

**January thru January 2026 YTD**

Mc Lean, VA

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**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**

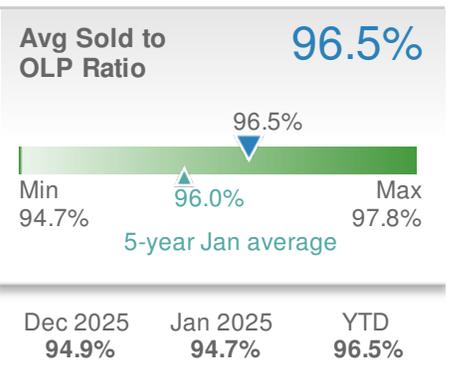
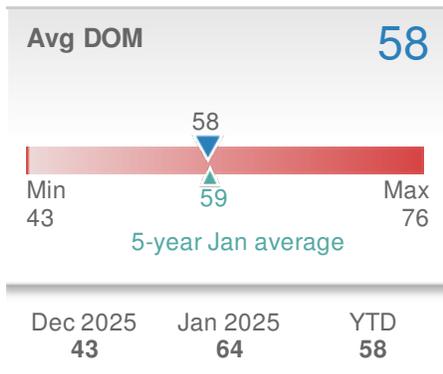
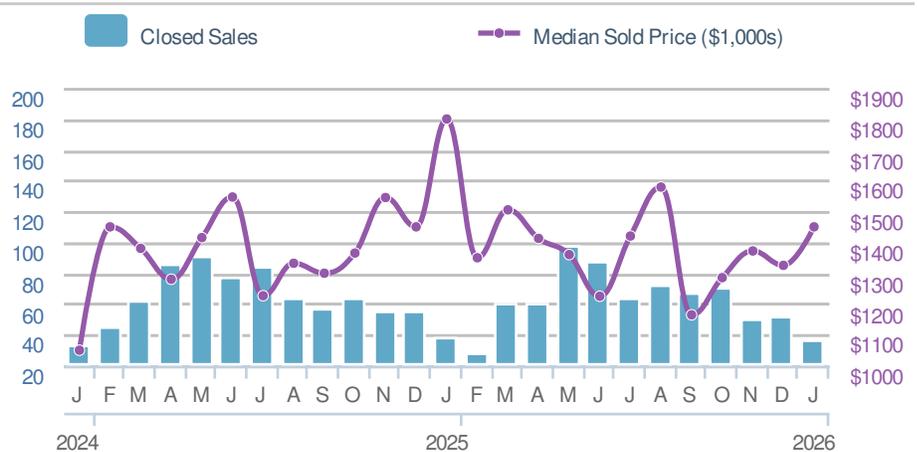
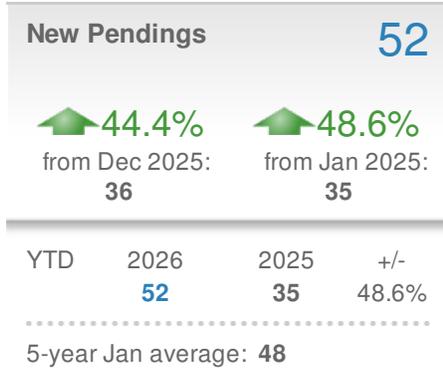
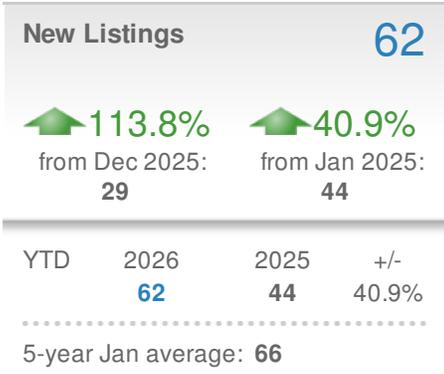
**Active Detail**

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
<b>Total</b>	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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**January thru February 2026 YTD**

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**Sold Summary**

	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:

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**Sold Detail**

**Active Detail**

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	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	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
<b>Total</b>	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

Mc Lean, VA

