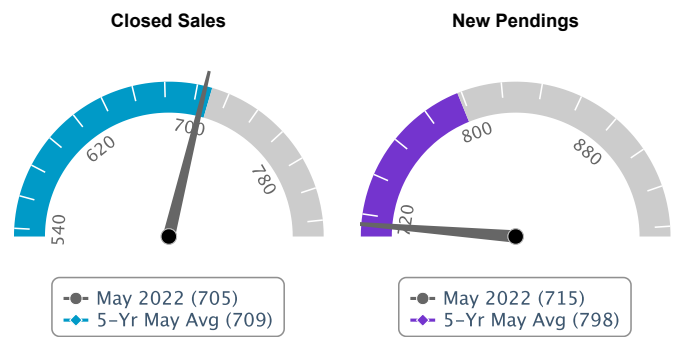


Association Executive Report

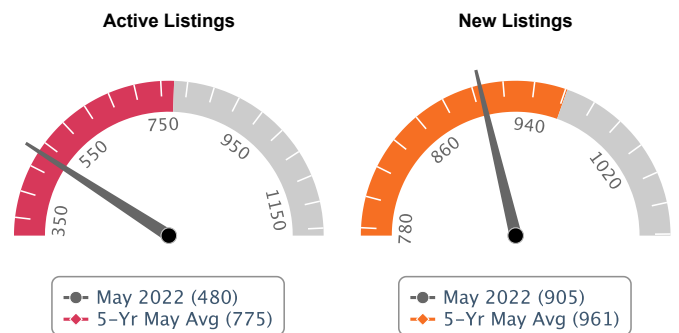
# May 2022

## Dulles Area Association of REALTORS

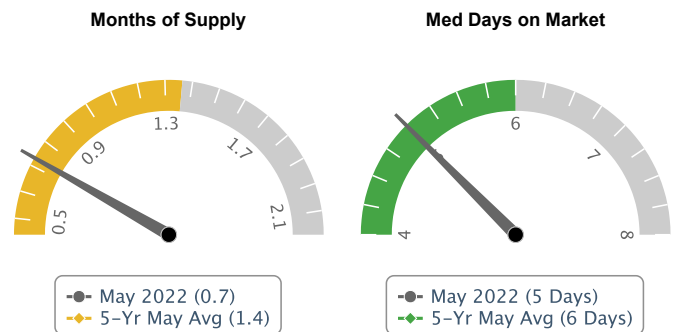
Statistic	May	YoY	MoM
<b>Total Sold Dollar Volume</b>	514,848,479	- 6.5%	+ 5.4%
<b>Closed Sales</b>	705	- 15.1%	+10.2%
<b>Median Sold Price</b>	\$698,910	+10.9%	- 2.9%
<b>Average Sold Price</b>	\$757,462	+ 9.5%	- 4.9%
<b>Median Days on Market</b>	5 days	+ 25%	+ 25%
<b>Average Days on Market</b>	6 days	-14.3%	-14.3%
<b>Median Price per Sq Foot</b>	\$266	+12.2%	- 0.8%
<b>Average Price per Sq Foot</b>	\$271	+ 11.5%	- 4.9%



