

January thru January 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$104,033,276	\$51,597,845	101.62%
Avg Sold Price	\$2,573,459	\$1,512,483	70.15%
Median Sold Price	\$1,800,000	\$1,050,000	71.43%
Units Sold	38	33	15.15%
Avg Days on Market	64	43	48.84%
Avg List Price for Solds	\$2,737,717	\$1,563,571	75.09%
Avg SP to OLP Ratio	94.7%	97.8%	-3.11%
Ratio of Avg SP to Avg OLP	90.4%	94.4%	-4.25%
Attached Avg Sold Price	\$764,454	\$611,971	24.92%
Detached Avg Sold Price	\$3,310,460	\$2,593,096	27.66%
Attached Units Sold	11	18	-38.89%
Detached Units Sold	27	15	80.00%

Financing (Sold)

Assumption	0
Cash	20
Conventional	16
FHA	0
Other	0
Owner	1
VA	0

Days on Market (Sold)

0	4
1 to 10	11
11 to 20	1
21 to 30	1
31 to 60	3
61 to 90	2
91 to 120	3
121 to 180	8
181 to 360	4
361 to 720	1
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

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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	3	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	3	0	1	12
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	0	0	1	6
\$800K to \$999,999	0	0	0	1	0	0	0	0	1	0
\$1M to \$2,499,999	0	1	4	0	10	0	0	17	2	12
\$2.5M to \$4,999,999	0	0	0	1	10	0	0	38	3	0
\$5,000,000+	0	0	0	0	3	0	0	30	0	0
Total	0	1	4	2	23	0	8	85	8	41
Avg Sold Price	\$0	\$1,640,000	\$1,487,500	\$1,745,000	\$3,627,497	\$0	\$409,875			
Prev Year - Avg Sold Price	\$0	\$0	\$1,050,000	\$895,000	\$2,703,317	\$971,250	\$545,199			
Avg Sold % Change	0.00%	0.00%	41.67%	94.97%	34.19%	0.00%	-24.82%			
Prev Year - # of Solds	0	0	1	1	14	2	15			

January 2025

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New Listings		44
▲ 51.7%	▼ -27.9%	
from Dec 2024: 29	from Jan 2024: 61	
YTD 2025 2024 +/-		
44	61	-27.9%
5-year Jan average: 75		

New Pending		35
▼ -5.4%	▼ -22.2%	
from Dec 2024: 37	from Jan 2024: 45	
YTD 2025 2024 +/-		
35	45	-22.2%
5-year Jan average: 51		

Closed Sales		38
▼ -30.9%	▲ 15.2%	
from Dec 2024: 55	from Jan 2024: 33	
YTD 2025 2024 +/-		
38	33	15.2%
5-year Jan average: 44		

Median Sold Price		\$1,800,000
▲ 24.1%	▲ 71.4%	
from Dec 2024: \$1,450,000	from Jan 2024: \$1,050,000	
YTD 2025 2024 +/-		
\$1,800,000	\$1,050,000	71.4%
5-year Jan average: \$1,322,250		



Active Listings		134
▲ 134		
Min 123	152	Max 211
5-year Jan average		
Dec 2024 120	Jan 2024 153	

Avg DOM		64
▼ 64		
Min 33	54	Max 76
5-year Jan average		
Dec 2024 35	Jan 2024 43	YTD 64

Avg Sold to OLP Ratio		94.7%
▲ 94.7%		
Min 94.7%	96.1%	Max 97.8%
5-year Jan average		
Dec 2024 96.5%	Jan 2024 97.8%	YTD 94.7%

January thru February 2025 YTD

Mc Lean, VA

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	2025	2024	% Change
Sold Dollar Volume	\$147,428,604	\$134,105,388	9.93%
Avg Sold Price	\$2,129,501	\$1,612,677	32.05%
Median Sold Price	\$1,405,000	\$1,229,950	14.23%
Units Sold	66	81	-18.52%
Avg Days on Market	59	40	47.50%
Avg List Price for Solds	\$2,233,766	\$1,655,622	34.92%
Avg SP to OLP Ratio	96.2%	97.6%	-1.48%
Ratio of Avg SP to Avg OLP	92.6%	95.7%	-3.24%
Attached Avg Sold Price	\$709,697	\$665,197	6.69%
Detached Avg Sold Price	\$2,940,817	\$2,583,844	13.82%
Attached Units Sold	24	41	-41.46%
Detached Units Sold	42	40	5.00%

Financing (Sold)

Assumption	0
Cash	28
Conventional	36
FHA	0
Other	0
Owner	1
VA	0

Days on Market (Sold)

0	6
1 to 10	22
11 to 20	2
21 to 30	1
31 to 60	6
61 to 90	4
91 to 120	4
121 to 180	13
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

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached		Detached	Attached/TH
< \$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	0	2
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	5
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	15
\$500K to \$599,999	0	0	0	0	0	0	4	0	0	7
\$600K to \$799,999	0	0	0	0	0	0	2	0	0	9
\$800K to \$999,999	0	0	0	1	0	0	1	0	1	2
\$1M to \$2,499,999	0	1	4	0	19	0	3	22	2	14
\$2.5M to \$4,999,999	0	0	0	1	15	0	0	46	2	1
\$5,000,000+	0	0	0	0	4	0	0	26	0	0
Total	0	1	4	2	38	0	21	94	5	55
Avg Sold Price	\$0	\$1,640,000	\$1,487,500	\$1,745,000	\$3,093,798	\$0	\$566,797			
Prev Year - Avg Sold Price	\$0	\$1,642,970	\$1,050,000	\$860,230	\$2,623,173	\$977,500	\$559,817			
Avg Sold % Change	0.00%	-0.18%	41.67%	102.85%	17.94%	0.00%	1.25%			
Prev Year - # of Solds	0	2	1	3	39	3	33			

February 2025

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New Listings	58
▲ 31.8% from Jan 2025: 44	▼ -31.0% from Feb 2024: 84
YTD 2025 118	2024 162 +/- -27.2%
5-year Feb average: 94	

New Pending	42
▲ 20.0% from Jan 2025: 35	▼ -35.4% from Feb 2024: 65
YTD 2025 80	2024 116 +/- -31.0%
5-year Feb average: 71	

Closed Sales	27
▼ -28.9% from Jan 2025: 38	▼ -40.0% from Feb 2024: 45
YTD 2025 66	2024 81 +/- -18.5%
5-year Feb average: 47	

