

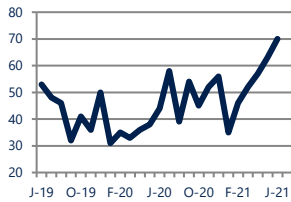


Focus On: Eastern McLean Housing Market

June 2021

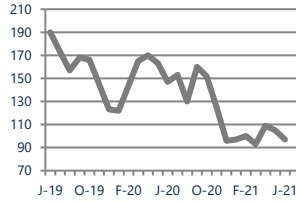
Zip Code(s): 22101

Units Sold
70



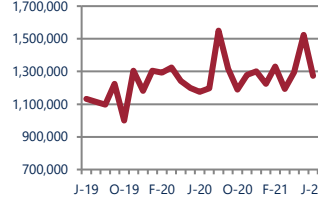
Up
Vs. Year Ago

Active Inventory
97



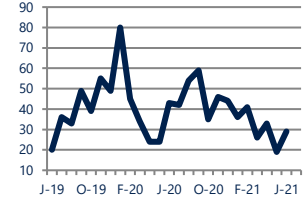
Down -34%
Vs. Year Ago

Median Sale Price
\$1,272,500



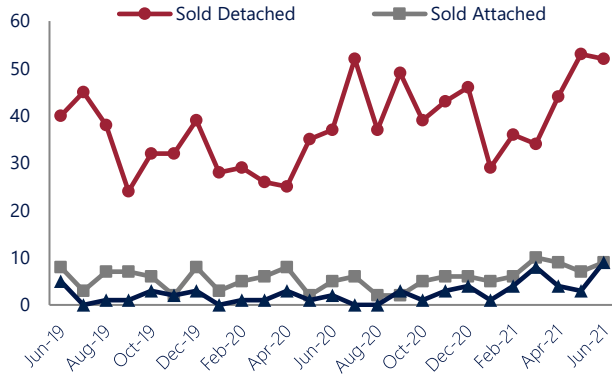
Up 8%
Vs. Year Ago

Days On Market
29



Down -33%
Vs. Year Ago

Units Sold*



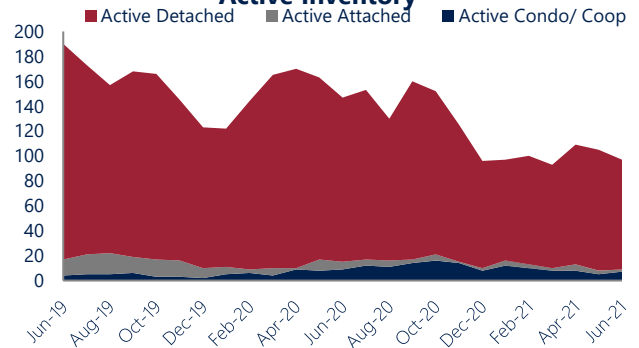
Units Sold

There was an increase in total units sold in June, with 70 sold this month in Eastern McLean. This month's total units sold was higher than at this time last year.

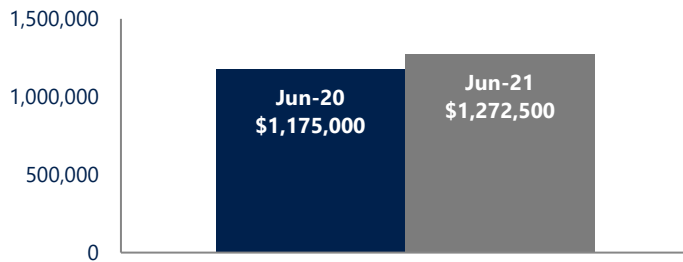
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 34%. The total number of active inventory this June was 97 compared to 147 in June 2020. This month's total of 97 is lower than the previous month's total supply of available inventory of 105, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Eastern McLean Homes was \$1,175,000. This June, the median sale price was \$1,272,500, an increase of 8% or \$97,500 compared to last year. The current median sold price is 17% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Eastern McLean are defined as properties listed in zip code/s 22101.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





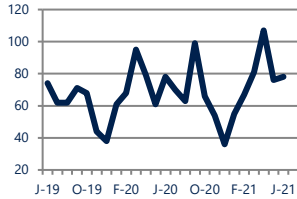
Focus On: Eastern McLean Housing Market

June 2021

Zip Code(s): 22101

New Listings

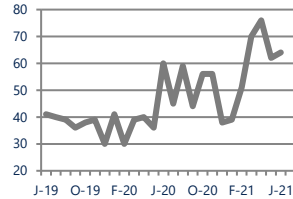
78



No Change
Vs. Year Ago

Current Contracts

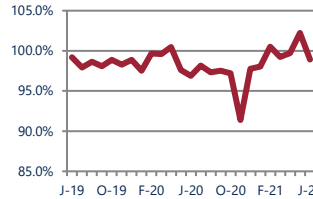
64



Up 7%
Vs. Year Ago

Sold Vs. List Price

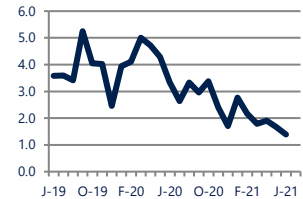
98.9%



Up 2.1%
Vs. Year Ago

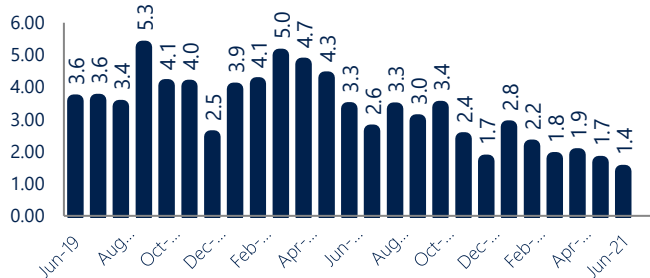
Months of Supply

1.4



Down -58%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

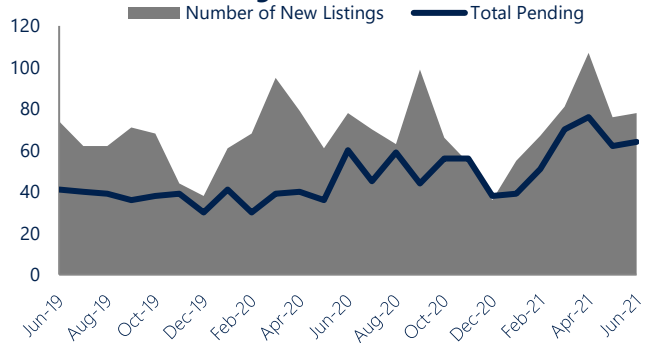
This month there were 78 homes newly listed for sale in Eastern McLean, which is similar to the amount in June 2020. There were 64 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 7% higher than last June.

Months of Supply

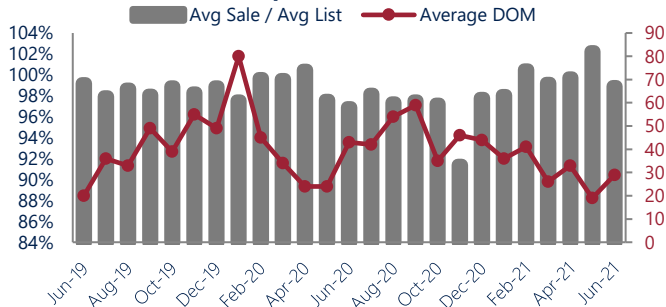
In June, there was 1.4 months of supply available in Eastern McLean, compared to 3.3 in June 2020. That is a decrease of 59% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Eastern McLean was 98.9% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 43, a decrease of 33%.

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