

THE LONG & FOSTER MARKET MINUTE™

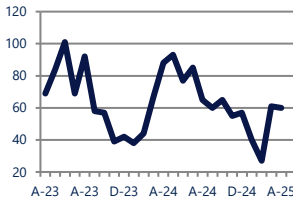
FOCUS ON: **MCLEAN HOUSING MARKET**

APRIL 2025

Zip Code(s): 22101 and 22102

Units Sold

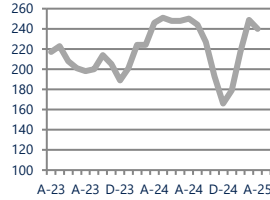
60



Down -32%
Vs. Year Ago

Active Inventory

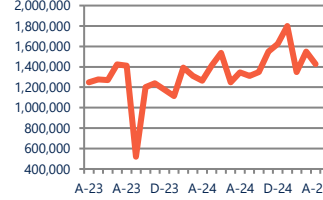
240



Down -2%
Vs. Year Ago

Median Sale Price

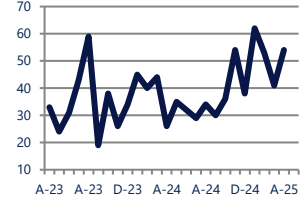
\$1,427,225



Up 13%
Vs. Year Ago

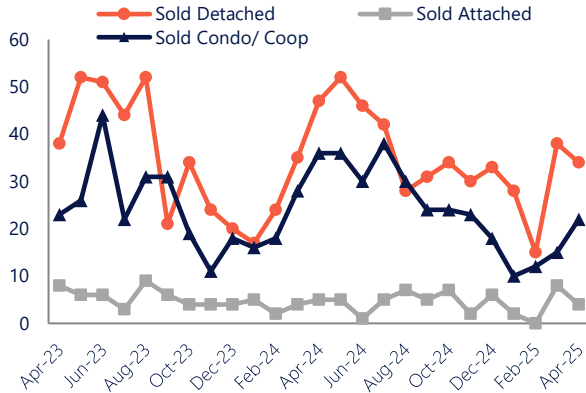
Days On Market

54



Up 108%
Vs. Year Ago

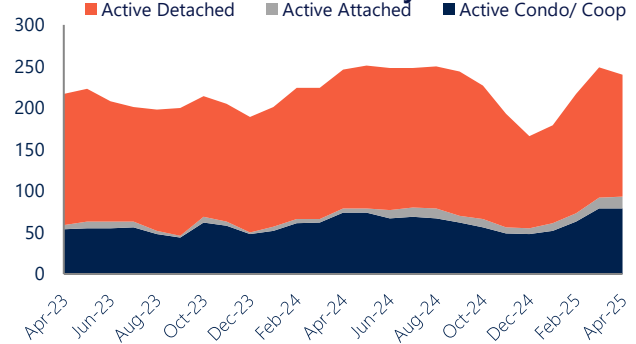
Units Sold*



Units Sold

There was a decrease in total units sold in April, with 60 sold this month in McLean versus 61 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 32% versus April 2024.

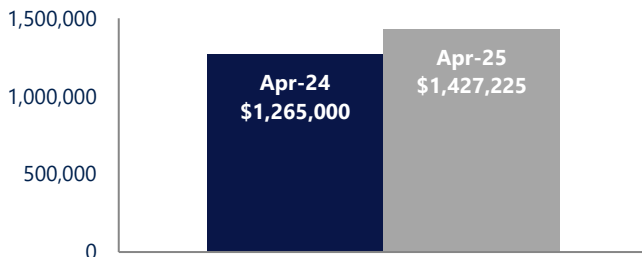
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 2%. The total number of active inventory this April was 240 compared to 246 in April 2024. This month's total of 240 is lower than the previous month's total supply of available inventory of 249, a decrease of 4%.

