

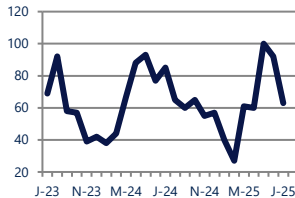
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MCLEAN HOUSING MARKET**

JULY 2025

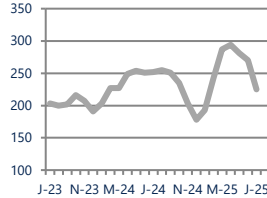
Zip Code(s): 22101 and 22102

Units Sold
63



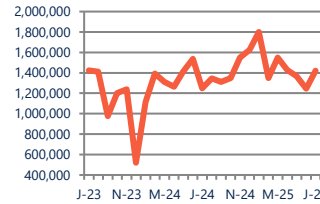
Down -26%
Vs. Year Ago

Active Inventory
225



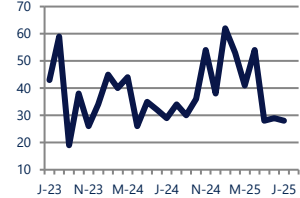
Down -11%
Vs. Year Ago

Median Sale Price
\$1,420,000



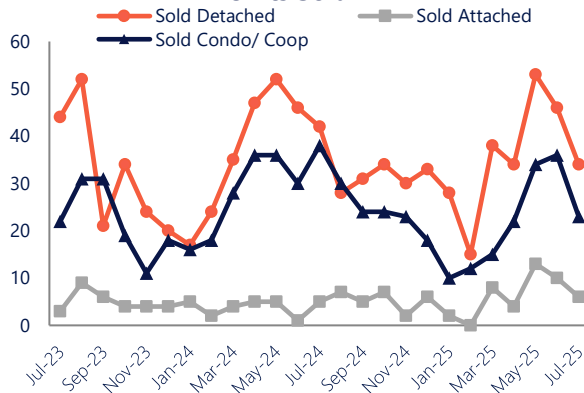
Up 14%
Vs. Year Ago

Days On Market
28



Down -3%
Vs. Year Ago

Units Sold*



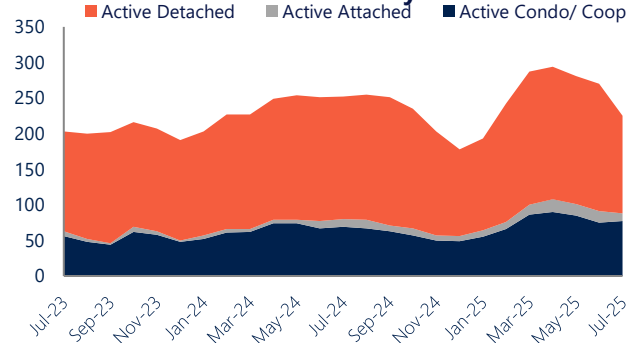
Units Sold

There was a decrease in total units sold in July, with 63 sold this month in McLean versus 92 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 26% versus July 2024.

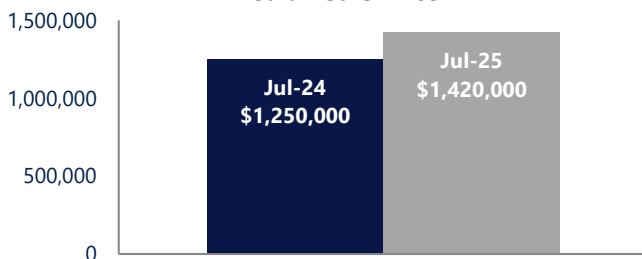
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 11%. The total number of active inventory this July was 225 compared to 252 in July 2024. This month's total of 225 is lower than the previous month's total supply of available inventory of 270, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for McLean Homes was \$1,250,000. This July, the median sale price was \$1,420,000, an increase of 14% or \$170,000 compared to last year. The current median sold price is 14% higher than in June.

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

McLean are defined as properties listed in zip code/s 22101 and 22102.

*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.

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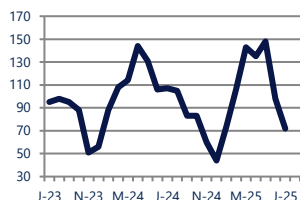
FOCUS ON: **MCLEAN HOUSING MARKET**

JULY 2025

Zip Code(s): 22101 and 22102

New Listings

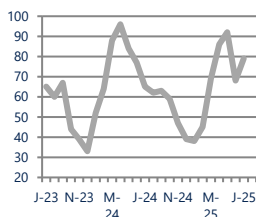
72



Down -33%
Vs. Year Ago

Current Contracts

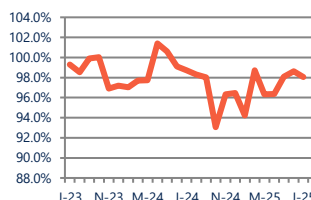
79



Up 22%
Vs. Year Ago

Sold Vs. List Price

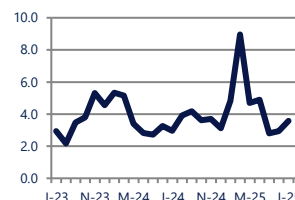
98.1%



Down -0.7%
Vs. Year Ago

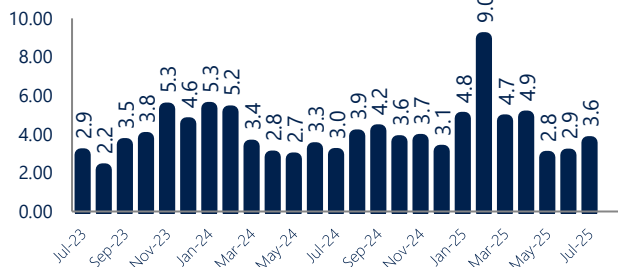
Months of Supply

3.6



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

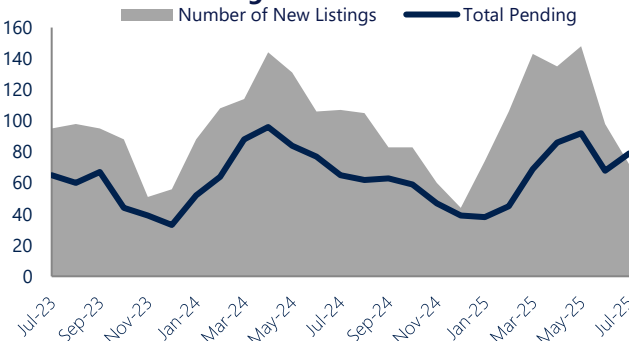
In July, there was 3.6 months of supply available in McLean, compared to 3.0 in July 2024. That is an increase of 20% versus a year ago.

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.

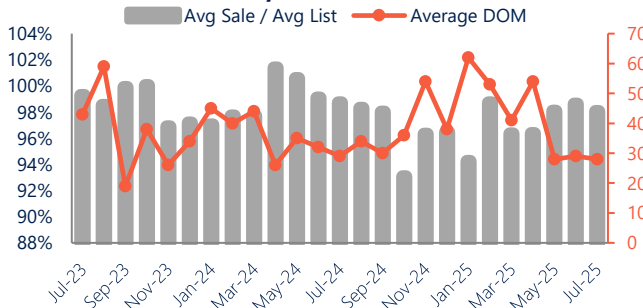
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in McLean compared to 107 in July 2024, a decrease of 33%. There were 79 current contracts pending sale this July compared to 65 a year ago. The number of current contracts is 22% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in McLean was 98.1% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 29, a decrease of 3%.

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