Median Sold Price	\$1,350,000
▼ -25.0% from Jan 2025: \$1,800,000	▼ -6.9% from Feb 2024: \$1,450,000
YTD 2025 \$1,405,000	2024 \$1,229,950 +/- 14.2%
5-year Feb average: \$1,259,195	



Active Listings	154
Min 132	154
Max 224	165
5-year Feb average	
Jan 2025 134	Feb 2024 169

Avg DOM	53
Min 40	53
Max 54	50
5-year Feb average	
Jan 2025 64	Feb 2024 40
YTD 59	

Avg Sold to OLP Ratio	98.0%
Min 96.9%	98.0%
Max 99.3%	97.9%
5-year Feb average	
Jan 2025 94.7%	Feb 2024 97.3%
YTD 96.2%	

January thru March 2025 YTD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$272,976,591	\$231,513,933	17.91%
Avg Sold Price	\$2,060,219	\$1,567,936	31.40%
Median Sold Price	\$1,460,000	\$1,248,970	16.90%
Units Sold	127	144	-11.81%
Avg Days on Market	49	42	16.67%
Avg List Price for Solds	\$2,149,421	\$1,607,735	33.69%
Avg SP to OLP Ratio	96.7%	98.7%	-2.04%
Ratio of Avg SP to Avg OLP	93.5%	97.3%	-3.91%
Attached Avg Sold Price	\$724,159	\$652,014	11.06%
Detached Avg Sold Price	\$2,845,154	\$2,387,445	19.17%
Attached Units Sold	47	68	-30.88%
Detached Units Sold	80	76	5.26%

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	0	4
\$300K to \$399,999	0	0	0	0	0	0	8	0	0	8
\$400K to \$499,999	0	1	0	0	0	0	9	0	0	11
\$500K to \$599,999	0	0	0	0	0	0	5	0	2	10
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	8
\$800K to \$999,999	0	0	0	3	0	0	2	0	0	3
\$1M to \$2,499,999	0	2	5	1	39	4	3	34	6	20
\$2.5M to \$4,999,999	0	0	1	1	27	0	0	67	2	2
\$5,000,000+	0	0	0	0	8	0	0	24	0	0
Total	0	3	6	5	74	4	35	125	10	66
Avg Sold Price	\$0	\$1,096,333	\$1,683,333	\$1,316,270	\$2,939,355	\$1,484,375	\$520,790			
Prev Year - Avg Sold Price	\$0	\$1,642,970	\$1,065,000	\$1,010,515	\$2,423,187	\$991,500	\$554,302			
Avg Sold % Change	0.00%	-33.27%	58.06%	30.26%	21.30%	49.71%	-6.05%			
Prev Year - # of Solds	0	2	2	5	74	5	56			

Financing (Sold)

Assumption	0
Cash	53
Conventional	67
FHA	0
Other	2
Owner	1
VA	3

Days on Market (Sold)

0	14
1 to 10	44
11 to 20	7
21 to 30	2
31 to 60	11
61 to 90	10
91 to 120	9
121 to 180	15
181 to 360	13
361 to 720	2
721+	0

March 2025
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New Listings	110
▲ 89.7% from Feb 2025: 58	▲ 26.4% from Mar 2024: 87
YTD 2025 2025 260	2024 269 +/- -3.3%
5-year Mar average: 122	

New Pendencies	68
▲ 61.9% from Feb 2025: 42	▼ -24.4% from Mar 2024: 90
YTD 2025 2025 151	2024 204 +/- -26.0%
5-year Mar average: 96	

Closed Sales	60
▲ 122.2% from Feb 2025: 27	▼ -3.2% from Mar 2024: 62
YTD 2025 2025 127	2024 144 +/- -11.8%
5-year Mar average: 78	

Median Sold Price	\$1,505,000
▲ 11.5% from Feb 2025: \$1,350,000	▲ 9.1% from Mar 2024: \$1,380,000
YTD 2025 2024 +/- \$1,460,000 \$1,248,970 16.9%	
5-year Mar average: \$1,302,150	



Active Listings	201
Min 140	175
5-year Mar average 202	
Feb 2025 154	Mar 2024 164

Avg DOM	39
Min 32	38
5-year Mar average 39	
Feb 2025 53	Mar 2024 44
YTD 49	

Avg Sold to OLP Ratio	97.1%
Min 97.1%	99.3%
5-year Mar average 101.0%	
Feb 2025 98.0%	Mar 2024 99.8%
YTD 96.7%	

January thru April 2025 YTD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$387,686,469	\$382,349,901	1.40%
Avg Sold Price	\$2,011,394	\$1,617,912	24.32%
Median Sold Price	\$1,453,000	\$1,256,000	15.68%
Units Sold	187	235	-20.43%
Avg Days on Market	47	36	30.56%
Avg List Price for Solds	\$2,084,335	\$1,633,973	27.56%
Avg SP to OLP Ratio	97.3%	99.8%	-2.54%
Ratio of Avg SP to Avg OLP	93.8%	98.8%	-5.03%
Attached Avg Sold Price	\$716,666	\$642,401	11.56%
Detached Avg Sold Price	\$2,829,116	\$2,513,464	12.56%
Attached Units Sold	73	112	-34.82%
Detached Units Sold	114	123	-7.32%

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.

Financing (Sold)

Assumption	0
Cash	71
Conventional	105
FHA	0
Other	2
Owner	1
VA	6

Days on Market (Sold)

0	17
1 to 10	72
11 to 20	18
21 to 30	4
31 to 60	14
61 to 90	11
91 to 120	12
121 to 180	18
181 to 360	16
361 to 720	4
721+	1

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	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	7	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	11	0	0	11
\$400K to \$499,999	0	1	0	0	0	0	14	0	1	14
\$500K to \$599,999	0	0	0	0	0	0	8	0	1	8
\$600K to \$799,999	0	0	0	0	0	0	8	0	0	6
\$800K to \$999,999	1	0	0	4	0	0	2	0	2	4
\$1M to \$2,499,999	1	2	7	3	56	5	6	49	10	21
\$2.5M to \$4,999,999	0	0	1	1	37	0	0	69	1	4
\$5,000,000+	0	0	0	0	11	0	0	28	0	0
Total	2	3	8	8	104	5	57	146	15	77
Avg Sold Price	\$1,036,767	\$1,096,333	\$1,641,031	\$1,263,106	\$2,954,976	\$1,433,500	\$554,261			
Prev Year - Avg Sold Price	\$0	\$1,187,646	\$1,215,000	\$1,105,554	\$2,568,954	\$1,006,233	\$545,516			
Avg Sold % Change	0.00%	-7.69%	35.06%	14.25%	15.03%	42.46%	1.60%			
Prev Year - # of Solds	0	3	5	11	118	6	92			

