

**January thru March 2026 YTD**  
Mc Lean, VA

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**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$253,563,669	\$272,976,591	-7.11%
Avg Sold Price	\$1,756,008	\$2,060,219	-14.77%
Median Sold Price	\$1,400,000	\$1,460,000	-4.11%
Units Sold	144	127	13.39%
Avg Days on Market	38	49	-22.45%
Avg List Price for Solds	\$1,773,172	\$2,149,421	-17.50%
Avg SP to OLP Ratio	98.0%	96.7%	1.37%
Ratio of Avg SP to Avg OLP	98.0%	93.5%	4.78%
Attached Avg Sold Price	\$833,576	\$724,159	15.11%
Detached Avg Sold Price	\$2,832,179	\$2,845,154	-0.46%
Attached Units Sold	77	47	63.83%
Detached Units Sold	67	80	-16.25%

**Financing (Sold)**

Assumption	1
Cash	60
Conventional	71
FHA	1
Other	4
Owner	0
VA	7

**Days on Market (Sold)**

0	12
1 to 10	56
11 to 20	13
21 to 30	6
31 to 60	15
61 to 90	14
91 to 120	8
121 to 180	8
181 to 360	10
361 to 720	2
721+	0

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	0	0	0	0	0	5	0	1	0
\$300K to \$399,999	0	1	0	0	0	0	23	0	0	14
\$400K to \$499,999	0	0	0	0	0	0	8	0	1	13
\$500K to \$599,999	0	0	0	0	0	0	6	0	0	8
\$600K to \$799,999	0	0	0	0	0	0	0	1	1	7
\$800K to \$999,999	0	0	0	5	0	1	1	0	2	2
\$1M to \$2,499,999	1	0	2	5	37	5	17	29	7	8
\$2.5M to \$4,999,999	0	0	0	0	21	0	0	55	1	8
\$5,000,000+	0	0	0	0	6	0	0	21	0	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>64</b>	<b>6</b>	<b>60</b>	<b>106</b>	<b>13</b>	<b>60</b>
Avg Sold Price	\$1,050,000	\$378,500	\$1,260,000	\$1,116,400	\$2,910,378	\$1,443,333	\$733,048			
Prev Year - Avg Sold Price	\$0	\$1,096,333	\$1,683,333	\$1,316,270	\$2,939,355	\$1,484,375	\$520,790			
Avg Sold % Change	0.00%	-65.48%	-25.15%	-15.18%	-0.99%	-2.76%	40.76%			
Prev Year - # of Solds	0	3	6	5	74	4	35			

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