

January thru September 2026 YTD

Mc Lean, VA

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	2026	2025	% Change
Sold Dollar Volume	\$1,125,032,000	\$1,081,606,017	4.01%
Avg Sold Price	\$1,837,867	\$1,804,761	1.83%
Median Sold Price	\$1,500,000	\$1,388,000	8.07%
Units Sold	599	581	3.10%
Avg Days on Market	34	37	-8.11%
Avg List Price for Solds	\$1,881,324	\$1,861,628	1.06%
Avg SP to OLP Ratio	97.6%	97.0%	0.61%
Ratio of Avg SP to Avg OLP	96.7%	95.2%	1.59%
Attached Avg Sold Price	\$779,837	\$749,508	4.05%
Detached Avg Sold Price	\$2,646,215	\$2,677,502	-1.17%
Attached Units Sold	259	263	-1.52%
Detached Units Sold	340	318	6.92%

Financing (Sold)

Assumption	2
Cash	220
Conventional	321
FHA	15
Other	13
Owner	0
VA	27

Days on Market (Sold)

0	39
1 to 10	238
11 to 20	61
21 to 30	42
31 to 60	77
61 to 90	50
91 to 120	28
121 to 180	22
181 to 360	28
361 to 720	12
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

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	18	0	0	19
\$300K to \$399,999	0	1	0	0	0	0	65	0	0	19
\$400K to \$499,999	0	1	0	0	0	0	38	0	0	26
\$500K to \$599,999	0	0	0	0	0	0	22	0	0	12
\$600K to \$799,999	1	0	0	1	0	0	12	0	0	16
\$800K to \$999,999	0	0	1	15	1	1	6	2	2	6
\$1M to \$2,499,999	1	1	21	13	170	22	38	35	12	20
\$2.5M to \$4,999,999	0	0	0	0	125	2	0	55	0	2
\$5,000,000+	0	0	0	1	20	0	0	31	0	0
Total	2	4	22	30	316	25	200	123	14	120
Avg Sold Price	\$950,000	\$794,625	\$1,360,159	\$1,244,392	\$2,746,804	\$1,415,555	\$630,393			
Prev Year - Avg Sold Price	\$1,957,845	\$864,071	\$1,367,143	\$1,266,128	\$2,768,907	\$1,259,375	\$620,878			
Avg Sold % Change	-51.48%	-8.04%	-0.51%	-1.72%	-0.80%	12.40%	1.53%			
Prev Year - # of Solds	3	7	19	30	296	20	206			

Active Detail

September 2026

Mc Lean, VA

New Listings**77** **2.7%**from Aug 2026:
75 **-8.3%**from Sep 2025:
84

YTD	2026	2025	+/-
	987	973	1.4%

5-year Sep average: **83****New Pendings****58** **0.0%**from Aug 2026:
58 **-15.9%**from Sep 2025:
69

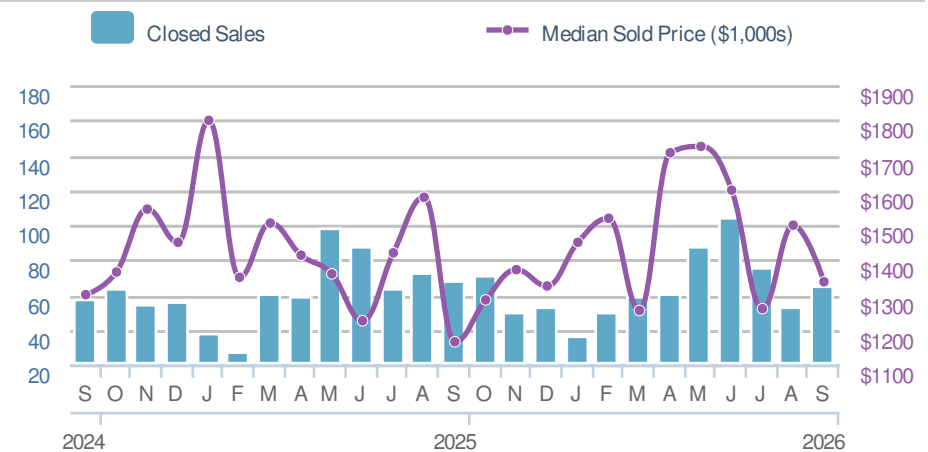
YTD	2026	2025	+/-
	617	607	1.6%

5-year Sep average: **61****Closed Sales****64** **20.8%**from Aug 2026:
53 **-4.5%**from Sep 2025:
67

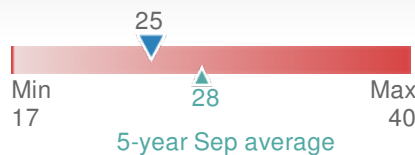
YTD	2026	2025	+/-
	599	581	3.1%

5-year Sep average: **59****Median Sold Price****\$1,337,500** **-10.8%**from Aug 2026:
\$1,499,999 **14.8%**from Sep 2025:
\$1,165,000

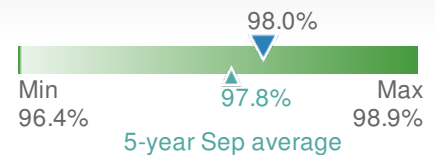
YTD	2026	2025	+/-
	\$1,500,000	\$1,388,000	8.1%

5-year Sep average: **\$1,144,500****Active Listings****257**

Aug 2026	Sep 2025
237	212

Avg DOM**25**

Aug 2026	Sep 2025	YTD
45	40	34

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
96.5%	96.4%	97.6%