April 2025

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New Listings	119	
▲ 8.2%	▼ -3.3%	
from Mar 2025: 110	from Apr 2024: 123	
YTD 2025 2024 +/-		
417	416	0.2%
5-year Apr average: 137		

New Pendlings	83	
▲ 22.1%	▼ -11.7%	
from Mar 2025: 68	from Apr 2024: 94	
YTD 2025 2024 +/-		
233	297	-21.5%
5-year Apr average: 95		

Closed Sales	59	
▼ -1.7%	▼ -31.4%	
from Mar 2025: 60	from Apr 2024: 86	
YTD 2025 2024 +/-		
187	235	-20.4%
5-year Apr average: 83		

Median Sold Price	\$1,413,612	
▼ -6.1%	▲ 10.4%	
from Mar 2025: \$1,505,000	from Apr 2024: \$1,280,000	
YTD 2025 2024 +/-		
\$1,453,000	\$1,256,000	15.7%
5-year Apr average: \$1,240,222		



Active Listings	238
Min 167	203
Max 238	238
5-year Apr average	
Mar 2025 201	Apr 2024 197

Avg DOM	45
Min 26	33
Max 45	45
5-year Apr average	
Mar 2025 39	Apr 2024 26
YTD 47	

Avg Sold to OLP Ratio	98.5%
Min 98.5%	100.3%
Max 103.1%	103.1%
5-year Apr average	
Mar 2025 97.1%	Apr 2024 101.8%
YTD 97.3%	

January thru May 2025 YTD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$544,636,996	\$528,817,425	2.99%
Avg Sold Price	\$1,866,039	\$1,603,330	16.39%
Median Sold Price	\$1,415,000	\$1,300,000	8.85%
Units Sold	284	328	-13.41%
Avg Days on Market	40	36	11.11%
Avg List Price for Solds	\$1,924,512	\$1,612,248	19.37%
Avg SP to OLP Ratio	97.3%	100.0%	-2.63%
Ratio of Avg SP to Avg OLP	94.6%	99.0%	-4.45%
Attached Avg Sold Price	\$718,312	\$668,931	7.38%
Detached Avg Sold Price	\$2,686,837	\$2,440,508	10.09%
Attached Units Sold	119	155	-23.23%
Detached Units Sold	165	173	-4.62%

Financing (Sold)

Assumption	0
Cash	115
Conventional	150
FHA	1
Other	5
Owner	1
VA	9

Days on Market (Sold)

0	24
1 to 10	116
11 to 20	31
21 to 30	13
31 to 60	25
61 to 90	16
91 to 120	15
121 to 180	19
181 to 360	19
361 to 720	5
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			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	1	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	9	0	0	9
\$300K to \$399,999	0	0	0	0	0	0	23	0	0	12
\$400K to \$499,999	0	1	0	0	0	0	17	0	1	10
\$500K to \$599,999	0	1	0	0	0	0	15	0	0	12
\$600K to \$799,999	0	0	0	0	0	0	11	0	1	5
\$800K to \$999,999	1	0	0	7	0	0	4	0	1	5
\$1M to \$2,499,999	1	2	10	9	92	8	9	56	7	15
\$2.5M to \$4,999,999	0	0	1	1	47	0	0	71	1	4
\$5,000,000+	0	0	0	0	13	0	0	27	0	0
Total	2	5	11	17	152	8	89	154	11	72
Avg Sold Price	\$1,036,767	\$828,800	\$1,513,341	\$1,220,814	\$2,793,473	\$1,326,875	\$559,636			
Prev Year - Avg Sold Price	\$0	\$1,187,646	\$1,248,333	\$1,102,806	\$2,483,341	\$1,011,057	\$588,476			
Avg Sold % Change	0.00%	-30.21%	21.23%	10.70%	12.49%	31.24%	-4.90%			
Prev Year - # of Solds	0	3	6	15	167	7	130			

May 2025

Mc Lean, VA

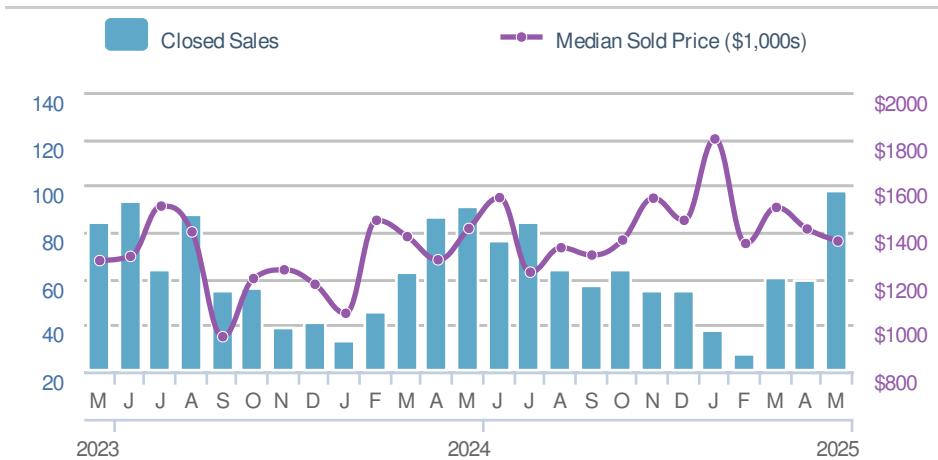
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New Listings	122
 2.5% from Apr 2025: 119	 8.0% from May 2024: 113
YTD 2025 570	2024 549 +/- 3.8%
5-year May average: 128	

New Pendlings	88
 6.0% from Apr 2025: 83	 6.0% from May 2024: 83
YTD 2025 321	2024 380 +/- -15.5%
5-year May average: 88	

Closed Sales	97
 64.4% from Apr 2025: 59	 6.6% from May 2024: 91
YTD 2025 284	2024 328 +/- -13.4%
5-year May average: 94	

Median Sold Price	\$1,360,000
 -3.8% from Apr 2025: \$1,413,612	 -3.9% from May 2024: \$1,415,000
YTD 2025 \$1,415,000	2024 \$1,300,000 +/- 8.8%
5-year May average: \$1,323,900	



Active Listings	237
 237	
Min 168	214
5-year May average	261
Apr 2025 238	May 2024 207

Avg DOM	25
 25	
Min 18	26
5-year May average	35
Apr 2025 45	May 2024 35
YTD 40	

Avg Sold to OLP Ratio	97.4%
 97.4%	
Min 97.4%	100.5%
5-year May average	103.3%
Apr 2025 98.5%	May 2024 100.4%
YTD 97.3%	

January thru June 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$670,433,138	\$667,434,784	0.45%
Avg Sold Price	\$1,747,893	\$1,633,728	6.99%
Median Sold Price	\$1,375,000	\$1,350,000	1.85%
Units Sold	374	406	-7.88%
Avg Days on Market	38	35	8.57%
Avg List Price for Solds	\$1,797,407	\$1,643,928	9.34%
Avg SP to OLP Ratio	97.3%	99.9%	-2.54%
Ratio of Avg SP to Avg OLP	95.0%	98.9%	-3.94%
Attached Avg Sold Price	\$713,770	\$651,828	9.50%
Detached Avg Sold Price	\$2,550,570	\$2,455,680	3.86%
Attached Units Sold	164	185	-11.35%
Detached Units Sold	210	221	-4.98%

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.