Median Sale Price



Median Sale Price

Last April, the median sale price for McLean Homes was \$1,265,000. This April, the median sale price was \$1,427,225, an increase of 13% or \$162,225 compared to last year. The current median sold price is 8% lower than in March.

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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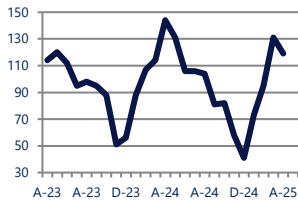
FOCUS ON: **MCLEAN HOUSING MARKET**

APRIL 2025

Zip Code(s): 22101 and 22102

New Listings

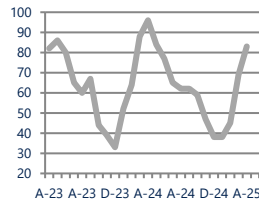
119



Down -17%
Vs. Year Ago

Current Contracts

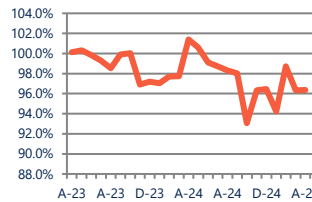
83



Down -14%
Vs. Year Ago

Sold Vs. List Price

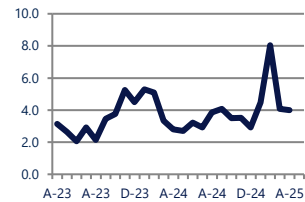
96.4%



Down -5%
Vs. Year Ago

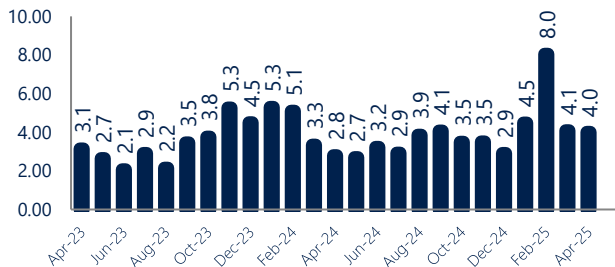
Months of Supply

4.0



Up 43%
Vs. Year Ago

Months Of Supply



Months of Supply

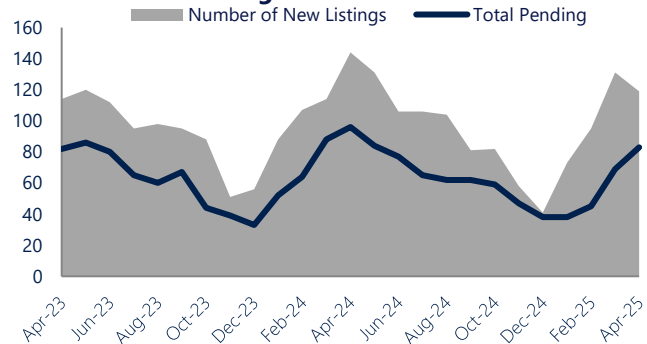
In April, there was 4.0 months of supply available in McLean, compared to 2.8 in April 2024. That is an increase of 43% versus a year ago.

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.

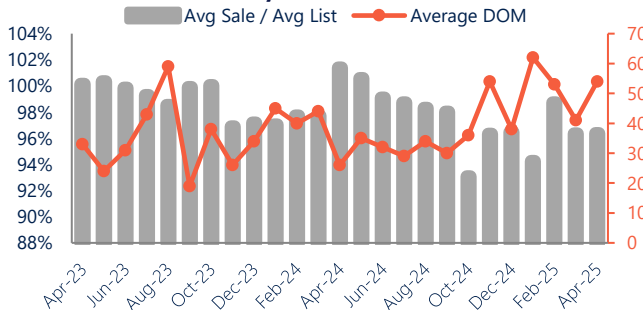
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in McLean compared to 144 in April 2024, a decrease of 17%. There were 83 current contracts pending sale this April compared to 96 a year ago. The number of current contracts is 14% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in McLean was 96.4% of the average list price, which is 5.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 26, an increase of 108%.

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