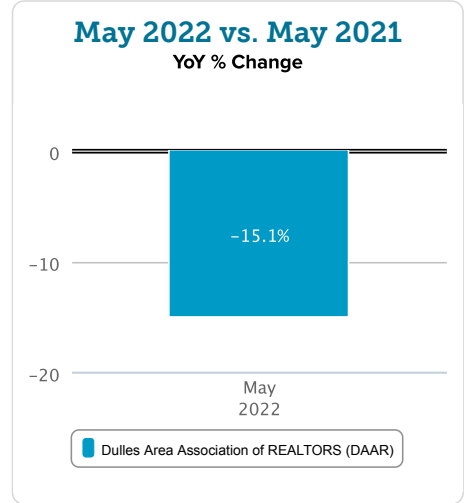
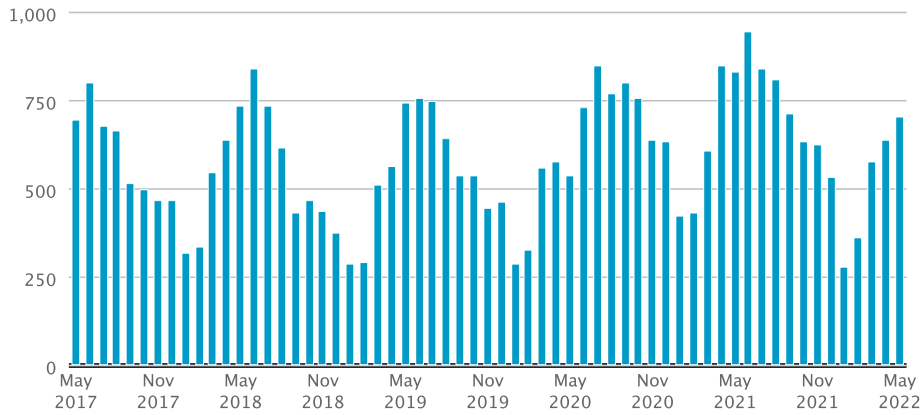
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for May was \$698,910, representing a decrease of 2.9% compared to last month and an increase of 10.9% from May 2021. The average days on market for units sold in May was 6 days, 57% below the 5-year May average of 14 days. There was a 2.5% month over month decrease in new contract activity with 715 New Pendings; a 1.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 762; and a 24.7% increase in supply to 480 active units.



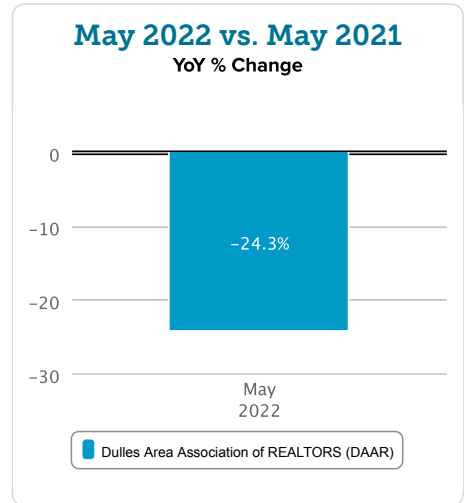
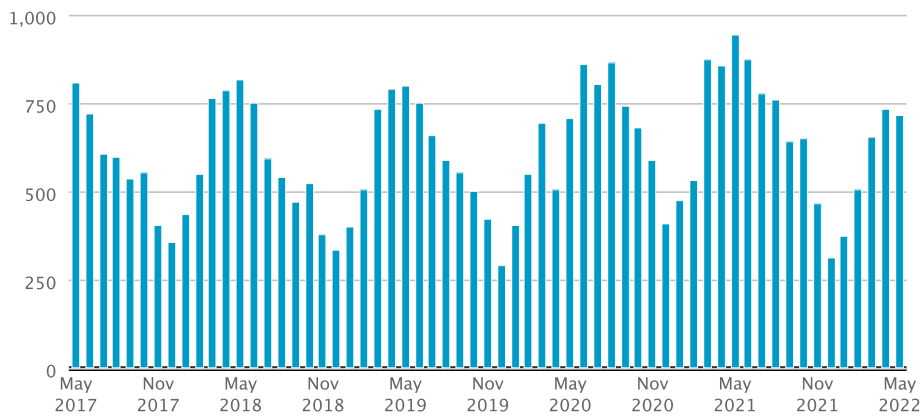
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, down from 1.95 in April and a decrease from 3.28 in May 2021. The Contract Ratio is 2% higher than the 5-year May average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



