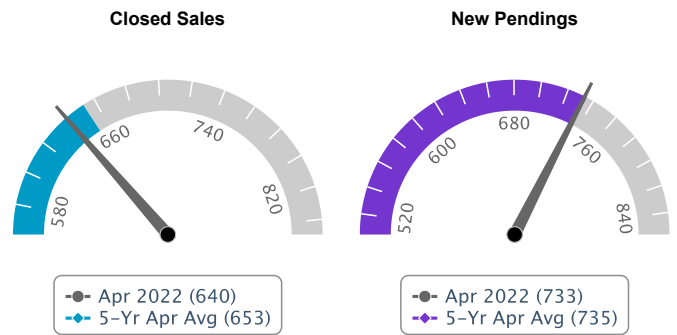


Association Executive Report

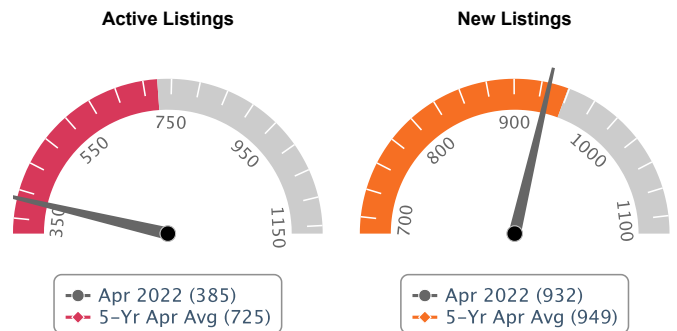
April 2022

Dulles Area Association of REALTORS

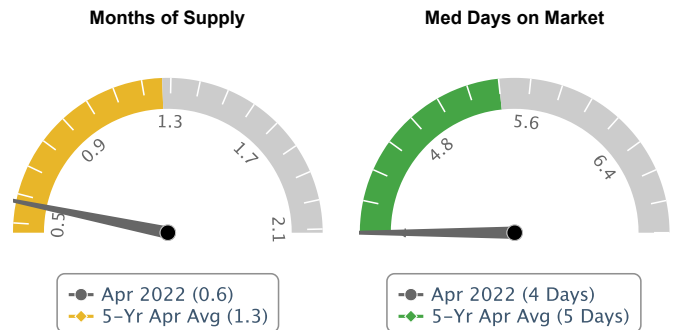
Statistic	Apr	YoY	MoM
Total Sold Dollar Volume	488,378,342	- 9.2%	+18.3%
Closed Sales	640	-24.6%	+ 11.3%
Median Sold Price	\$720,000	+ 18.8%	+ 5.9%
Average Sold Price	\$796,102	+ 21.1%	+ 6.1%
Median Days on Market	4 days	0%	0%
Average Days on Market	7 days	- 30%	-12.5%
Median Price per Sq Foot	\$268	+ 16.5%	+ 3.1%
Average Price per Sq Foot	\$285	+ 19.3%	+ 5.2%



