

January thru July 2026 YTD

Mc Lean, VA

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$915,378,880	\$787,789,646	16.20%
Avg Sold Price	\$1,879,389	\$1,743,566	7.79%
Median Sold Price	\$1,522,187	\$1,389,000	9.59%
Units Sold	477	441	8.16%
Avg Days on Market	34	36	-5.56%
Avg List Price for Solds	\$1,923,064	\$1,790,431	7.41%
Avg SP to OLP Ratio	97.7%	97.3%	0.41%
Ratio of Avg SP to Avg OLP	96.6%	95.2%	1.48%
Attached Avg Sold Price	\$813,016	\$735,697	10.51%
Detached Avg Sold Price	\$2,672,333	\$2,538,390	5.28%
Attached Units Sold	203	195	4.10%
Detached Units Sold	274	246	11.38%

Financing (Sold)

Assumption	1
Cash	182
Conventional	247
FHA	11
Other	11
Owner	0
VA	24

Days on Market (Sold)

0	31
1 to 10	198
11 to 20	49
21 to 30	27
31 to 60	58
61 to 90	41
91 to 120	18
121 to 180	19
181 to 360	27
361 to 720	8
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	1	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	1	0	0	0
\$200K to \$299,999	0	1	0	0	0	0	12	0	0	16
\$300K to \$399,999	0	1	0	0	0	0	50	0	0	17
\$400K to \$499,999	0	0	0	0	0	0	27	0	0	23
\$500K to \$599,999	0	0	0	0	0	0	18	0	0	10
\$600K to \$799,999	1	0	0	1	0	0	10	0	0	9
\$800K to \$999,999	0	0	1	14	0	1	5	0	1	6
\$1M to \$2,499,999	1	1	15	11	142	18	29	39	11	12
\$2.5M to \$4,999,999	0	0	0	0	97	2	0	61	0	8
\$5,000,000+	0	0	0	1	17	0	0	28	0	0
Total	2	3	16	27	256	21	152	129	12	101
Avg Sold Price	\$950,000	\$919,500	\$1,281,531	\$1,246,177	\$2,773,107	\$1,472,761	\$642,822			
Prev Year - Avg Sold Price	\$1,957,845	\$765,583	\$1,443,696	\$1,219,327	\$2,612,920	\$1,278,970	\$592,689			
Avg Sold % Change	-51.48%	20.10%	-11.23%	2.20%	6.13%	15.15%	8.46%			
Prev Year - # of Solds	3	6	14	24	229	17	148			

July 2026

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 **-14.1%**  **17.9%**
 from Jun 2026: 92 from Jul 2025: 67

YTD	2026	2025	+/-
	773	769	0.5%

5-year Jul average: **83****New Pendings****55**

 **-30.4%**  **-31.3%**
 from Jun 2026: 79 from Jul 2025: 80

YTD	2026	2025	+/-
	502	474	5.9%

5-year Jul average: **65****Closed Sales****75**

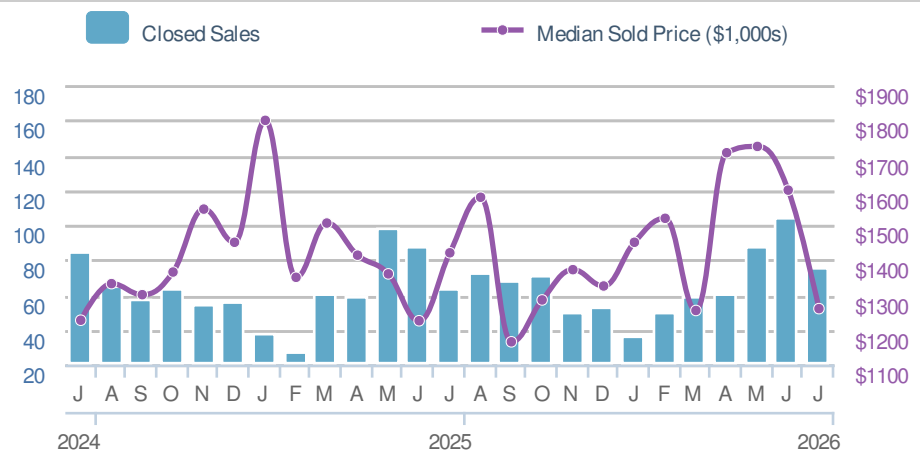
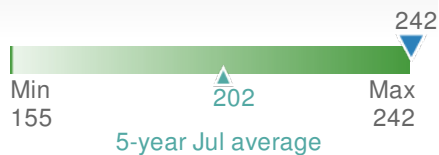
 **-27.9%**  **19.0%**
 from Jun 2026: 104 from Jul 2025: 63

YTD	2026	2025	+/-
	477	441	8.2%

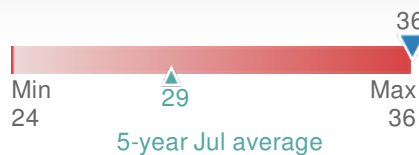
5-year Jul average: **75****Median Sold Price****\$1,260,000**

 **-21.3%**  **-11.3%**
 from Jun 2026: \$1,600,000 from Jul 2025: \$1,420,000

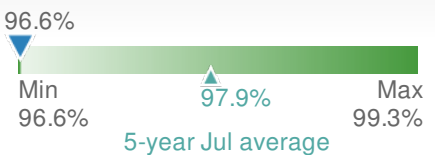
YTD	2026	2025	+/-
	\$1,522,187	\$1,389,000	9.6%

5-year Jul average: **\$1,331,600****Active Listings****242**

Jun 2026	Jul 2025
231	215

Avg DOM**36**

Jun 2026	Jul 2025	YTD
30	27	34

Avg Sold to OLP Ratio**96.6%**

Jun 2026	Jul 2025	YTD
97.5%	97.1%	97.7%