

August 2019
22101, Mc Lean, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$52,309,038	\$57,968,394	-9.76%
Avg Sold Price	\$1,188,842	\$1,260,182	-5.66%
Median Sold Price	\$1,102,500	\$1,020,000	8.09%
Units Sold	44	46	-4.35%
Avg Days on Market	34	40	-15.00%
Avg List Price for Solds	\$1,206,130	\$1,290,961	-6.57%
Avg SP to OLP Ratio	97.8%	96.1%	1.67%
Ratio of Avg SP to Avg OLP	97.3%	95.5%	1.83%
Attached Avg Sold Price	\$958,125	\$908,056	5.51%
Detached Avg Sold Price	\$1,240,112	\$1,345,835	-7.86%
Attached Units Sold	8	9	-11.11%
Detached Units Sold	36	37	-2.70%

- 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.

Inventory

	Aug 2019	Aug 2018	% Change
Active Listings	144	165	-12.73%
New Listings	61	49	24.49%
New Under Contracts	28	10	180.00%
New Contingents	14	15	-6.67%
New Pending	42	25	68.00%
All Pending	63	47	34.04%

Financing (Sold)

Assumption	0
Cash	11
Conventional	31
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	5
21 to 30	6
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	8
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	1	2	1	2	0
\$800K to \$999,999	0	0	5	0	5	0	0
\$1M to \$2,499,999	0	0	0	2	24	1	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	6	4	30	3	1
Avg Sold Price	\$0	\$0	\$864,833	\$887,750	\$1,315,168	\$871,333	\$1,500,000
Prev Year - Avg Sold Price	\$0	\$0	\$861,600	\$837,500	\$1,421,497	\$1,065,000	\$821,667
Avg Sold % Change	0.00%	0.00%	0.38%	6.00%	-7.48%	-18.18%	82.56%
Prev Year - # of Solds	0	0	5	3	32	3	3

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	2	0
9	7	0
74	5	6
31	1	0
8	0	0
123	15	6