

January thru January 2026 YTD

Mc Lean, VA

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$83,248,899	\$104,033,276	-19.98%
Avg Sold Price	\$2,322,961	\$2,573,459	-9.73%
Median Sold Price	\$1,450,000	\$1,800,000	-19.44%
Units Sold	36	38	-5.26%
Avg Days on Market	58	64	-9.38%
Avg List Price for Solds	\$2,312,469	\$2,737,717	-15.53%
Avg SP to OLP Ratio	96.5%	94.7%	1.84%
Ratio of Avg SP to Avg OLP	99.1%	90.4%	9.70%
Attached Avg Sold Price	\$803,281	\$764,454	5.08%
Detached Avg Sold Price	\$4,222,562	\$3,310,460	27.55%
Attached Units Sold	20	11	81.82%
Detached Units Sold	16	27	-40.74%

Financing (Sold)

Assumption	0
Cash	15
Conventional	18
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	5
1 to 10	6
11 to 20	5
21 to 30	2
31 to 60	5
61 to 90	2
91 to 120	3
121 to 180	3
181 to 360	3
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	1	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	9
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	7
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	8
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	4
\$800K to \$999,999	0	0	0	0	0	1	0	1	3	3
\$1M to \$2,499,999	0	0	1	1	6	4	3	15	3	10
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	36	0	5
\$5,000,000+	0	0	0	0	4	0	0	22	0	0
Total	0	0	1	1	15	5	14	74	6	49
Avg Sold Price	\$0	\$0	\$1,250,000	\$1,165,000	\$4,420,733	\$1,291,999	\$602,901			
Prev Year - Avg Sold Price	\$0	\$1,640,000	\$1,487,500	\$1,745,000	\$3,627,497	\$0	\$409,875			
Avg Sold % Change	0.00%	0.00%	-15.97%	-33.24%	21.87%	0.00%	47.09%			
Prev Year - # of Solds	0	1	4	2	23	0	8			

January 2026

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29**↑ 40.9%**from Jan 2025:
44

YTD	2026	2025	+/-
	62	44	40.9%

5-year Jan average: **66****New Pendings****52****↑ 44.4%**from Dec 2025:
36**↑ 48.6%**from Jan 2025:
35

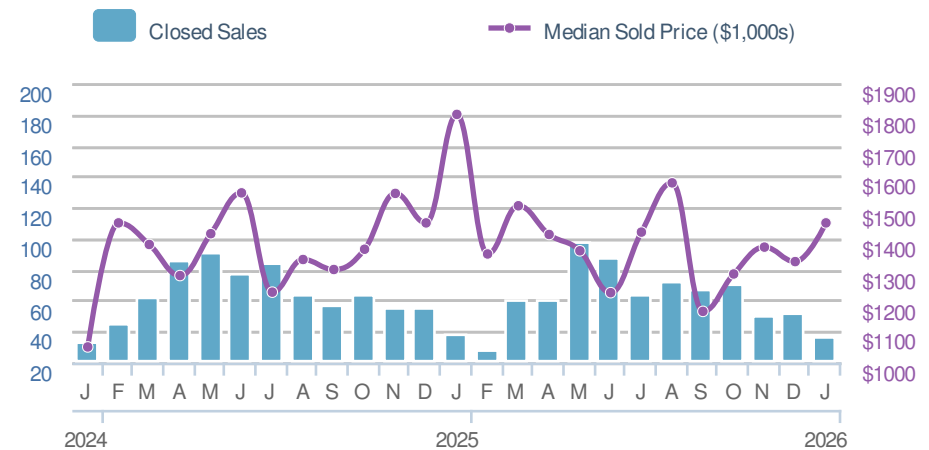
YTD	2026	2025	+/-
	52	35	48.6%

5-year Jan average: **48****Closed Sales****36****↓ -30.8%**from Dec 2025:
52**↓ -5.3%**from Jan 2025:
38

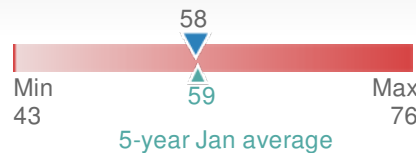
YTD	2026	2025	+/-
	36	38	-5.3%

5-year Jan average: **39****Median Sold Price****\$1,450,000****↑ 9.4%**from Dec 2025:
\$1,325,000**↓ -19.4%**from Jan 2025:
\$1,800,000