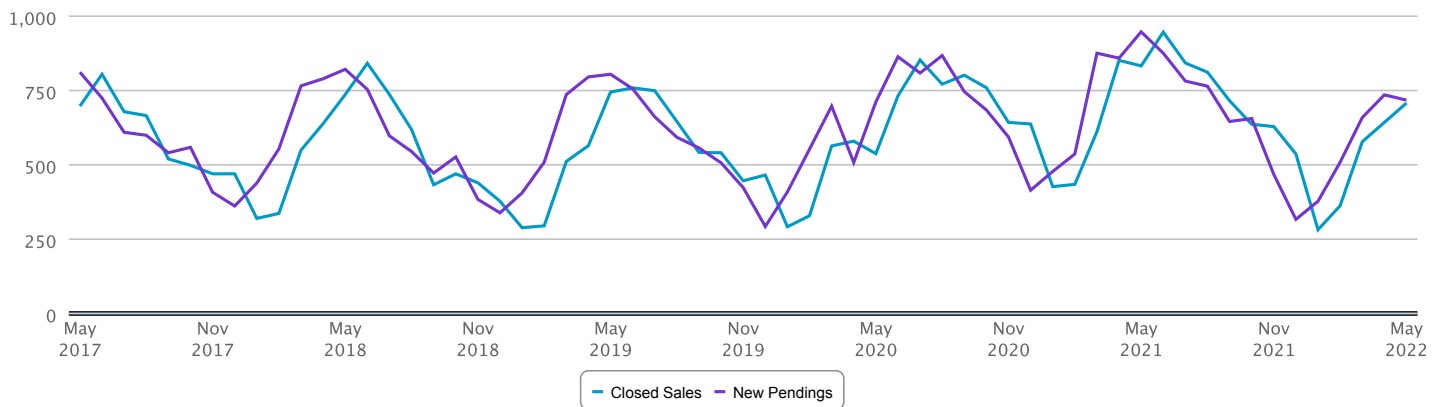
## Closed Sales



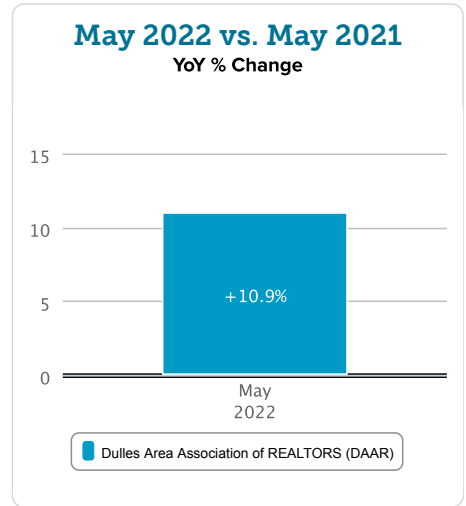
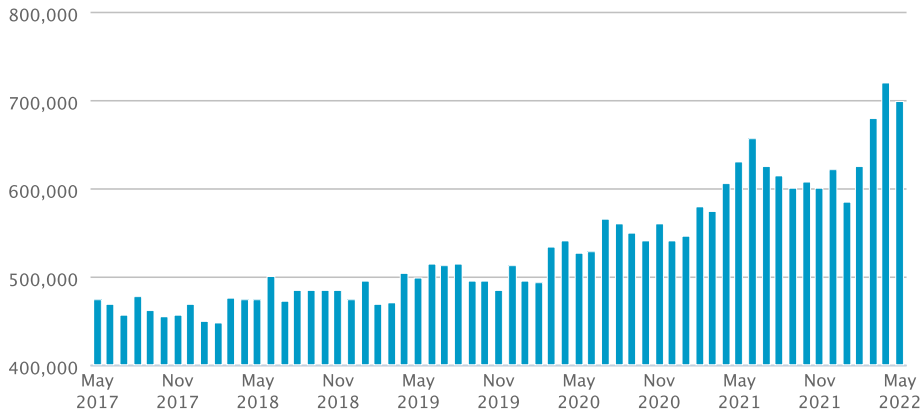
## New Pendings