Financing (Sold)

Assumption	0
Cash	150
Conventional	200
FHA	1
Other	5
Owner	1
VA	14

Days on Market (Sold)

0	25
1 to 10	156
11 to 20	39
21 to 30	22
31 to 60	43
61 to 90	19
91 to 120	17
121 to 180	24
181 to 360	22
361 to 720	6
721+	1

Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	1	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	12	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	31	0	0	12
\$400K to \$499,999	0	2	0	0	0	0	22	0	0	11
\$500K to \$599,999	0	1	0	0	0	0	22	0	1	6
\$600K to \$799,999	0	0	0	0	0	0	14	0	2	3
\$800K to \$999,999	1	0	0	9	0	0	9	0	2	5
\$1M to \$2,499,999	1	2	12	11	123	13	13	46	8	14
\$2.5M to \$4,999,999	0	0	1	1	59	0	0	76	1	2
\$5,000,000+	0	0	0	0	13	0	0	28	0	0
Total	2	6	13	21	195	13	124	150	14	59
Avg Sold Price	\$1,036,767	\$765,583	\$1,462,442	\$1,200,659	\$2,638,638	\$1,241,807	\$572,306			
Prev Year - Avg Sold Price	\$0	\$1,187,646	\$1,405,714	\$1,094,037	\$2,490,025	\$1,011,057	\$581,404			
Avg Sold % Change	0.00%	-35.54%	4.04%	9.75%	5.97%	22.82%	-1.56%			
Prev Year - # of Solds	0	3	7	16	214	7	159			

January thru July 2025 YTD

Mc Lean, VA

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	2025	2024	% Change
Sold Dollar Volume	\$787,789,646	\$793,965,039	-0.78%
Avg Sold Price	\$1,743,566	\$1,607,278	8.48%
Median Sold Price	\$1,389,000	\$1,337,500	3.85%
Units Sold	441	491	-10.18%
Avg Days on Market	36	33	9.09%
Avg List Price for Solds	\$1,790,431	\$1,620,336	10.50%
Avg SP to OLP Ratio	97.3%	99.5%	-2.22%
Ratio of Avg SP to Avg OLP	95.2%	98.6%	-3.39%
Attached Avg Sold Price	\$735,697	\$647,850	13.56%
Detached Avg Sold Price	\$2,538,390	\$2,449,075	3.65%
Attached Units Sold	195	230	-15.22%
Detached Units Sold	246	261	-5.75%

Financing (Sold)

Assumption	0
Cash	184
Conventional	228
FHA	2
Other	5
Owner	1
VA	18

Days on Market (Sold)

0	32
1 to 10	178
11 to 20	45
21 to 30	32
31 to 60	53
61 to 90	23
91 to 120	22
121 to 180	26
181 to 360	22
361 to 720	7
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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	1	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	15	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	39	0	0	12
\$400K to \$499,999	0	2	0	0	0	0	24	0	1	13
\$500K to \$599,999	0	1	0	0	0	0	26	0	0	13
\$600K to \$799,999	0	0	0	0	0	0	16	0	1	4
\$800K to \$999,999	1	0	0	9	0	0	10	0	2	6
\$1M to \$2,499,999	1	2	13	14	145	17	17	42	9	16
\$2.5M to \$4,999,999	1	0	1	1	70	0	0	61	0	2
\$5,000,000+	0	0	0	0	14	0	0	29	0	0
Total	3	6	14	24	229	17	148	132	13	70
Avg Sold Price	\$1,957,845	\$765,583	\$1,443,696	\$1,219,327	\$2,612,920	\$1,278,970	\$592,689			
Prev Year - Avg Sold Price	\$0	\$967,735	\$1,365,555	\$1,083,373	\$2,487,772	\$1,028,155	\$581,975			
Avg Sold % Change	0.00%	-20.89%	5.72%	12.55%	5.03%	24.39%	1.84%			
Prev Year - # of Solds	0	4	9	19	252	9	198			

July 2025

Mc Lean, VA

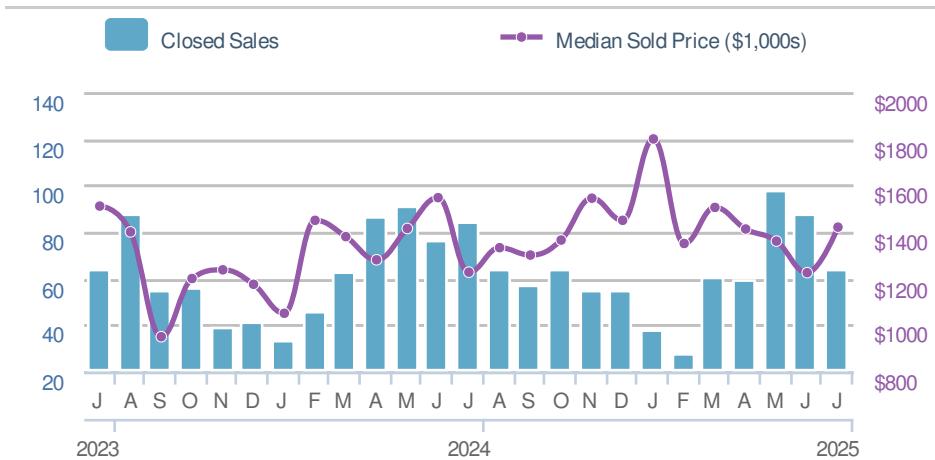
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New Listings	67	
↓ -4.3% from Jun 2025:	↓ -21.2% from Jul 2024:	
70	85	
YTD 2025 2024 +/-		
769	757	1.6%
5-year Jul average: 90		

