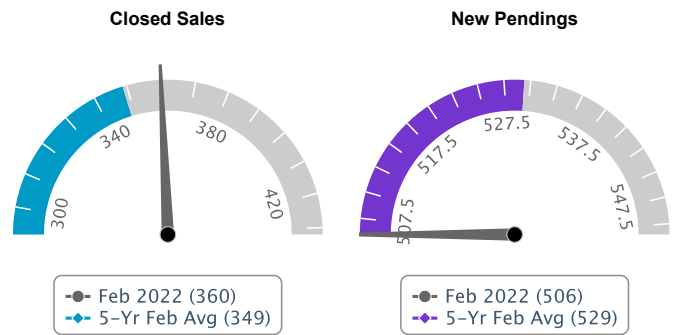


Association Executive Report

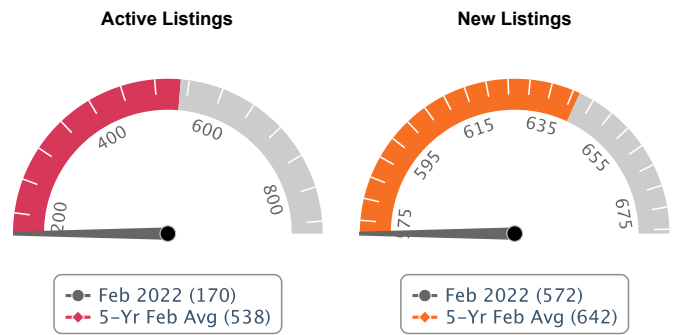
February 2022

Dulles Area Association of REALTORS

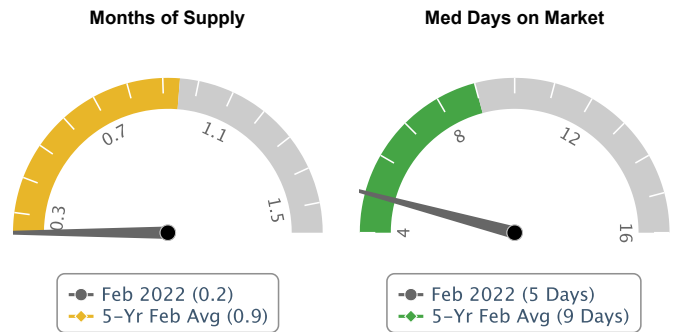
Statistic	Feb	YoY	MoM
Total Sold Dollar Volume	256,829,573	- 4.5%	+ 35.6%
Closed Sales	360	- 16.7%	+ 29%
Median Sold Price	\$625,055	+ 7.8%	+ 6.9%
Average Sold Price	\$729,412	+ 14.6%	+ 6.1%
Median Days on Market	5 days	+ 25%	0%
Average Days on Market	15 days	+ 7.1%	+ 7.1%
Median Price per Sq Foot	\$262	+ 15.9%	+ 2%
Average Price per Sq Foot	\$270	+ 16.9%	+ 1.9%



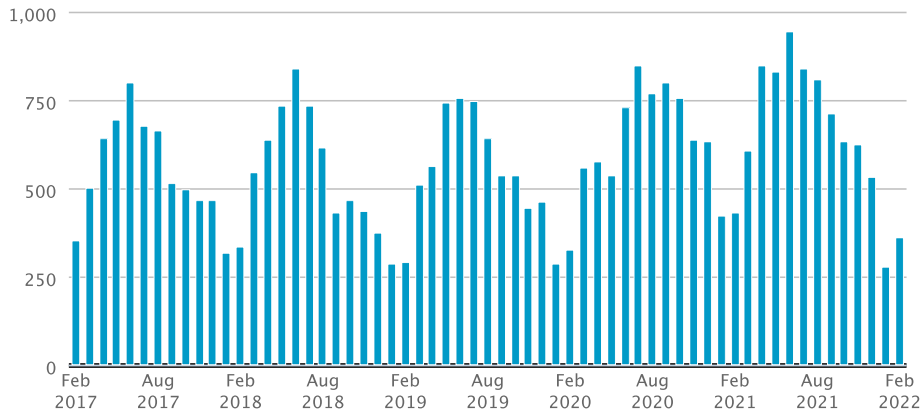
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for February was \$625,055, representing an increase of 6.8% compared to last month and an increase of 7.8% from Feb 2021. The average days on market for units sold in February was 15 days, 43% below the 5-year February average of 26 days. There was a 34.9% month over month increase in new contract activity with 506 New Pendings; a 34.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 574; and a 0.6% increase in supply to 170 active units.



