



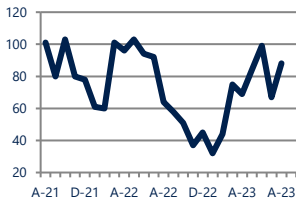
## Focus On: McLean Housing Market

August 2023

Zip Code(s): 22101 and 22102

### Units Sold

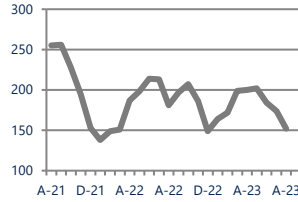
88



Up  
Vs. Year Ago

### Active Inventory

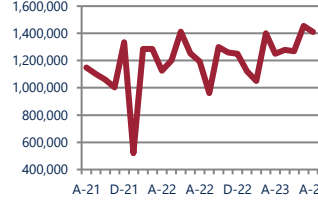
152



Down -16%  
Vs. Year Ago

### Median Sale Price

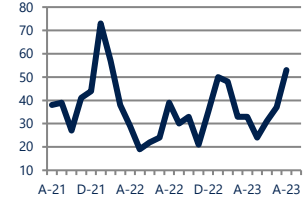
\$1,410,000



Up 18%  
Vs. Year Ago

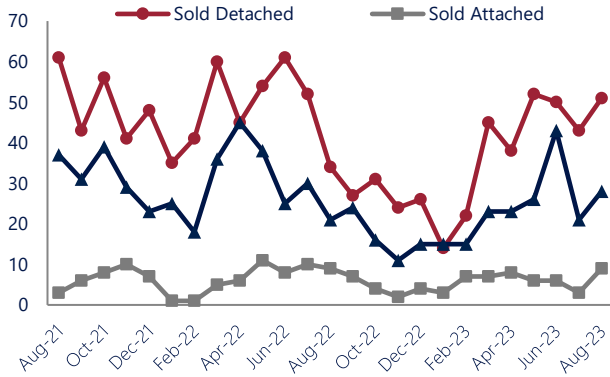
### Days On Market

53



Up 36%  
Vs. Year Ago

### Units Sold\*



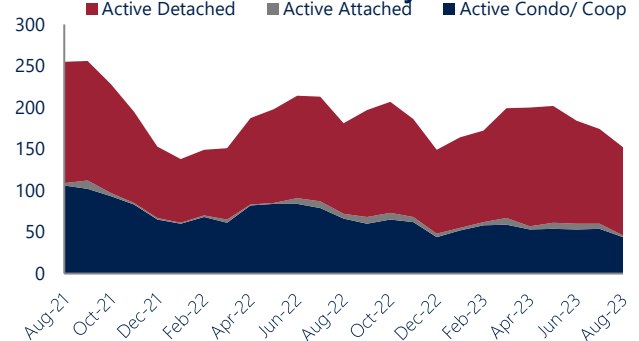
### Units Sold

There was an increase in total units sold in August, with 88 sold this month in McLean. This month's total units sold was higher than at this time last year.

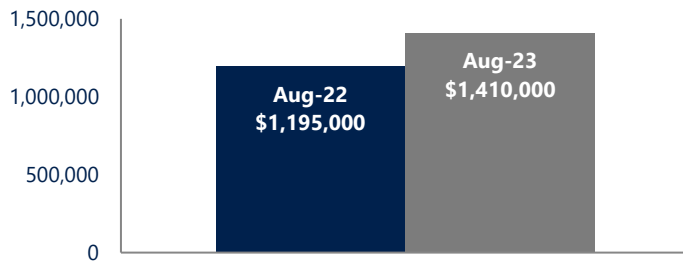
### Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 16%. The total number of active inventory this August was 152 compared to 181 in August 2022. This month's total of 152 is lower than the previous month's total supply of available inventory of 174, a decrease of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for McLean Homes was \$1,195,000. This August, the median sale price was \$1,410,000, an increase of 18% or \$215,000 compared to last year. The current median sold price is 3% lower than in July.