New Pendencies	80	
↑ 12.7% from Jun 2025:	↑ 19.4% from Jul 2024:	
71	67	
YTD 2025 2024 +/-		
474	525	-9.7%
5-year Jul average: 72		

Closed Sales	63	
↓ -27.6% from Jun 2025:	↓ -25.0% from Jul 2024:	
87	84	
YTD 2025 2024 +/-		
441	491	-10.2%
5-year Jul average: 83		

Median Sold Price	\$1,420,000	
↑ 15.9% from Jun 2025:	↑ 15.7% from Jul 2024:	
\$1,225,000		
YTD 2025	2024	YTD
\$1,389,000	\$1,337,500	3.9%
5-year Jul average: \$1,298,600		



Active Listings	215
Min 155	Max 219
5-year Jul average	
198	215
Jun 2025 223	Jul 2024 199

Avg DOM	27
Min 24	Max 32
5-year Jul average	
28	27
Jun 2025 29	Jul 2024 26

Avg Sold to OLP Ratio	97.1%
Min 97.1%	Max 100.1%
5-year Jul average	
98.6%	97.1%
Jun 2025 97.2%	Jul 2024 97.8%

January thru August 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$940,426,020	\$898,846,710	4.63%
Avg Sold Price	\$1,778,180	\$1,607,903	10.59%
Median Sold Price	\$1,400,000	\$1,337,500	4.67%
Units Sold	514	554	-7.22%
Avg Days on Market	36	33	9.09%
Avg List Price for Solds	\$1,833,189	\$1,622,466	12.99%
Avg SP to OLP Ratio	97.1%	99.4%	-2.30%
Ratio of Avg SP to Avg OLP	95.1%	98.4%	-3.38%
Attached Avg Sold Price	\$744,985	\$658,359	13.16%
Detached Avg Sold Price	\$2,566,391	\$2,478,592	3.54%
Attached Units Sold	223	265	-15.85%
Detached Units Sold	291	289	0.69%

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.

Financing (Sold)

Assumption	0
Cash	207
Conventional	275
FHA	2
Other	6
Owner	1
VA	20

Days on Market (Sold)

0	33
1 to 10	201
11 to 20	51
21 to 30	38
31 to 60	69
61 to 90	30
91 to 120	26
121 to 180	33
181 to 360	23
361 to 720	8
721+	2

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	1	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	18	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	46	0	0	16
\$400K to \$499,999	0	2	0	0	0	0	27	0	1	12
\$500K to \$599,999	0	1	0	0	0	0	27	0	0	12
\$600K to \$799,999	0	0	0	0	0	0	20	0	0	5
\$800K to \$999,999	1	0	1	9	0	0	11	0	1	5
\$1M to \$2,499,999	1	2	15	17	171	18	22	42	5	18
\$2.5M to \$4,999,999	1	0	1	1	84	0	0	62	0	1
\$5,000,000+	0	0	0	0	16	0	0	29	0	0
Total	3	6	17	27	271	18	172	133	7	74
Avg Sold Price	\$1,957,845	\$765,583	\$1,392,689	\$1,218,290	\$2,646,754	\$1,291,250	\$612,029			
Prev Year - Avg Sold Price	\$2,400,000	\$967,735	\$1,365,555	\$1,118,462	\$2,514,778	\$1,217,127	\$576,826			
Avg Sold % Change	-18.42%	-20.89%	1.99%	8.93%	5.25%	6.09%	6.10%			
Prev Year - # of Solds	1	4	9	24	279	11	226			

August 2025

Mc Lean, VA

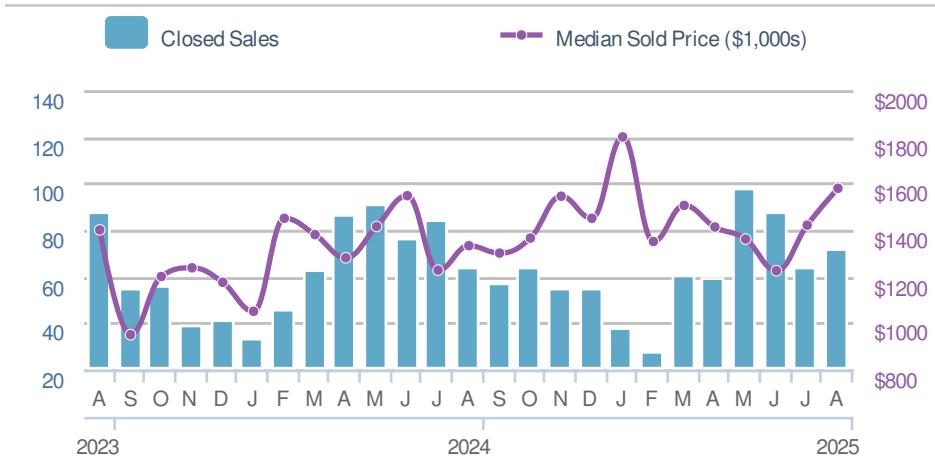
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New Listings	70	
▲ 4.5% from Jul 2025:	▼ -10.3% from Aug 2024:	
67	78	
YTD 2025 2024 +/-		
861	849	1.4%
5-year Aug average: 87		

New Pendencies	64	
▼ -20.0% from Jul 2025:	▲ 4.9% from Aug 2024:	
80	61	
YTD 2025 2024 +/-		
538	580	-7.2%
5-year Aug average: 67		

Closed Sales	72	
▲ 14.3% from Jul 2025:	▲ 12.5% from Aug 2024:	
63	64	
YTD 2025 2024 +/-		
514	554	-7.2%
5-year Aug average: 76		

Median Sold Price	\$1,579,487	
▲ 11.2% from Jul 2025:	▲ 18.5% from Aug 2024:	
\$1,420,000	\$1,332,500	
YTD 2025 2024 +/-		
\$1,400,000	\$1,337,500	4.7%
5-year Aug average: \$1,336,297		



Active Listings	214
Min 146	191
Max 236	214
5-year Aug average	
215	194

Avg DOM	39
Min 31	39
Max 53	40
5-year Aug average	
27	31
36	36

Avg Sold to OLP Ratio	95.9%
Min 95.9%	95.9%
Max 99.0%	97.8%
5-year Aug average	
97.1%	98.6%
97.1%	97.1%

January thru September 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,081,606,017	\$1,002,217,556	7.92%
Avg Sold Price	\$1,804,761	\$1,620,552	11.37%
Median Sold Price	\$1,388,000	\$1,320,000	5.15%
Units Sold	581	612	-5.07%
Avg Days on Market	37	33	12.12%
Avg List Price for Solds	\$1,861,628	\$1,637,610	13.68%
Avg SP to OLP Ratio	97.0%	99.3%	-2.28%
Ratio of Avg SP to Avg OLP	95.2%	98.2%	-3.10%
Attached Avg Sold Price	\$749,508	\$669,653	11.92%
Detached Avg Sold Price	\$2,677,502	\$2,505,457	6.87%
Attached Units Sold	263	295	-10.85%
Detached Units Sold	318	317	0.32%

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.