This activity resulted in a Contract Ratio of 3.38 pendings per active listing, up from 2.53 in January and an increase from 2.81 in February 2021. The Contract Ratio is 87% higher than the 5-year February average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

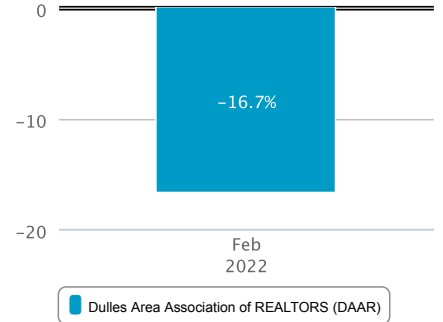


Closed Sales

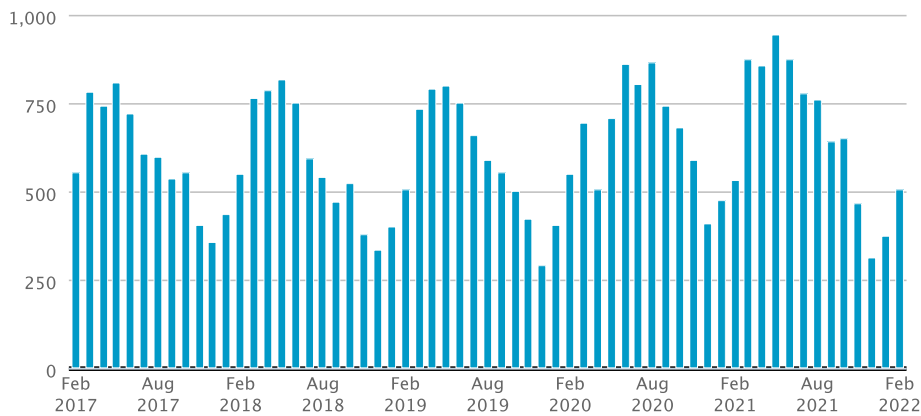


Feb 2022 vs. Feb 2021

YoY % Change

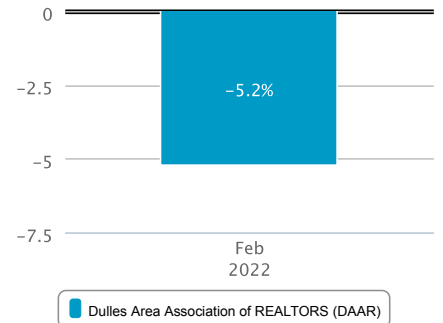


New Pendings

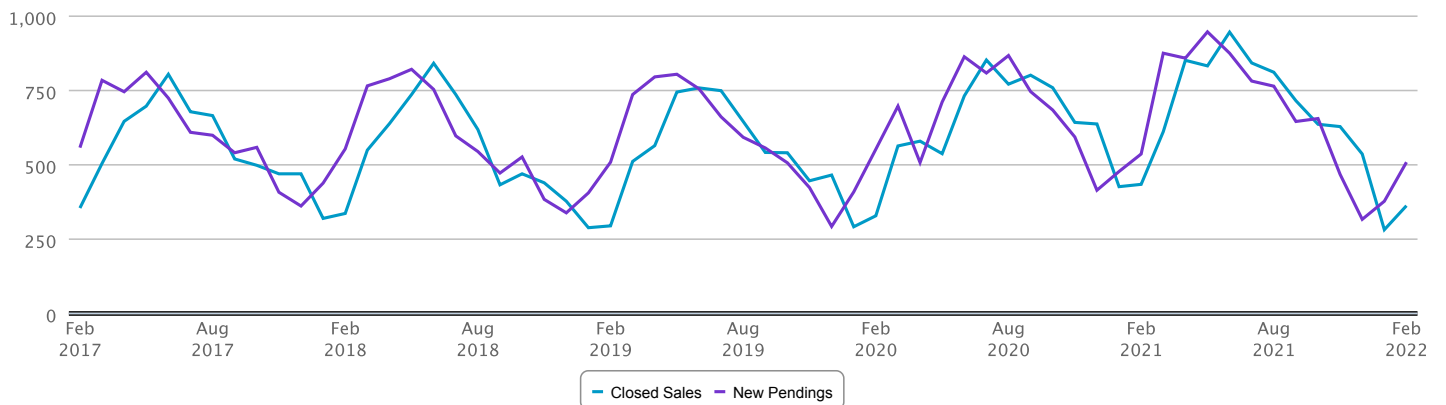


Feb 2022 vs. Feb 2021

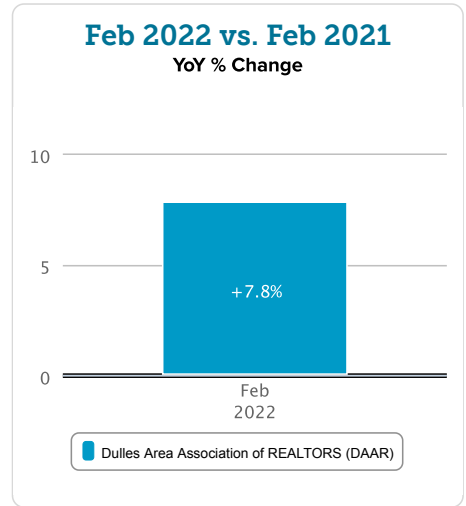
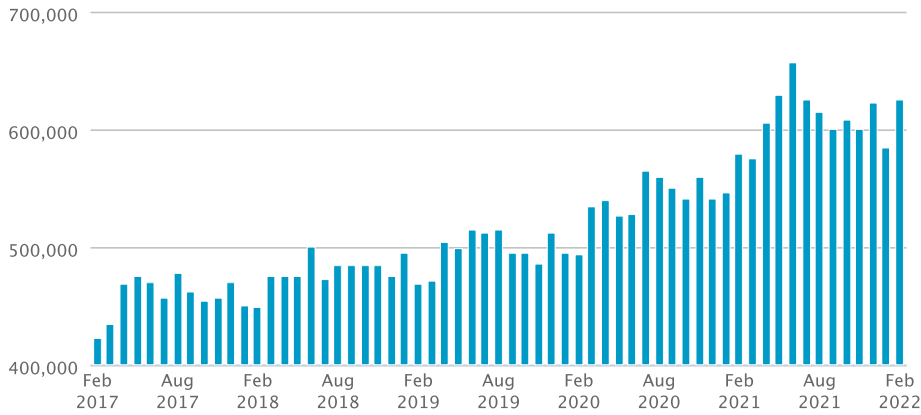
YoY % Change