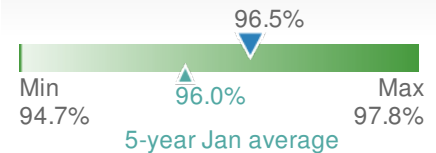
YTD	2026	2025	+/-
	\$1,450,000	\$1,800,000	-19.4%

5-year Jan average: **\$1,402,250****Active Listings****129**

Dec 2025	Jan 2025
123	134

Avg DOM**58**

Dec 2025	Jan 2025	YTD
43	64	58

Avg Sold to OLP Ratio**96.5%**

Dec 2025	Jan 2025	YTD
94.9%	94.7%	96.5%

January thru February 2026 YTD

Mc Lean, VA

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	2026	2025	% Change
Sold Dollar Volume	\$166,181,475	\$147,428,604	12.72%
Avg Sold Price	\$1,937,408	\$2,129,501	-9.02%
Median Sold Price	\$1,519,375	\$1,405,000	8.14%
Units Sold	85	66	28.79%
Avg Days on Market	48	59	-18.64%
Avg List Price for Solds	\$1,955,076	\$2,233,766	-12.48%
Avg SP to OLP Ratio	97.3%	96.2%	1.23%
Ratio of Avg SP to Avg OLP	97.6%	92.6%	5.44%
Attached Avg Sold Price	\$833,610	\$709,697	17.46%
Detached Avg Sold Price	\$2,918,563	\$2,940,817	-0.76%
Attached Units Sold	40	24	66.67%
Detached Units Sold	45	42	7.14%

Financing (Sold)

Assumption	0
Cash	35
Conventional	44
FHA	0
Other	2
Owner	0
VA	4

Days on Market (Sold)

0	8
1 to 10	26
11 to 20	9
21 to 30	2
31 to 60	10
61 to 90	9
91 to 120	7
121 to 180	6
181 to 360	6
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	4	0	1	3
\$300K to \$399,999	0	0	0	0	0	0	11	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	5	0	0	5
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	6
\$600K to \$799,999	0	0	0	0	0	0	0	1	0	4
\$800K to \$999,999	0	0	0	1	0	1	1	0	5	2
\$1M to \$2,499,999	0	0	2	1	26	4	10	19	4	9
\$2.5M to \$4,999,999	0	0	0	0	13	0	0	47	0	6
\$5,000,000+	0	0	0	0	4	0	0	22	0	0
Total	0	0	2	2	43	5	33	89	10	47
Avg Sold Price	\$0	\$0	\$1,260,000	\$1,047,500	\$2,995,705	\$1,291,999	\$751,194			
Prev Year - Avg Sold Price	\$0	\$1,640,000	\$1,487,500	\$1,745,000	\$3,093,798	\$0	\$566,797			
Avg Sold % Change	0.00%	0.00%	-15.29%	-39.97%	-3.17%	0.00%	32.53%			
Prev Year - # of Solds	0	1	4	2	38	0	21			

February 2026

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62**↓ -20.7%**from Feb 2025:
58

YTD	2026	2025	+/-
	125	118	5.9%

5-year Feb average: **77****New Pendings****44****↓ -15.4%**from Jan 2026:
52**↑ 4.8%**from Feb 2025:
42

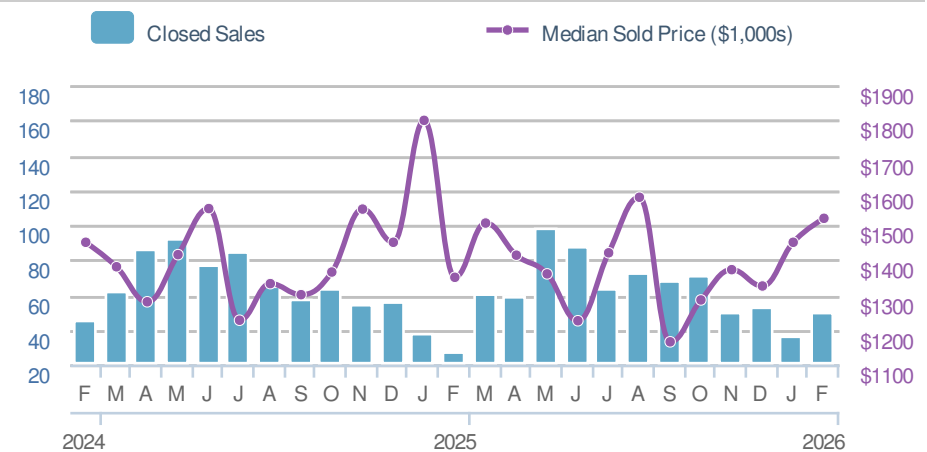
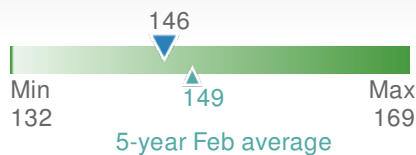
YTD	2026	2025	+/-
	96	80	20.0%