Financing (Sold)

Assumption	0
Cash	239
Conventional	304
FHA	5
Other	6
Owner	1
VA	21

Days on Market (Sold)

0	34
1 to 10	218
11 to 20	58
21 to 30	48
31 to 60	78
61 to 90	39
91 to 120	32
121 to 180	40
181 to 360	24
361 to 720	8
721+	2

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	24	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	55	0	0	11
\$400K to \$499,999	0	2	0	0	0	0	33	0	0	17
\$500K to \$599,999	0	1	0	0	0	0	31	0	0	9
\$600K to \$799,999	0	0	0	0	0	0	22	0	0	4
\$800K to \$999,999	1	0	1	9	0	1	13	0	1	3
\$1M to \$2,499,999	1	3	17	20	181	19	27	36	7	22
\$2.5M to \$4,999,999	1	0	1	1	97	0	1	66	0	1
\$5,000,000+	0	0	0	0	18	0	0	31	0	0
Total	3	7	19	30	296	20	206	133	8	71
Avg Sold Price	\$1,957,845	\$864,071	\$1,367,143	\$1,266,128	\$2,768,907	\$1,259,375	\$620,878			
Prev Year - Avg Sold Price	\$2,400,000	\$967,735	\$1,369,000	\$1,165,300	\$2,542,941	\$1,202,569	\$583,985			
Avg Sold % Change	-18.42%	-10.71%	-0.14%	8.65%	8.89%	4.72%	6.32%			
Prev Year - # of Solds	1	4	10	27	306	13	251			

September 2025

Mc Lean, VA

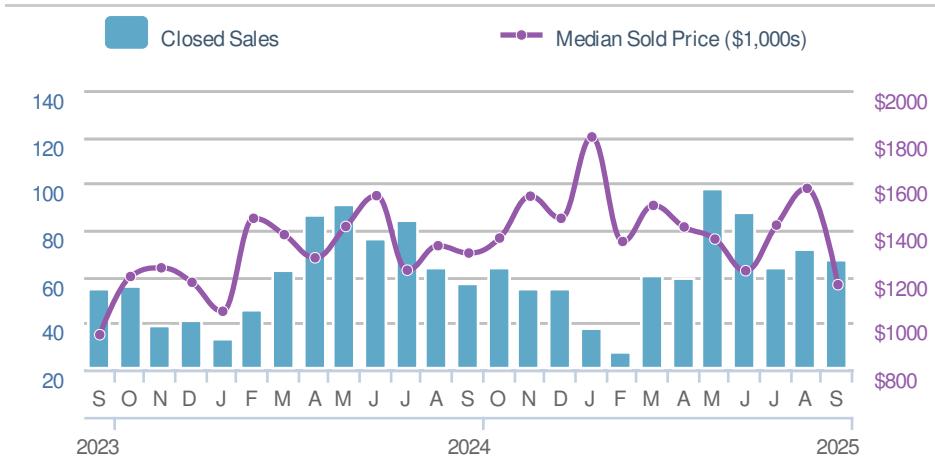
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New Listings	84	
 20.0%	 50.0%	
from Aug 2025: 70	from Sep 2024: 56	
YTD 2025 2024 +/-		
973	929	4.7%
5-year Sep average: 94		

New Pendlings	69	
 7.8%	 6.2%	
from Aug 2025: 64	from Sep 2024: 65	
YTD 2025 2024 +/-		
607	646	-6.0%
5-year Sep average: 67		

Closed Sales	67	
 -6.9%	 17.5%	
from Aug 2025: 72	from Sep 2024: 57	
YTD 2025 2024 +/-		
581	612	-5.1%
5-year Sep average: 61		

Median Sold Price	\$1,165,000	
 -26.2%	 -10.4%	
from Aug 2025: \$1,579,487	from Sep 2024: \$1,300,000	
YTD 2025 2024 +/-		
\$1,388,000	\$1,320,000	5.2%
5-year Sep average: \$1,095,500		



Active Listings	212	
212		
Min 160	196	Max 244
5-year Sep average		
Aug 2025	Sep 2024	
214	184	

Avg DOM	40	
40		
Min 17	32	Max 43
5-year Sep average		
Aug 2025	Sep 2024	
39	30	
YTD		
37		

Avg Sold to OLP Ratio	96.4%	
96.4%		
Min 96.4%	97.8%	Max 98.9%
5-year Sep average		
Aug 2025	Sep 2024	
95.9%	98.5%	
YTD		
97.0%		

January thru October 2025 YTD

Mc Lean, VA

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,222,647,563	\$1,154,858,447	5.87%
Avg Sold Price	\$1,821,727	\$1,678,726	8.52%
Median Sold Price	\$1,375,000	\$1,330,000	3.38%
Units Sold	652	679	-3.98%
Avg Days on Market	36	33	9.09%
Avg List Price for Solds	\$1,878,106	\$1,707,890	9.97%
Avg SP to OLP Ratio	96.9%	99.1%	-2.25%
Ratio of Avg SP to Avg OLP	95.3%	97.8%	-2.55%
Attached Avg Sold Price	\$747,349	\$675,384	10.66%
Detached Avg Sold Price	\$2,728,709	\$2,594,452	5.17%
Attached Units Sold	298	324	-8.02%
Detached Units Sold	354	355	-0.28%

Financing (Sold)

Assumption	0
Cash	267
Conventional	341
FHA	9
Other	7
Owner	1
VA	22

Days on Market (Sold)

0	36
1 to 10	241
11 to 20	67
21 to 30	53
31 to 60	86
61 to 90	50
91 to 120	36
121 to 180	44
181 to 360	27
361 to 720	10
721+	2

