

January thru December 2025 YTD

Mc Lean, VA

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lenorerubino.com**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**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	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

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43**↔ 0.0%**from Dec 2024:
29

YTD	2025	2024	+/-
	1,145	1,115	2.7%

5-year Dec average: **41****New Pendings****36****↓ -25.0%**from Nov 2025:
48**↓ -2.7%**from Dec 2024:
37

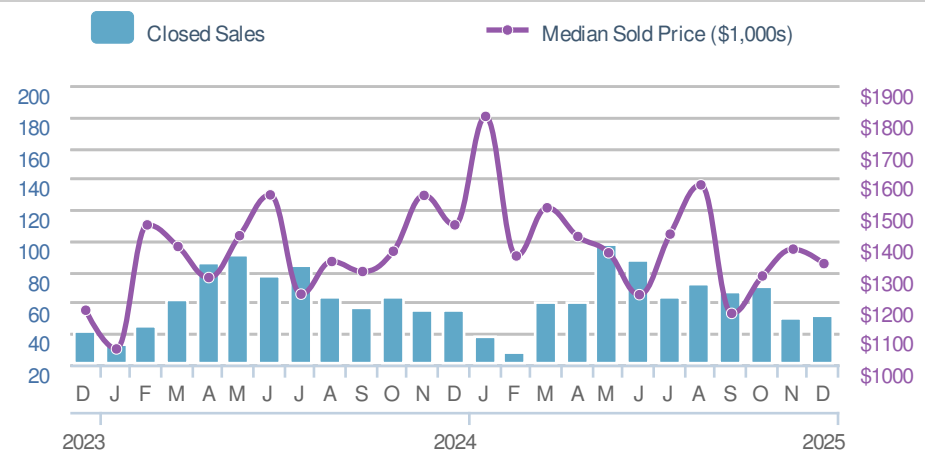
YTD	2025	2024	+/-
	751	789	-4.8%

5-year Dec average: **37****Closed Sales****52****↑ 4.0%**from Nov 2025:
50**↓ -5.5%**from Dec 2024:
55

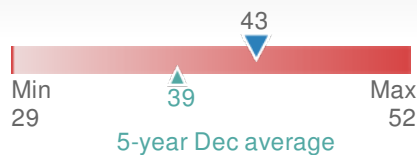
YTD	2025	2024	+/-
	752	792	-5.1%

5-year Dec average: **54****Median Sold Price****\$1,325,000****↓ -3.5%**from Nov 2025:
\$1,372,500**↓ -8.6%**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**

Nov 2025	Dec 2024
167	120

Avg DOM**43**

Nov 2025	Dec 2024	YTD
47	35	38

Avg Sold to OLP Ratio**94.9%**

Nov 2025	Dec 2024	YTD
95.6%	96.5%	96.7%