5-year Feb average: **61****Closed Sales****49****↑ 36.1%**from Jan 2026:
36**↑ 81.5%**from Feb 2025:
27

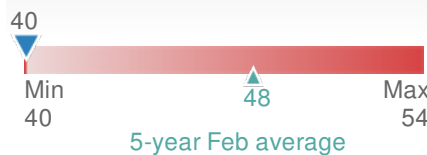
YTD	2026	2025	+/-
	85	66	28.8%

5-year Feb average: **45****Median Sold Price****\$1,519,375****↑ 4.8%**from Jan 2026:
\$1,450,000**↑ 12.5%**from Feb 2025:
\$1,350,000

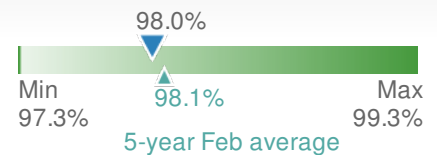
YTD	2026	2025	+/-
	\$1,519,375	\$1,405,000	8.1%

5-year Feb average: **\$1,333,070****Active Listings****146**

Jan 2026	Feb 2025
129	154

Avg DOM**40**

Jan 2026	Feb 2025	YTD
58	53	48

Avg Sold to OLP Ratio**98.0%**

Jan 2026	Feb 2025	YTD
96.5%	98.0%	97.3%

January thru March 2026 YTD

Mc Lean, VA

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	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:

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Sold Detail**Active Detail**

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Price Ranges	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
Total	1	1	2	10	64	6	60	106	13	60
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			

March 2026

Mc Lean, VA

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from Feb 2026:

46**↓ -10.9%**

from Mar 2025:

110

YTD	2026	2025	+/-
	254	260	-2.3%

5-year Mar average: **110****New Pendings****83****↑ 88.6%**

from Feb 2026:

44**↑ 22.1%**

from Mar 2025:

68

YTD	2026	2025	+/-
	180	151	19.2%

5-year Mar average: **85****Closed Sales****59****↑ 20.4%**

from Feb 2026:

49**↓ -1.7%**

from Mar 2025:

60

YTD	2026	2025	+/-
	144	127	13.4%

5-year Mar average: **70****Median Sold Price****\$1,255,500****↓ -17.4%**

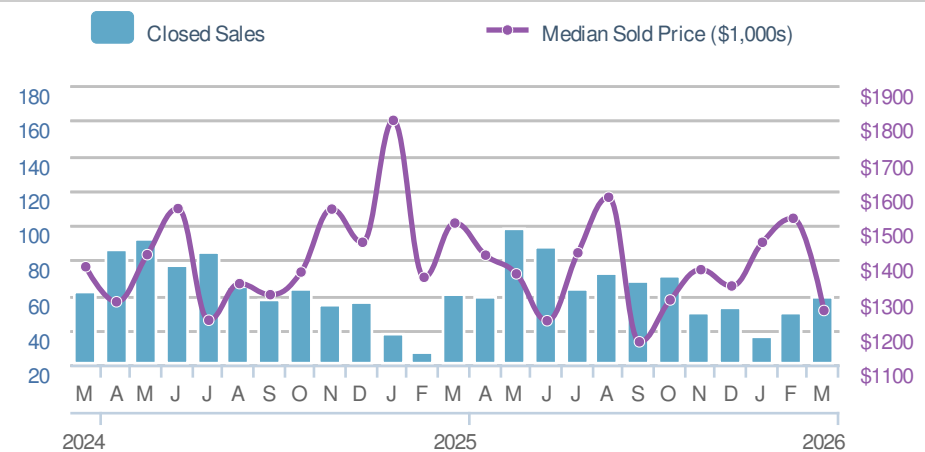
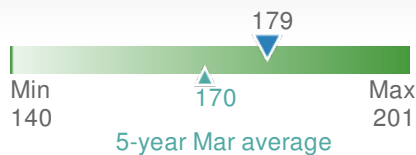
from Feb 2026:

\$1,519,375**↓ -16.6%**

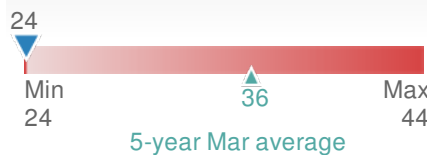
from Mar 2025:

\$1,505,000

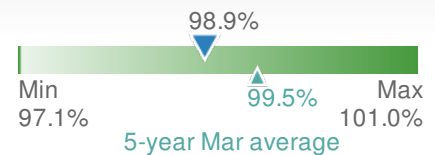
YTD	2026	2025	+/-
	\$1,400,000	\$1,460,000	-4.1%

5-year Mar average: **\$1,363,250****Active Listings****179**

Feb 2026	Mar 2025
146	201

Avg DOM**24**

Feb 2026	Mar 2025	YTD
40	39	38

Avg Sold to OLP Ratio**98.9%**

Feb 2026	Mar 2025	YTD
98.0%	97.1%	98.0%

January thru April 2026 YTD

Mc Lean, VA

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	2026	2025	% Change
Sold Dollar Volume	\$397,846,619	\$387,686,469	2.62%
Avg Sold Price	\$1,891,450	\$2,011,394	-5.96%
Median Sold Price	\$1,500,000	\$1,453,000	3.23%
Units Sold	205	187	9.63%
Avg Days on Market	39	47	-17.02%
Avg List Price for Solds	\$1,950,228	\$2,084,335	-6.43%
Avg SP to OLP Ratio	98.2%	97.3%	0.91%
Ratio of Avg SP to Avg OLP	96.1%	93.8%	2.38%
Attached Avg Sold Price	\$795,466	\$716,666	11.00%
Detached Avg Sold Price	\$2,885,007	\$2,829,116	1.98%
Attached Units Sold	97	73	32.88%
Detached Units Sold	108	114	-5.26%

Financing (Sold)

Assumption	1
Cash	85
Conventional	100
FHA	3
Other	6
Owner	0
VA	10

Days on Market (Sold)

0	20
1 to 10	88
11 to 20	18
21 to 30	10
31 to 60	18
61 to 90	15
91 to 120	9
121 to 180	9
181 to 360	13
361 to 720	4
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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	1	0	0	0	0	6	0	0	5
\$300K to \$399,999	0	1	0	0	0	0	28	0	0	12
\$400K to \$499,999	0	0	0	0	0	0	10	0	0	19
\$500K to \$599,999	0	0	0	0	0	0	11	0	0	10
\$600K to \$799,999	0	0	0	0	0	0	1	0	0	12
\$800K to \$999,999	0	0	1	6	0	1	2	0	3	1
\$1M to \$2,499,999	1	0	4	5	58	6	19	47	5	14
\$2.5M to \$4,999,999	0	0	0	0	34	0	0	79	0	9
\$5,000,000+	0	0	0	0	10	0	0	43	0	0
Total	1	2	5	11	102	7	77	169	8	82
Avg Sold Price	\$1,250,000	\$329,250	\$1,201,000	\$1,101,272	\$2,984,562	\$1,404,999	\$708,477			
Prev Year - Avg Sold Price	\$1,036,767	\$1,096,333	\$1,641,031	\$1,263,106	\$2,954,976	\$1,433,500	\$554,261			
Avg Sold % Change	20.57%	-69.97%	-26.81%	-12.81%	1.00%	-1.99%	27.82%			
Prev Year - # of Solds	2	3	8	8	104	5	57			

April 2026

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98**↑7.6%**from Apr 2025:
119

YTD	2026	2025	+/-
	425	417	1.9%

5-year Apr average: **125****New Pendings****80****↓-3.6%**from Mar 2026:
83**↓-3.6%**from Apr 2025:
83