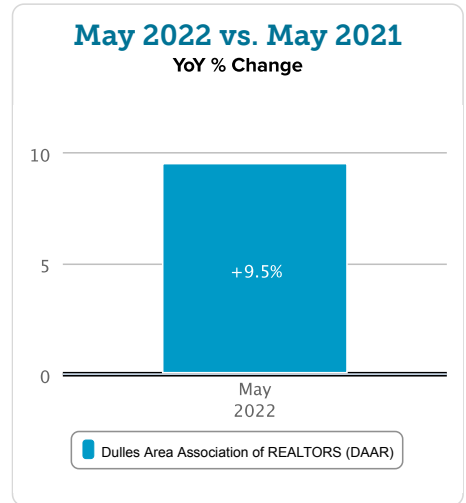
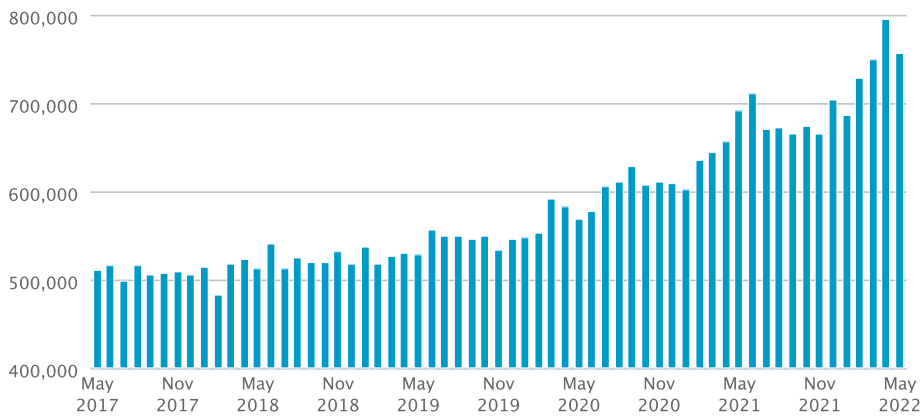
## Closed Sales vs. New Pendings