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	1	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	28	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	62	0	0	13
\$400K to \$499,999	0	2	0	0	0	0	38	0	0	13
\$500K to \$599,999	0	1	0	0	0	0	34	0	0	8
\$600K to \$799,999	0	0	0	0	0	0	25	0	0	6
\$800K to \$999,999	1	0	2	10	0	1	18	0	2	3
\$1M to \$2,499,999	2	3	19	21	196	21	31	28	7	19
\$2.5M to \$4,999,999	2	0	1	1	109	0	1	53	0	3
\$5,000,000+	0	0	0	0	21	0	0	28	0	0
Total	5	7	23	32	326	22	237	109	9	70
Avg Sold Price	\$2,310,447	\$864,071	\$1,337,578	\$1,257,776	\$2,829,004	\$1,258,522	\$627,533			
Prev Year - Avg Sold Price	\$2,400,000	\$846,288	\$1,352,272	\$1,155,603	\$2,634,856	\$1,234,611	\$584,326			
Avg Sold % Change	-3.73%	2.10%	-1.09%	8.84%	7.37%	1.94%	7.39%			
Prev Year - # of Solds	1	5	11	30	343	17	272			

October 2025

Mc Lean, VA

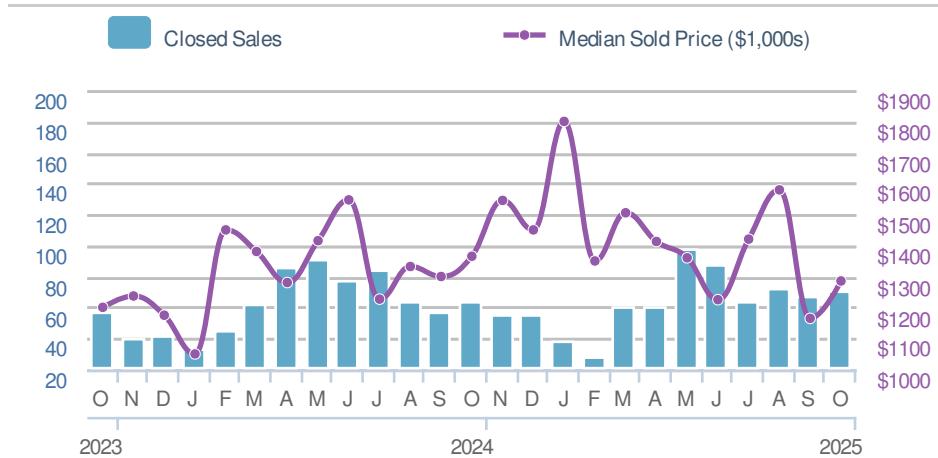
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New Listings	64	
⬇️ -23.8%	⬆️ 8.5%	
from Sep 2025: 84	from Oct 2024: 59	
YTD 2025 2024 +/-		
1,052	1,010	4.2%
5-year Oct average: 80		

New Pendencies	69	
↔ 0.0%	⬆️ 15.0%	
from Sep 2025: 69	from Oct 2024: 60	
YTD 2025 2024 +/-		
677	705	-4.0%
5-year Oct average: 62		

Closed Sales	70	
⬆️ 4.5%	⬆️ 11.1%	
from Sep 2025: 67	from Oct 2024: 63	
YTD 2025 2024 +/-		
652	679	-4.0%
5-year Oct average: 65		

Median Sold Price	\$1,285,000	
⬆️ 10.3%	⬇️ -5.9%	
from Sep 2025: \$1,165,000	from Oct 2024: \$1,365,000	
YTD 2025 2024 +/-		
\$1,375,000	\$1,330,000	3.4%
5-year Oct average: \$1,265,203		



Active Listings	188
188	189
Min 173	Max 211
5-year Oct average	
Sep 2025 212	Oct 2024 173

Avg DOM	35	
35	34	
5-year Oct average		
Sep 2025 40	Oct 2024 35	YTD 36

Avg Sold to OLP Ratio	95.9%	
95.9%	97.6%	
5-year Oct average		
Sep 2025 96.4%	Oct 2024 97.3%	YTD 96.9%

January thru November 2025 YTD

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Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,304,199,952	\$1,259,754,284	3.53%
Avg Sold Price	\$1,807,700	\$1,690,875	6.91%
Median Sold Price	\$1,375,000	\$1,345,000	2.23%
Units Sold	700	734	-4.63%
Avg Days on Market	37	34	8.82%
Avg List Price for Solds	\$1,863,142	\$1,722,824	8.14%
Avg SP to OLP Ratio	96.8%	98.9%	-2.14%
Ratio of Avg SP to Avg OLP	95.3%	97.6%	-2.36%
Attached Avg Sold Price	\$757,402	\$686,978	10.25%
Detached Avg Sold Price	\$2,712,744	\$2,605,886	4.10%
Attached Units Sold	324	350	-7.43%
Detached Units Sold	376	384	-2.08%

Financing (Sold)

Assumption	0
Cash	287
Conventional	369
FHA	9
Other	7
Owner	1
VA	22

Days on Market (Sold)

0	36
1 to 10	256
11 to 20	70
21 to 30	58
31 to 60	95
61 to 90	56
91 to 120	40
121 to 180	47
181 to 360	29
361 to 720	11
721+	2

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

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
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	2	0	0	0	0	29	0	0	6
\$300K to \$399,999	0	0	0	0	0	0	65	0	0	13
\$400K to \$499,999	0	2	0	0	0	0	44	0	0	13
\$500K to \$599,999	0	2	0	0	0	0	34	0	0	9
\$600K to \$799,999	0	0	0	0	0	0	26	0	0	2
\$800K to \$999,999	1	0	2	11	0	1	19	0	1	3
\$1M to \$2,499,999	2	3	19	26	213	23	35	23	7	13
\$2.5M to \$4,999,999	1	0	1	1	114	0	1	45	0	3
\$5,000,000+	0	0	0	0	23	0	0	29	0	0
Total	4	9	22	38	350	24	253	97	8	62
Avg Sold Price	\$1,938,058	\$760,822	\$1,337,578	\$1,249,311	\$2,808,037	\$1,271,150	\$634,662			
Prev Year - Avg Sold Price	\$2,533,900	\$846,288	\$1,585,357	\$1,146,812	\$2,645,102	\$1,234,611	\$603,123			
Avg Sold % Change	-23.51%	-10.10%	-15.63%	8.94%	6.16%	2.96%	5.23%			
Prev Year - # of Solds	2	5	14	32	368	17	296			

November 2025

Mc Lean, VA

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New Listings	43	
⬇️ -32.8%	⬆️ 7.5%	
from Oct 2025: 64	from Nov 2024: 40	
YTD 2025 2024 +/-		
1,110	1,066	4.1%
5-year Nov average: 52		

New Pendlings	48	
⬇️ -30.4%	⬆️ 9.1%	
from Oct 2025: 69	from Nov 2024: 44	
YTD 2025 2024 +/-		
721	748	-3.6%
5-year Nov average: 49		