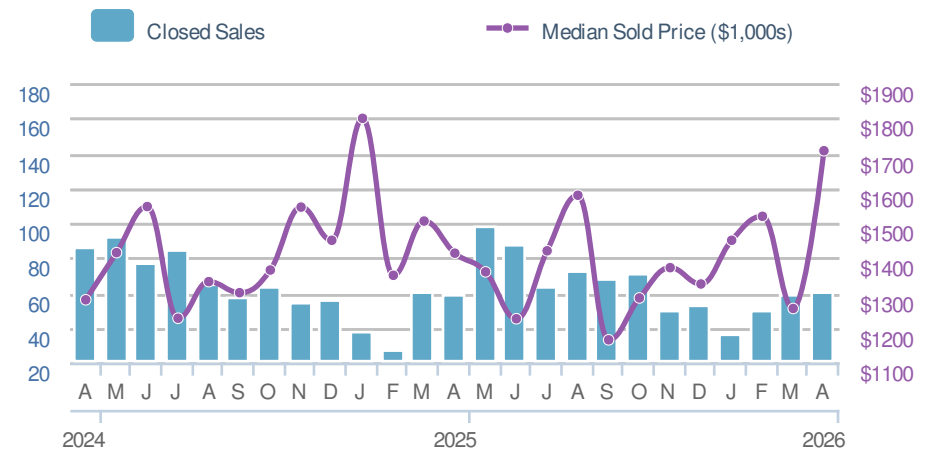
YTD	2026	2025	+/-
	254	233	9.0%

5-year Apr average: **88****Closed Sales****60****↑1.7%**from Mar 2026:
59**↑1.7%**from Apr 2025:
59

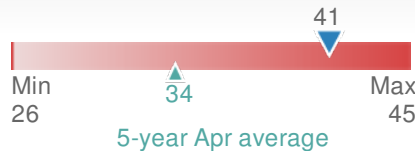
YTD	2026	2025	+/-
	205	187	9.6%

5-year Apr average: **72****Median Sold Price****\$1,707,500****↑36.0%**from Mar 2026:
\$1,255,500**↑20.8%**from Apr 2025:
\$1,413,612

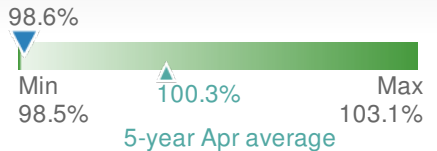
YTD	2026	2025	+/-
	\$1,500,000	\$1,453,000	3.2%

5-year Apr average: **\$1,367,722****Active Listings****259**

Mar 2026	Apr 2025
179	238

Avg DOM**41**

Mar 2026	Apr 2025	YTD
24	45	39

Avg Sold to OLP Ratio**98.6%**

Mar 2026	Apr 2025	YTD
98.9%	98.5%	98.2%

January thru May 2026 YTD

Mc Lean, VA

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Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$559,082,093	\$544,636,996	2.65%
Avg Sold Price	\$1,869,435	\$1,866,039	0.18%
Median Sold Price	\$1,550,000	\$1,415,000	9.54%
Units Sold	293	284	3.17%
Avg Days on Market	35	40	-12.50%
Avg List Price for Solds	\$1,914,664	\$1,924,512	-0.51%
Avg SP to OLP Ratio	98.1%	97.3%	0.81%
Ratio of Avg SP to Avg OLP	96.7%	94.6%	2.25%
Attached Avg Sold Price	\$816,644	\$718,312	13.69%
Detached Avg Sold Price	\$2,691,126	\$2,686,837	0.16%
Attached Units Sold	128	119	7.56%
Detached Units Sold	165	165	0.00%

Financing (Sold)

Assumption	1
Cash	110
Conventional	155
FHA	5
Other	8
Owner	0
VA	14

Days on Market (Sold)

0	22
1 to 10	140
11 to 20	25
21 to 30	13
31 to 60	28
61 to 90	19
91 to 120	11
121 to 180	11
181 to 360	17
361 to 720	6
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	1	0	0	0	0	8	0	0	5
\$300K to \$399,999	0	1	0	0	0	0	38	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	13	0	0	19
\$500K to \$599,999	0	0	0	0	0	0	13	0	0	10
\$600K to \$799,999	1	0	0	0	0	0	1	0	0	8
\$800K to \$999,999	0	0	1	7	0	1	3	0	2	7
\$1M to \$2,499,999	1	0	7	7	89	11	23	35	8	14
\$2.5M to \$4,999,999	0	0	0	0	55	1	0	55	0	10
\$5,000,000+	0	0	0	0	11	0	0	40	0	0
Total	2	2	8	14	155	13	99	130	10	80
Avg Sold Price	\$950,000	\$329,250	\$1,254,375	\$1,176,357	\$2,788,375	\$1,450,615	\$692,373			
Prev Year - Avg Sold Price	\$1,036,767	\$828,800	\$1,513,341	\$1,220,814	\$2,793,473	\$1,326,875	\$559,636			
Avg Sold % Change	-8.37%	-60.27%	-17.11%	-3.64%	-0.18%	9.33%	23.72%			
Prev Year - # of Solds	2	5	11	17	152	8	89			

May 2026

Mc Lean, VA

202.262.1261
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lenorerubino.com**New Listings 91**