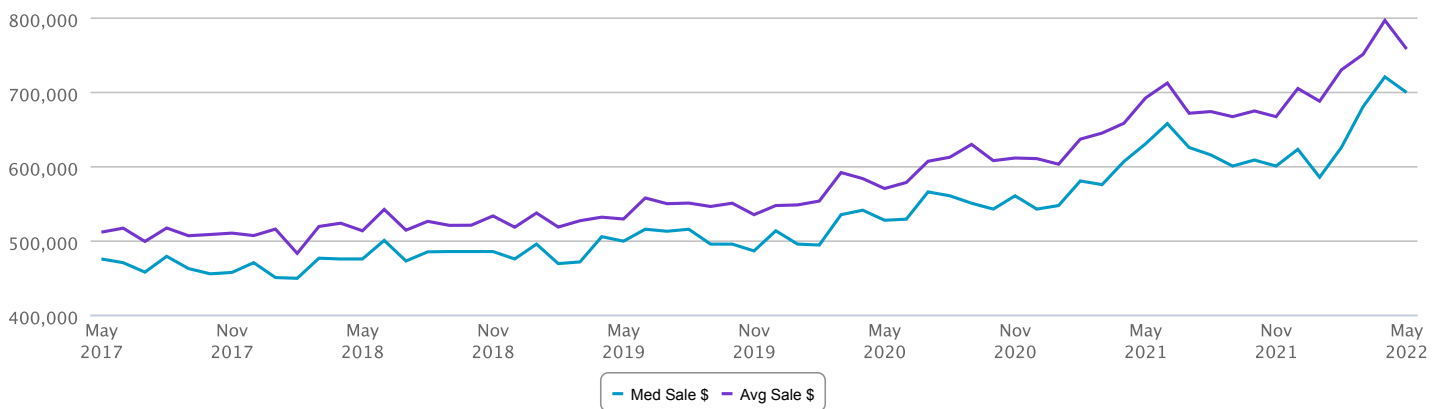
## Median Sale Price



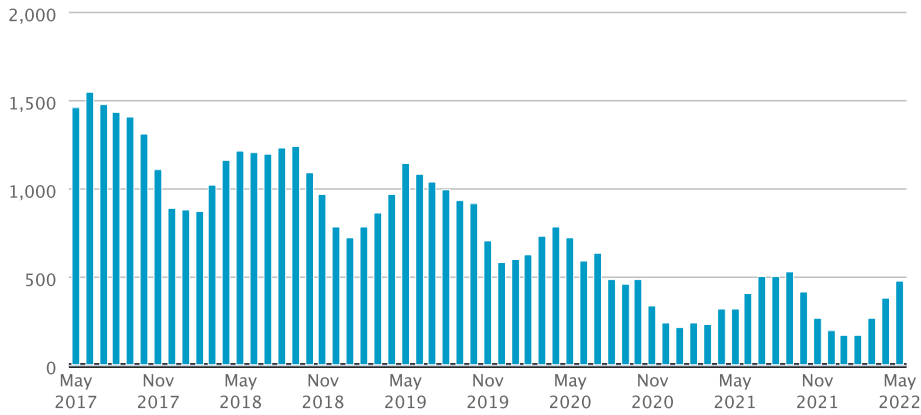
## Average Sale Price



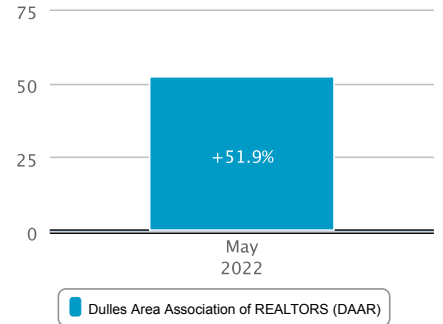
## Median vs. Average Sale Price



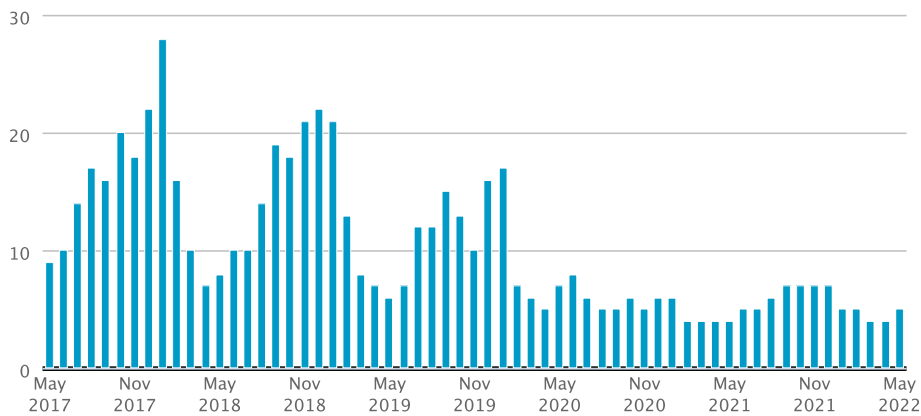
## Active Listings



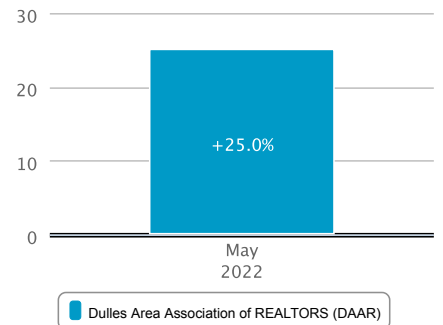
May 2022 vs. May 2021  
YoY % Change



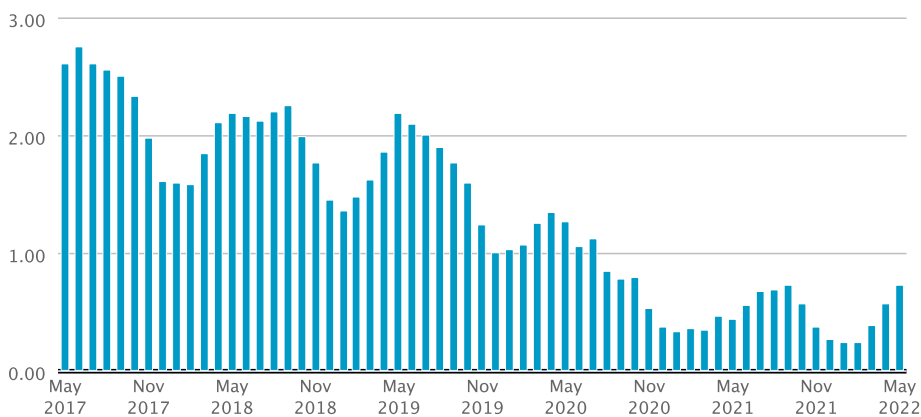
## Median Days on Market



May 2022 vs. May 2021  
YoY % Change



## Months of Supply



May 2022 vs. May 2021  
YoY % Change