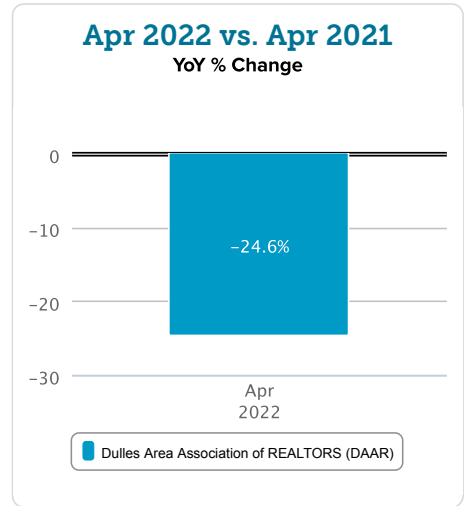
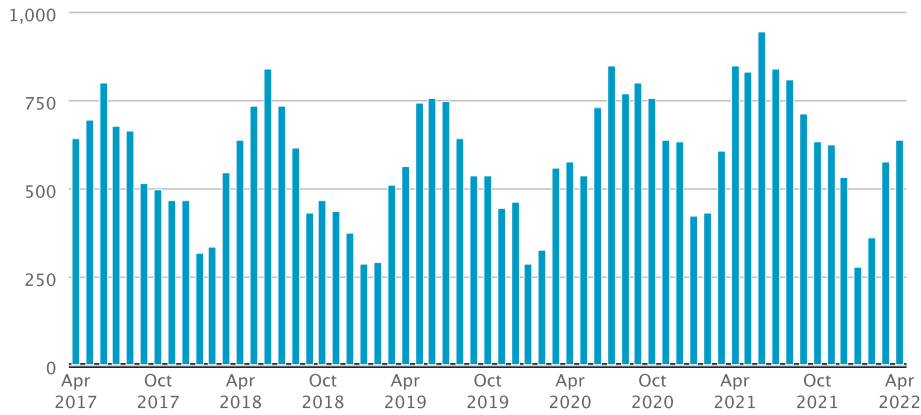
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for April was \$720,000, representing an increase of 5.9% compared to last month and an increase of 18.8% from Apr 2021. The average days on market for units sold in April was 7 days, 51% below the 5-year April average of 14 days. There was an 11.7% month over month increase in new contract activity with 733 New Pendings; a 13.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 752; and a 44.7% increase in supply to 385 active units.



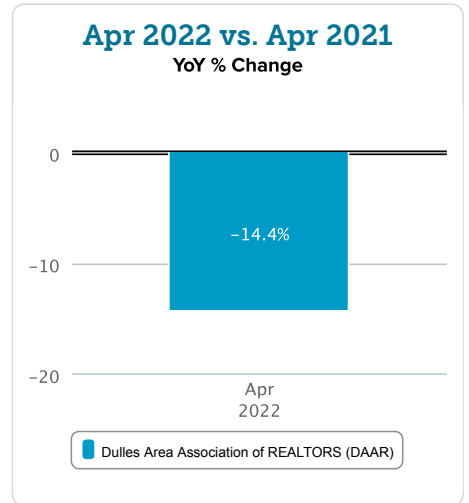
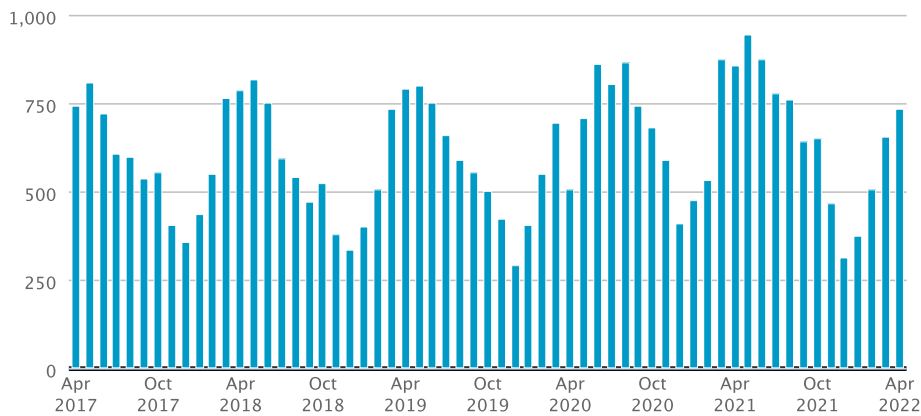
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, down from 2.48 in March and a decrease from 2.90 in April 2021. The Contract Ratio is 27% higher than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