 **-28.9%**  **-25.4%**
 from Apr 2026: 128 from May 2025: 122

YTD	2026	2025	+/-
	540	570	-5.3%

5-year May average: 111

New Pendings 112

 **40.0%**  **27.3%**
 from Apr 2026: 80 from May 2025: 88

YTD	2026	2025	+/-
	368	321	14.6%

5-year May average: 90

Closed Sales 87

 **45.0%**  **-10.3%**
 from Apr 2026: 60 from May 2025: 97

YTD	2026	2025	+/-
	293	284	3.2%

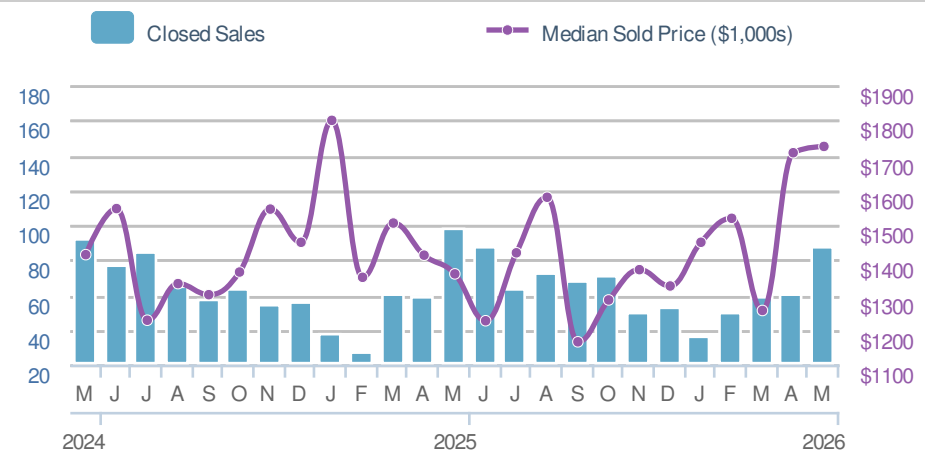
5-year May average: 92

Median Sold Price \$1,725,000

 **1.0%**  **26.8%**
 from Apr 2026: \$1,707,500 from May 2025: \$1,360,000

YTD	2026	2025	+/-
	\$1,550,000	\$1,415,000	9.5%

5-year May average: \$1,394,300

**Active Listings 220**

Min 168 205 220 Max 237
 5-year May average

Apr 2026	May 2025
259	237

Avg DOM 24

Min 18 24 25 Max 35
 5-year May average

Apr 2026	May 2025	YTD
41	25	35

Avg Sold to OLP Ratio 98.0%

Min 97.4% 98.0% 100.0% Max 103.3%
 5-year May average

Apr 2026	May 2025	YTD
98.6%	97.4%	98.1%

January thru June 2026 YTD

Mc Lean, VA

202.262.1261
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lenorerubino.com**Sold Summary**

	2026	2025	% Change
Sold Dollar Volume	\$770,428,528	\$670,433,138	14.92%
Avg Sold Price	\$1,891,195	\$1,747,893	8.20%
Median Sold Price	\$1,554,950	\$1,375,000	13.09%
Units Sold	399	374	6.68%
Avg Days on Market	34	38	-10.53%
Avg List Price for Solds	\$1,935,750	\$1,797,407	7.70%
Avg SP to OLP Ratio	97.9%	97.3%	0.64%
Ratio of Avg SP to Avg OLP	96.7%	95.0%	1.76%
Attached Avg Sold Price	\$828,617	\$713,770	16.09%
Detached Avg Sold Price	\$2,675,368	\$2,550,570	4.89%
Attached Units Sold	169	164	3.05%
Detached Units Sold	230	210	9.52%

Financing (Sold)

Assumption	1
Cash	152
Conventional	208
FHA	7
Other	11
Owner	0
VA	20

Days on Market (Sold)