Closed Sales	50	
⬇️ -28.6%	⬇️ -7.4%	
from Oct 2025: 70	from Nov 2024: 54	
YTD 2025 2024 +/-		
700	734	-4.6%
5-year Nov average: 52		

Median Sold Price	\$1,372,500	
⬆️ 6.8%	⬇️ -11.2%	
from Oct 2025: \$1,285,000	from Nov 2024: \$1,545,000	
YTD 2025 2024 +/-		
\$1,375,000	\$1,345,000	2.2%
5-year Nov average: \$1,288,099		



Active Listings	167	
Min 140	165	Max 177
5-year Nov average	167	
Oct 2025 188	Nov 2024 140	

Avg DOM	47	
Min 20	36	Max 47
5-year Nov average		
Oct 2025 35	Nov 2024 45	YTD 37

Avg Sold to OLP Ratio	95.6%	
Min 95.6%	96.7%	Max 98.1%
5-year Nov average		
Oct 2025 95.9%	Nov 2024 96.6%	YTD 96.8%

January thru December 2025 YTD

Mc Lean, VA

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	2025	2024	% Change
Sold Dollar Volume	\$1,395,904,250	\$1,368,130,320	2.03%
Avg Sold Price	\$1,800,048	\$1,698,684	5.97%
Median Sold Price	\$1,375,000	\$1,350,000	1.85%
Units Sold	752	792	-5.05%
Avg Days on Market	38	34	11.76%
Avg List Price for Solds	\$1,856,255	\$1,733,496	7.08%
Avg SP to OLP Ratio	96.7%	98.7%	-2.11%
Ratio of Avg SP to Avg OLP	95.2%	97.2%	-2.08%
Attached Avg Sold Price	\$762,763	\$692,015	10.22%
Detached Avg Sold Price	\$2,717,747	\$2,599,389	4.55%
Attached Units Sold	353	374	-5.61%
Detached Units Sold	399	418	-4.55%

Financing (Sold)

Assumption	0
Cash	312
Conventional	395
FHA	9
Other	8
Owner	1
VA	22

Days on Market (Sold)

0	37
1 to 10	273
11 to 20	74
21 to 30	60
31 to 60	107
61 to 90	63
91 to 120	42
121 to 180	48
181 to 360	35
361 to 720	11
721+	2

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	
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	3	0	0	0	0	32	0	0	4
\$300K to \$399,999	0	1	0	0	0	0	71	0	0	10
\$400K to \$499,999	0	2	0	0	0	0	48	0	0	6
\$500K to \$599,999	0	2	0	0	0	0	35	0	0	6
\$600K to \$799,999	0	0	0	1	0	0	27	0	0	2
\$800K to \$999,999	1	0	2	12	0	1	19	0	3	2
\$1M to \$2,499,999	2	3	21	28	224	24	41	16	7	12
\$2.5M to \$4,999,999	1	0	1	1	121	0	2	29	0	3
\$5,000,000+	0	0	0	0	26	0	0	23	0	0
Total	4	11	24	42	371	25	275	68	10	45
Avg Sold Price	\$1,938,058	\$677,490	\$1,333,613	\$1,244,067	\$2,815,692	\$1,288,104	\$644,907			
Prev Year - Avg Sold Price	\$2,533,900	\$846,288	\$1,585,357	\$1,150,777	\$2,635,029	\$1,225,705	\$604,668			
Avg Sold % Change	-23.51%	-19.95%	-15.88%	8.11%	6.86%	5.09%	6.65%			
Prev Year - # of Solds	2	5	14	36	402	19	314			

December 2025

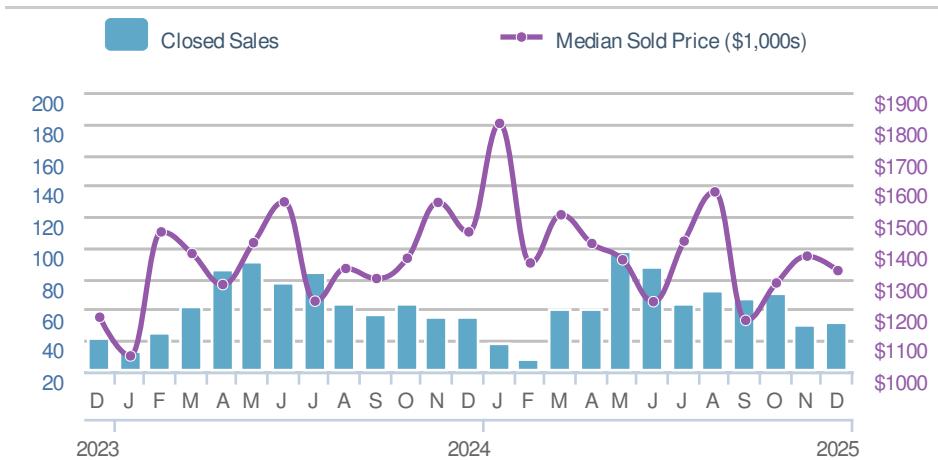
Mc Lean, VA

New Listings	29	
⬇️ -32.6%	↔️ 0.0%	
from Nov 2025: 43	from Dec 2024: 29	
YTD 2025 2024 +/-		
1,145	1,115	2.7%
5-year Dec average: 41		

New Pensions	36	
⬇️ -25.0%	⬇️ -2.7%	
from Nov 2025: 48	from Dec 2024: 37	
YTD 2025 2024 +/-		
751	789	-4.8%
5-year Dec average: 37		

Closed Sales	52	
⬆️ 4.0%	⬇️ -5.5%	
from Nov 2025: 50	from Dec 2024: 55	
YTD 2025 2024 +/-		
752	792	-5.1%
5-year Dec average: 54		

Median Sold Price	\$1,325,000	
⬇️ -3.5%	⬇️ -8.6%	
from Nov 2025: \$1,372,500	from Dec 2024: \$1,450,000	
YTD 2025 2024 +/-		
\$1,375,000	\$1,350,000	1.9%
5-year Dec average: \$1,303,200		



Active Listings	123	
123		
Min 120	133	Max 153
5-year Dec average		
Nov 2025 167	Dec 2024 120	

Avg DOM	43	
43		
Min 29	39	Max 52
5-year Dec average		
Nov 2025 47	Dec 2024 35	YTD 38

Avg Sold to OLP Ratio	94.9%	
94.9%		
Min 94.9%	96.0%	Max 96.6%
5-year Dec average		
Nov 2025 95.6%	Dec 2024 96.5%	YTD 96.7%