

August 2019
22102, Mc Lean, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$40,116,500	\$20,974,375	91.26%
Avg Sold Price	\$978,451	\$699,146	39.95%
Median Sold Price	\$496,000	\$398,550	24.45%
Units Sold	41	30	36.67%
Avg Days on Market	52	41	26.83%
Avg List Price for Solds	\$1,021,123	\$722,358	41.36%
Avg SP to OLP Ratio	96.0%	95.6%	0.40%
Ratio of Avg SP to Avg OLP	93.3%	92.3%	1.15%
Attached Avg Sold Price	\$366,740	\$330,888	10.84%
Detached Avg Sold Price	\$1,934,250	\$1,335,227	44.86%
Attached Units Sold	25	19	31.58%
Detached Units Sold	16	11	45.45%

- 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	128	160	-20.00%
New Listings	56	57	-1.75%
New Under Contracts	36	15	140.00%
New Contingents	12	22	-45.45%
New Pendings	48	37	29.73%
All Pendings	68	45	51.11%

Financing (Sold)

Assumption	0
Cash	15
Conventional	23
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	14
11 to 20	2
21 to 30	1
31 to 60	10
61 to 90	8
91 to 120	2
121 to 180	3
181 to 360	1
361 to 720	1
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	1
\$200K to \$299,999	0	0	0	0	0	0	10
\$300K to \$399,999	0	0	0	0	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	4
\$500K to \$599,999	0	0	0	0	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	1
\$800K to \$999,999	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	1	16	0	24
Avg Sold Price	\$0	\$0	\$0	\$717,000	\$1,934,250	\$0	\$352,146
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,335,227	\$0	\$330,888
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	44.86%	0.00%	6.42%
Prev Year - # of Solds	0	0	0	0	11	0	19

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	5
1	0	5
0	1	8
1	0	4
0	0	8
7	1	1
39	0	12
25	0	2
8	0	0
81	2	45