0	28
1 to 10	173
11 to 20	38
21 to 30	22
31 to 60	45
61 to 90	28
91 to 120	16
121 to 180	17
181 to 360	23
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	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	11	0	0	12
\$300K to \$399,999	0	1	0	0	0	0	41	0	0	18
\$400K to \$499,999	0	0	0	0	0	0	18	0	1	21
\$500K to \$599,999	0	0	0	0	0	0	16	0	0	8
\$600K to \$799,999	1	0	0	0	0	0	8	0	0	7
\$800K to \$999,999	0	0	1	11	0	1	4	0	0	7
\$1M to \$2,499,999	1	1	11	10	123	15	28	30	9	13
\$2.5M to \$4,999,999	0	0	0	0	79	2	0	62	0	9
\$5,000,000+	0	0	0	0	14	0	0	34	0	0
Total	2	3	12	21	216	18	127	126	10	95
Avg Sold Price	\$950,000	\$919,500	\$1,255,083	\$1,144,560	\$2,770,690	\$1,518,222	\$676,489			
Prev Year - Avg Sold Price	\$1,036,767	\$765,583	\$1,462,442	\$1,200,659	\$2,638,638	\$1,241,807	\$572,306			
Avg Sold % Change	-8.37%	20.10%	-14.18%	-4.67%	5.00%	22.26%	18.20%			
Prev Year - # of Solds	2	6	13	21	195	13	124			

June 2026

Mc Lean, VA

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****92****↑ 1.1%**from May 2026:
91**↑ 31.4%**from Jun 2025:
70

YTD	2026	2025	+/-
	667	663	0.6%

5-year Jun average: **94****New Pendings****79****↓ -29.5%**from May 2026:
112**↑ 11.3%**from Jun 2025:
71

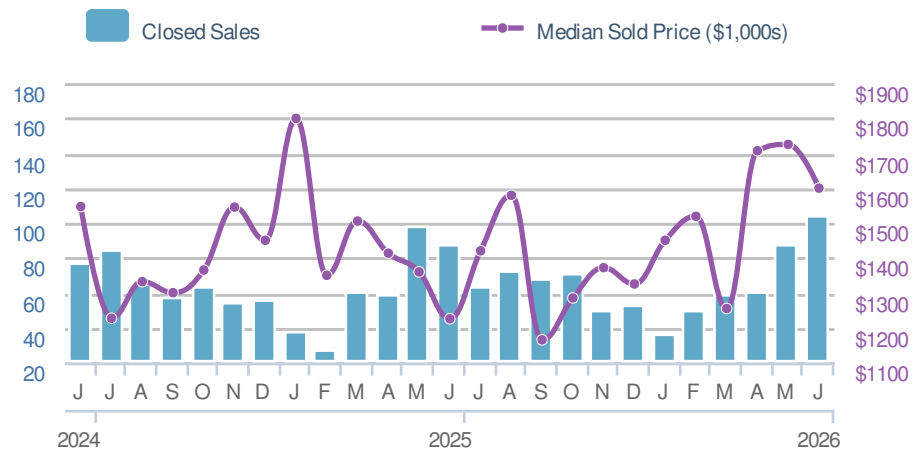
YTD	2026	2025	+/-
	449	392	14.5%

5-year Jun average: **78****Closed Sales****104****↑ 19.5%**from May 2026:
87**↑ 19.5%**from Jun 2025:
87

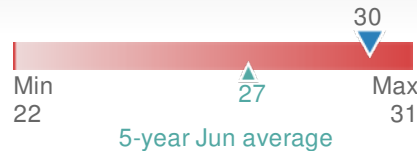
YTD	2026	2025	+/-
	399	374	6.7%

5-year Jun average: **90****Median Sold Price****\$1,600,000****↓ -7.2%**from May 2026:
\$1,725,000**↑ 30.6%**from Jun 2025:
\$1,225,000

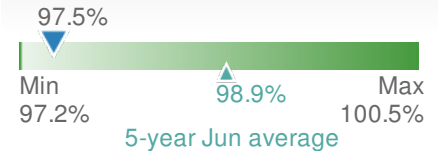
YTD	2026	2025	+/-
	\$1,554,950	\$1,375,000	13.1%

5-year Jun average: **\$1,415,999****Active Listings****231**

May 2026	Jun 2025
220	223

Avg DOM**30**

May 2026	Jun 2025	YTD
24	29	34

Avg Sold to OLP Ratio**97.5%**

May 2026	Jun 2025	YTD
98.0%	97.2%	97.9%

January thru July 2026 YTD

Mc Lean, VA

202.262.1261
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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