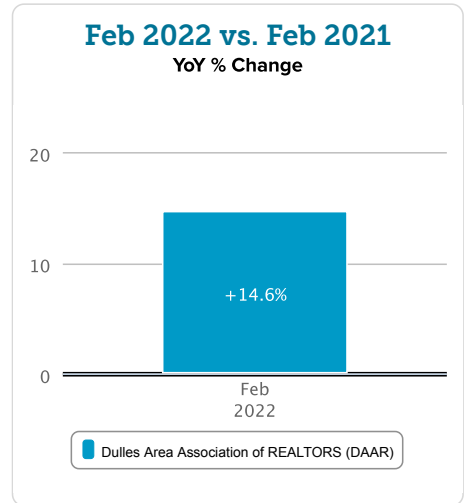
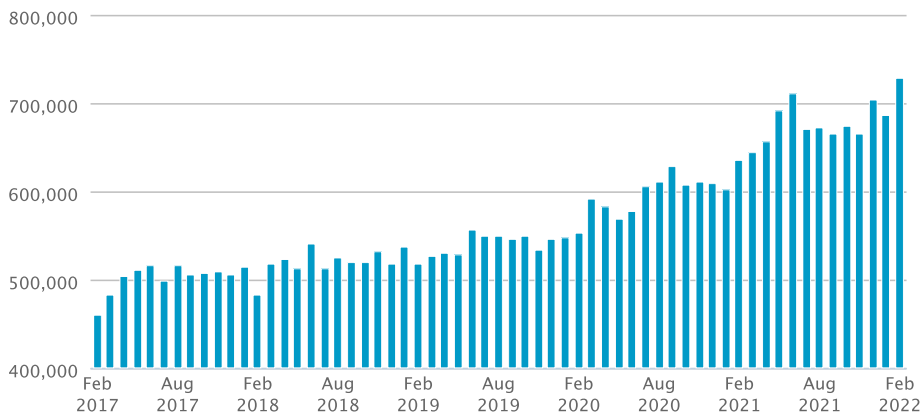
Closed Sales vs. New Pendings



