

January thru December 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,395,904,250	\$1,368,130,320	2.03%
Avg Sold Price	\$1,800,048	\$1,698,684	5.97%
Median Sold Price	\$1,375,000	\$1,350,000	1.85%
Units Sold	752	792	-5.05%
Avg Days on Market	38	34	11.76%
Avg List Price for Solds	\$1,856,255	\$1,733,496	7.08%
Avg SP to OLP Ratio	96.7%	98.7%	-2.11%
Ratio of Avg SP to Avg OLP	95.2%	97.2%	-2.08%
Attached Avg Sold Price	\$762,763	\$692,015	10.22%
Detached Avg Sold Price	\$2,717,747	\$2,599,389	4.55%
Attached Units Sold	353	374	-5.61%
Detached Units Sold	399	418	-4.55%

Financing (Sold)

Assumption	0
Cash	312
Conventional	395
FHA	9
Other	8
Owner	1
VA	22

Days on Market (Sold)

0	37
1 to 10	273
11 to 20	74
21 to 30	60
31 to 60	107
61 to 90	63
91 to 120	42
121 to 180	48
181 to 360	35
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	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	3	0	0	0	0	32	0	0	4
\$300K to \$399,999	0	1	0	0	0	0	71	0	0	10
\$400K to \$499,999	0	2	0	0	0	0	48	0	0	6
\$500K to \$599,999	0	2	0	0	0	0	35	0	0	6
\$600K to \$799,999	0	0	0	1	0	0	27	0	0	2
\$800K to \$999,999	1	0	2	12	0	1	19	0	3	2
\$1M to \$2,499,999	2	3	21	28	224	24	41	16	7	12
\$2.5M to \$4,999,999	1	0	1	1	121	0	2	29	0	3
\$5,000,000+	0	0	0	0	26	0	0	23	0	0
Total	4	11	24	42	371	25	275	68	10	45
Avg Sold Price	\$1,938,058	\$677,490	\$1,333,613	\$1,244,067	\$2,815,692	\$1,288,104	\$644,907			
Prev Year - Avg Sold Price	\$2,533,900	\$846,288	\$1,585,357	\$1,150,777	\$2,635,029	\$1,225,705	\$604,668			
Avg Sold % Change	-23.51%	-19.95%	-15.88%	8.11%	6.86%	5.09%	6.65%			
Prev Year - # of Solds	2	5	14	36	402	19	314			

December 2025

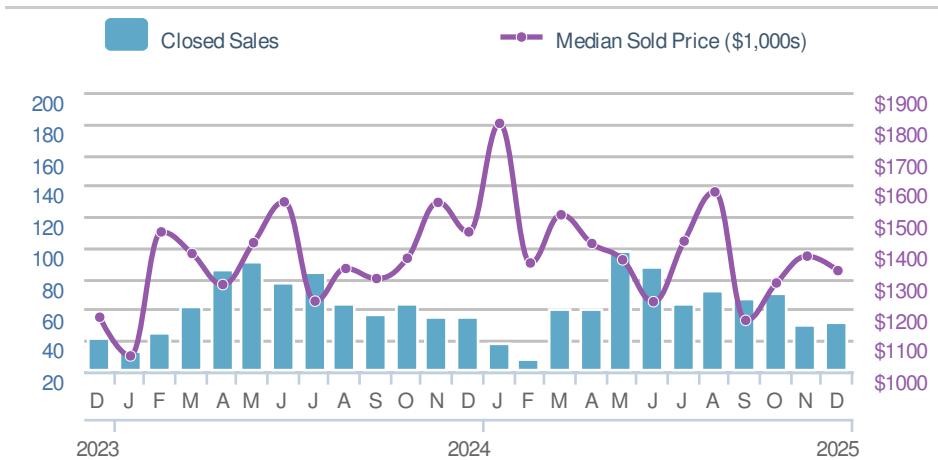
Mc Lean, VA

New Listings	29	
⬇️ -32.6%	↔️ 0.0%	
from Nov 2025: 43	from Dec 2024: 29	
YTD 2025 2024 +/-		
1,145	1,115	2.7%
5-year Dec average: 41		

New Pensions	36	
⬇️ -25.0%	⬇️ -2.7%	
from Nov 2025: 48	from Dec 2024: 37	
YTD 2025 2024 +/-		
751	789	-4.8%
5-year Dec average: 37		

Closed Sales	52	
⬆️ 4.0%	⬇️ -5.5%	
from Nov 2025: 50	from Dec 2024: 55	
YTD 2025 2024 +/-		
752	792	-5.1%
5-year Dec average: 54		

Median Sold Price	\$1,325,000	
⬇️ -3.5%	⬇️ -8.6%	
from Nov 2025: \$1,372,500	from Dec 2024: \$1,450,000	
YTD 2025 2024 +/-		
\$1,375,000	\$1,350,000	1.9%
5-year Dec average: \$1,303,200		



Active Listings	123	
123		
Min 120	133	Max 153
5-year Dec average		
Nov 2025 167	Dec 2024 120	

Avg DOM	43	
43		
Min 29	39	Max 52
5-year Dec average		
Nov 2025 47	Dec 2024 35	
YTD 38		

Avg Sold to OLP Ratio	94.9%	
94.9%		
Min 94.9%	96.0%	Max 96.6%
5-year Dec average		
Nov 2025 95.6%	Dec 2024 96.5%	
YTD 96.7%		