Mc Lean, VA

202.262.1261
lenore.rubino@wfp.com
lenorerubino.com**New Listings****79**

-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**

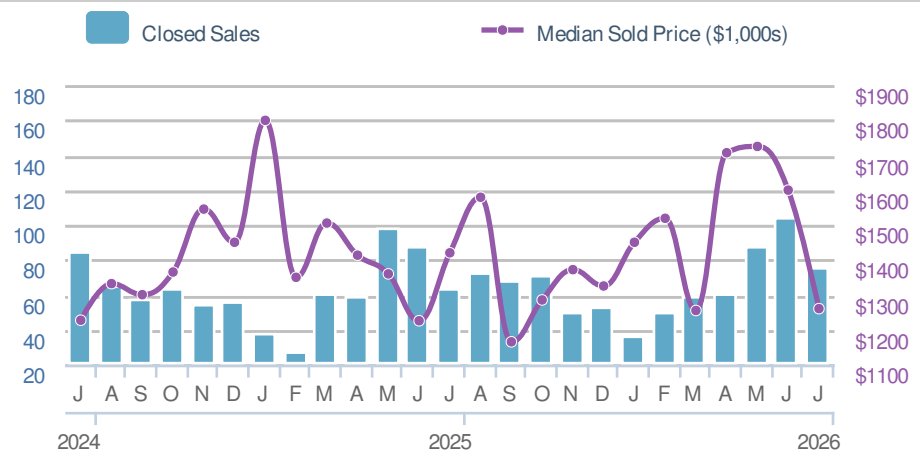
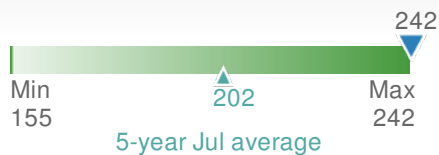
-27.9% **19.0%**
 from Jun 2026: **104** from Jul 2025: **63**

YTD	2026	2025	+/-
	477	441	8.2%

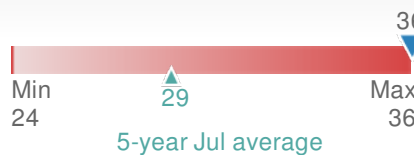
5-year Jul average: **75****Median Sold Price****\$1,260,000**

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

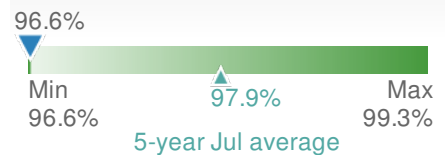
YTD	2026	2025	+/-
	\$1,522,187	\$1,389,000	9.6%

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%

January thru August 2026 YTD

Mc Lean, VA

202.262.1261
lenore.rubino@wfp.com
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**

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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

Mc Lean, VA

202.262.1261
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lenorerubino.com**New Listings****75**

↓ **-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

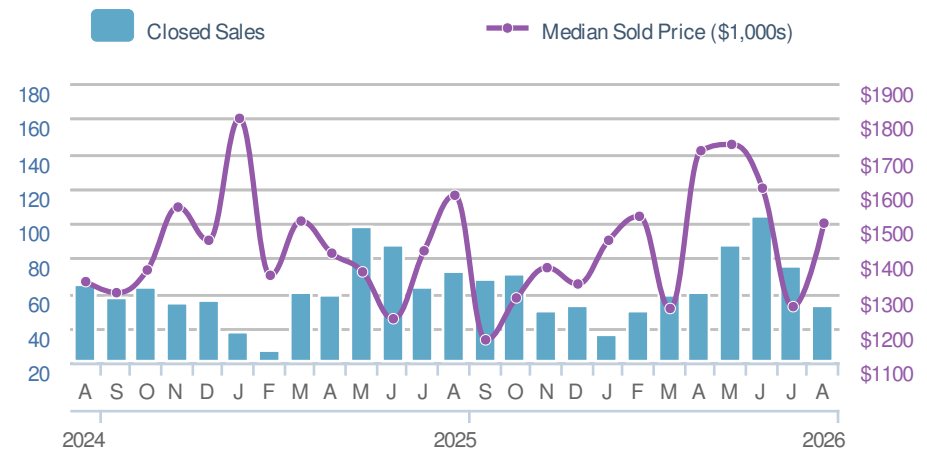
YTD	2026	2025	+/-
	532	514	3.5%

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

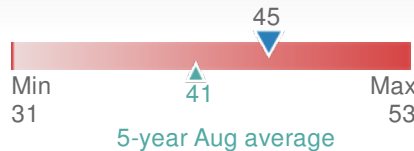
↑ **19.0%**
from Jul 2026:
\$1,260,000

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

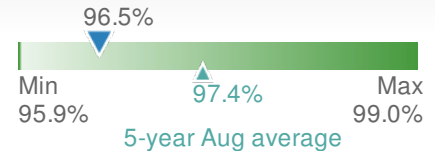
YTD	2026	2025	+/-
	\$1,519,375	\$1,400,000	8.5%

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%