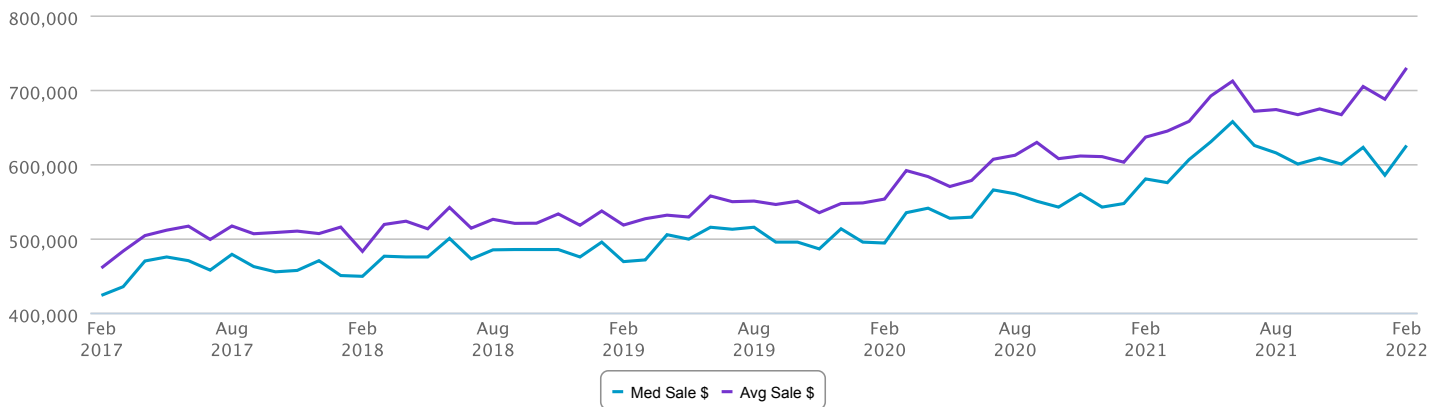
Median Sale Price



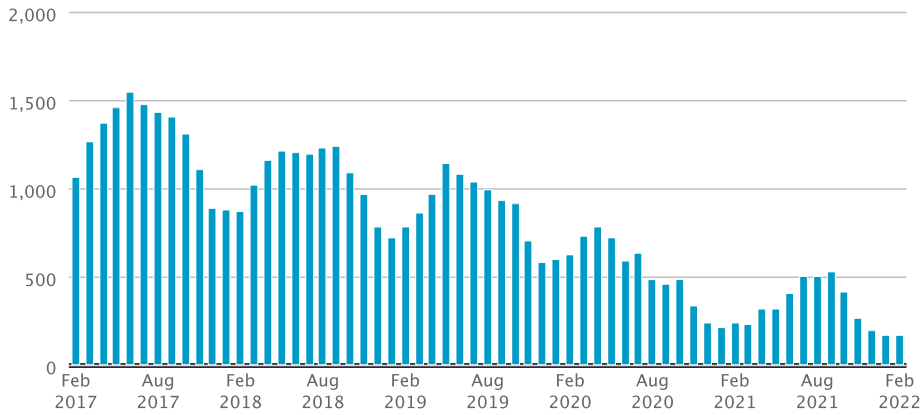
Average Sale Price



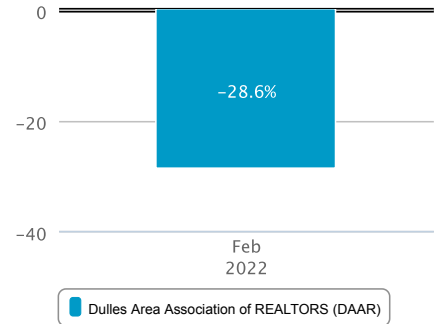
Median vs. Average Sale Price



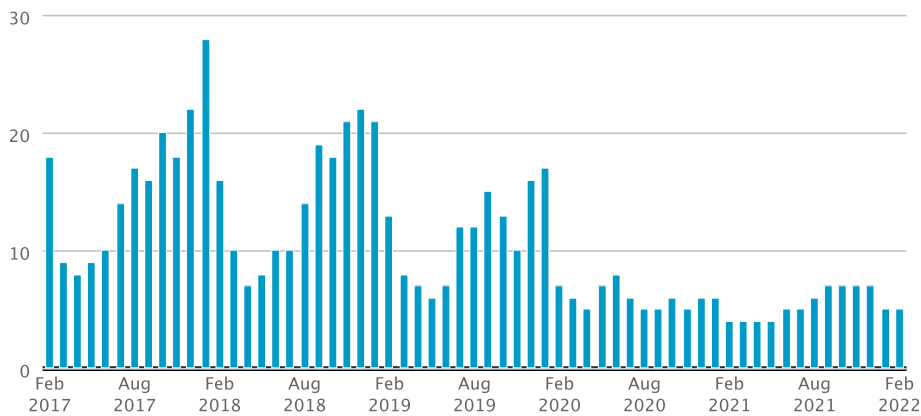
