

January thru August 2026 YTD

Mc Lean, VA

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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$1,020,439,176	\$940,426,020	8.51%
Avg Sold Price	\$1,876,238	\$1,778,180	5.51%
Median Sold Price	\$1,519,375	\$1,400,000	8.53%
Units Sold	532	514	3.50%
Avg Days on Market	35	36	-2.78%
Avg List Price for Solds	\$1,921,731	\$1,833,189	4.83%
Avg SP to OLP Ratio	97.6%	97.1%	0.49%
Ratio of Avg SP to Avg OLP	96.6%	95.1%	1.58%
Attached Avg Sold Price	\$800,447	\$744,985	7.44%
Detached Avg Sold Price	\$2,667,261	\$2,566,391	3.93%
Attached Units Sold	225	223	0.90%
Detached Units Sold	307	291	5.50%

Financing (Sold)

Assumption	1
Cash	199
Conventional	283
FHA	12
Other	11
Owner	0
VA	25

Days on Market (Sold)

0	35
1 to 10	214
11 to 20	55
21 to 30	34
31 to 60	67
61 to 90	44
91 to 120	22
121 to 180	21
181 to 360	28
361 to 720	10
721+	1

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	1	0	0	0
\$200K to \$299,999	0	1	0	0	0	0	13	0	0	17
\$300K to \$399,999	0	1	0	0	0	0	57	0	0	15
\$400K to \$499,999	0	1	0	0	0	0	31	0	0	24
\$500K to \$599,999	0	0	0	0	0	0	20	0	0	14
\$600K to \$799,999	1	0	0	1	0	0	10	0	0	8
\$800K to \$999,999	0	0	1	15	1	1	6	0	1	5
\$1M to \$2,499,999	1	1	16	11	156	19	33	36	11	14
\$2.5M to \$4,999,999	0	0	0	0	112	2	0	56	0	7
\$5,000,000+	0	0	0	1	19	0	0	29	0	0
Total	2	4	17	28	288	22	171	121	12	104
Avg Sold Price	\$950,000	\$794,625	\$1,317,911	\$1,235,599	\$2,759,154	\$1,461,499	\$644,282			
Prev Year - Avg Sold Price	\$1,957,845	\$765,583	\$1,392,689	\$1,218,290	\$2,646,754	\$1,291,250	\$612,029			
Avg Sold % Change	-51.48%	3.79%	-5.37%	1.42%	4.25%	13.18%	5.27%			
Prev Year - # of Solds	3	6	17	27	271	18	172			

August 2026

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↓ **-5.1%**
from Jul 2026:
79

↑ **7.1%**
from Aug 2025:
70

YTD	2026	2025	+/-
	873	861	1.4%

5-year Aug average: **76****New Pendings****58**

↑ **5.5%**
from Jul 2026:
55

↓ **-9.4%**
from Aug 2025:
64

YTD	2026	2025	+/-
	562	538	4.5%

5-year Aug average: **62****Closed Sales****53**

↓ **-29.3%**
from Jul 2026:
75

↓ **-26.4%**
from Aug 2025:
72

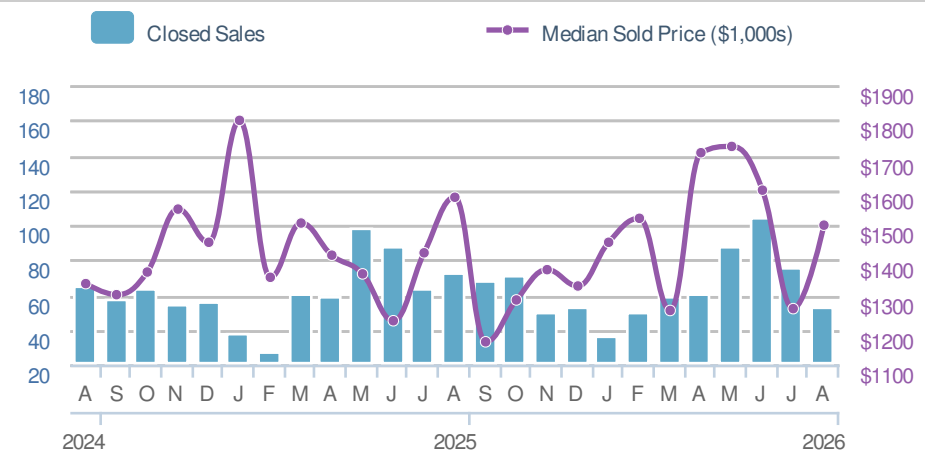
YTD	2026	2025	+/-
	532	514	3.5%

5-year Aug average: **68****Median Sold Price****\$1,499,999**

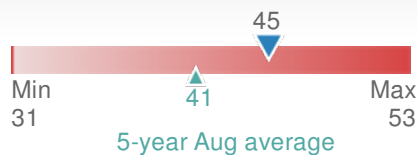
↑ **19.0%**
from Jul 2026:
\$1,260,000

↓ **-5.0%**
from Aug 2025:
\$1,579,487

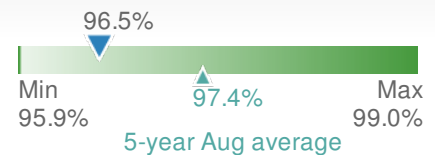
YTD	2026	2025	+/-
	\$1,519,375	\$1,400,000	8.5%

5-year Aug average: **\$1,402,397****Active Listings****237**

Jul 2026	Aug 2025
242	214

Avg DOM**45**

Jul 2026	Aug 2025	YTD
36	39	35

Avg Sold to OLP Ratio**96.5%**

Jul 2026	Aug 2025	YTD
96.6%	95.9%	97.6%