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.





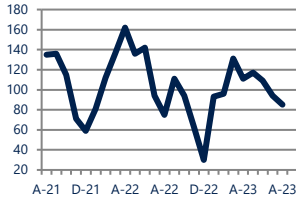
## Focus On: McLean Housing Market

August 2023

Zip Code(s): 22101 and 22102

### New Listings

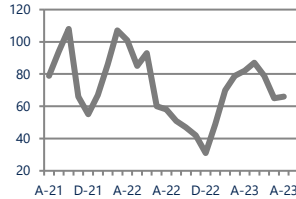
85



Up 13%  
Vs. Year Ago

### Current Contracts

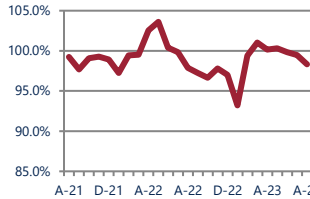
66



Up 14%  
Vs. Year Ago

### Sold Vs. List Price

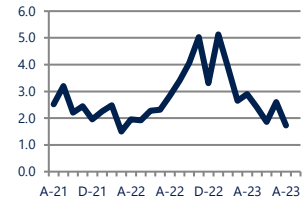
98.3%



No Change  
Vs. Year Ago

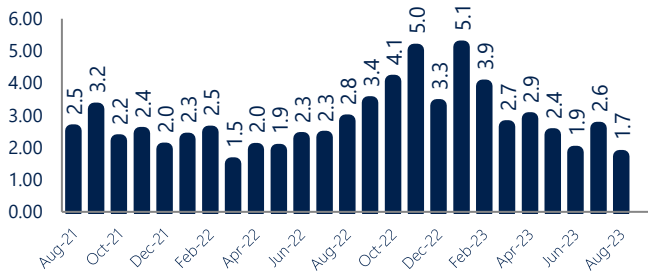
### Months of Supply

1.7



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

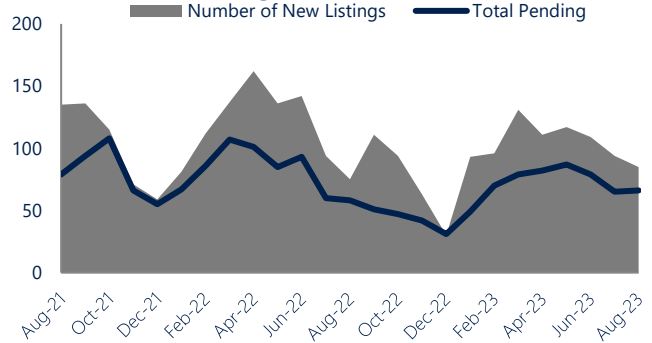
In August, there was 1.7 months of supply available in McLean, compared to 2.8 in August 2022. That is a decrease of 39% versus a year ago.

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.

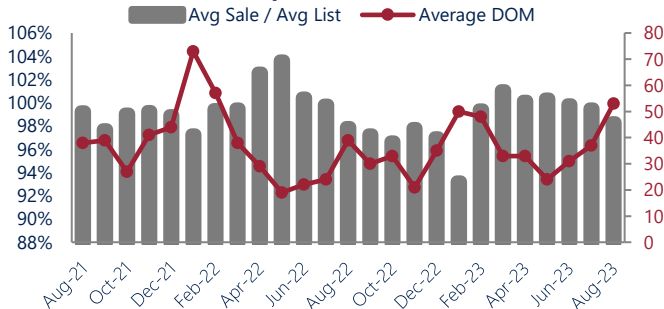
### New Listings & Current Contracts

This month there were 85 homes newly listed for sale in McLean compared to 75 in August 2022, an increase of 13%. There were 66 current contracts pending sale this August compared to 58 a year ago. The number of current contracts is 14% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in McLean was 98.3% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 39, an increase of 36%.

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