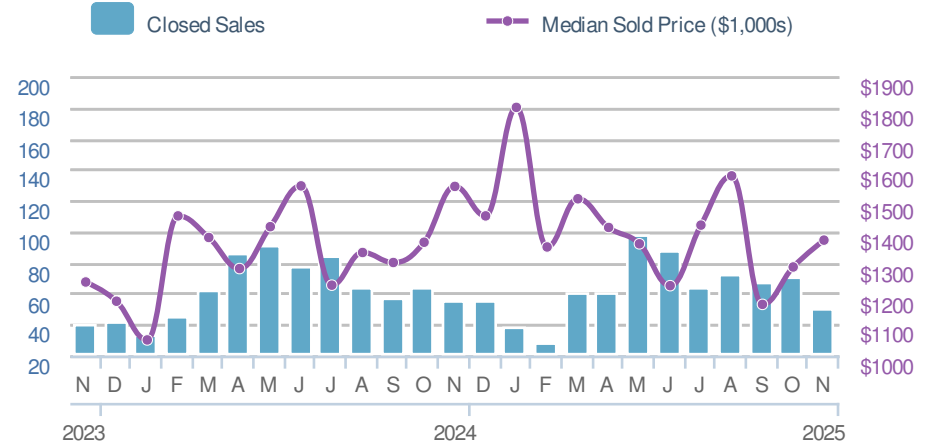
YTD	2025	2024	+/-
	721	748	-3.6%

5-year Nov average: **49****Closed Sales****50****↓ -28.6%**from Oct 2025:
70**↓ -7.4%**from Nov 2024:
54

YTD	2025	2024	+/-
	700	734	-4.6%

5-year Nov average: **52****Median Sold Price****\$1,372,500****↑ 6.8%**from Oct 2025:
\$1,285,000**↓ -11.2%**from Nov 2024:
\$1,545,000

YTD	2025	2024	+/-
	\$1,375,000	\$1,345,000	2.2%

5-year Nov average: **\$1,288,099****Active Listings****167**

Oct 2025	Nov 2024
188	140

Avg DOM**47**

Oct 2025	Nov 2024	YTD
35	45	37

Avg Sold to OLP Ratio**95.6%**

Oct 2025	Nov 2024	YTD
95.9%	96.6%	96.8%