Active Listings



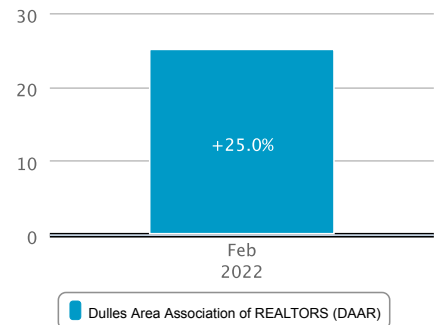
Feb 2022 vs. Feb 2021
YoY % Change



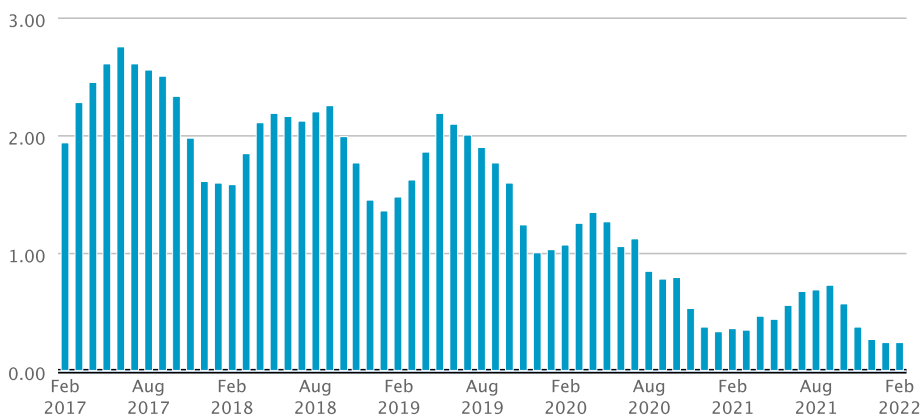
Median Days on Market



Feb 2022 vs. Feb 2021
YoY % Change



Months of Supply



Feb 2022 vs. Feb 2021
YoY % Change