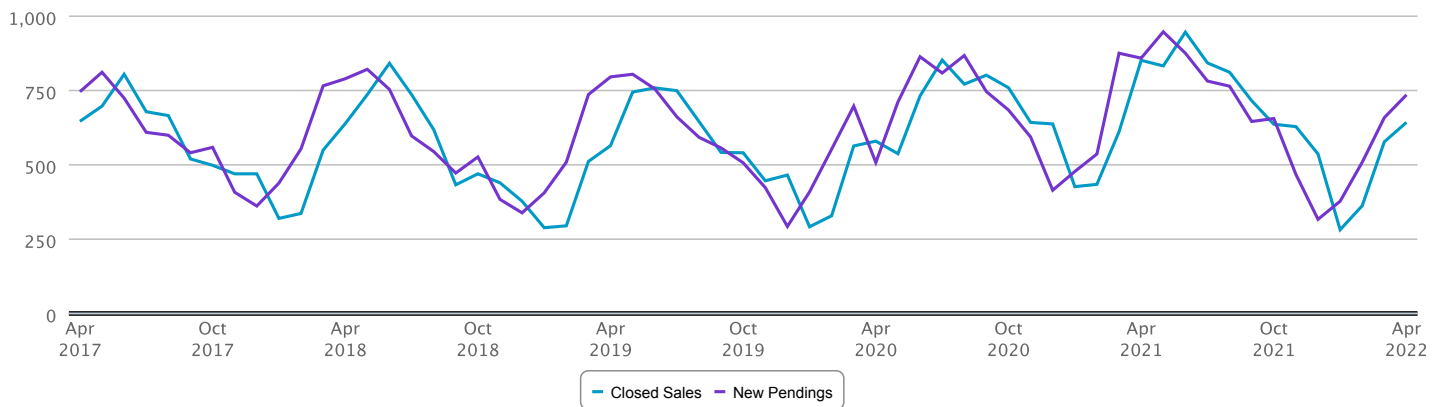
Closed Sales



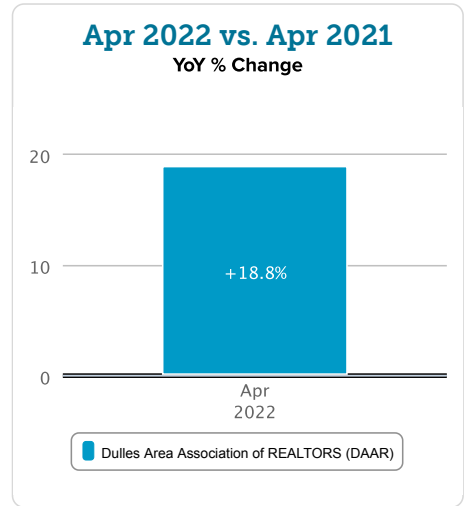
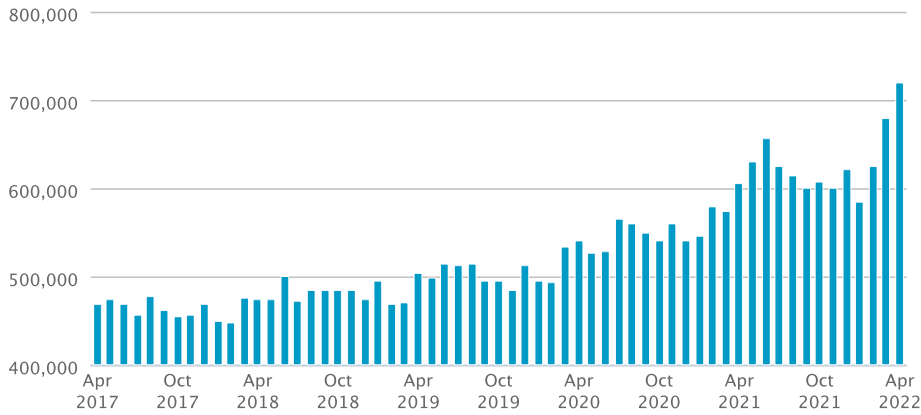
New Pendings



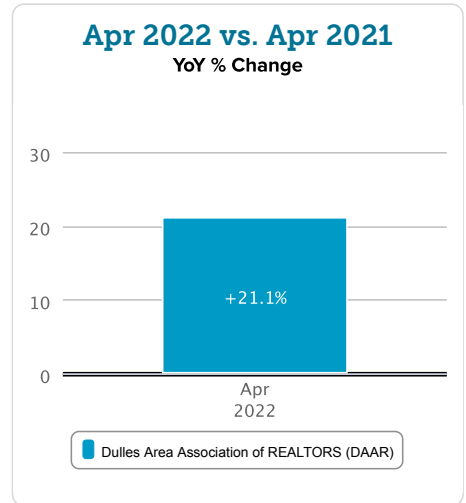
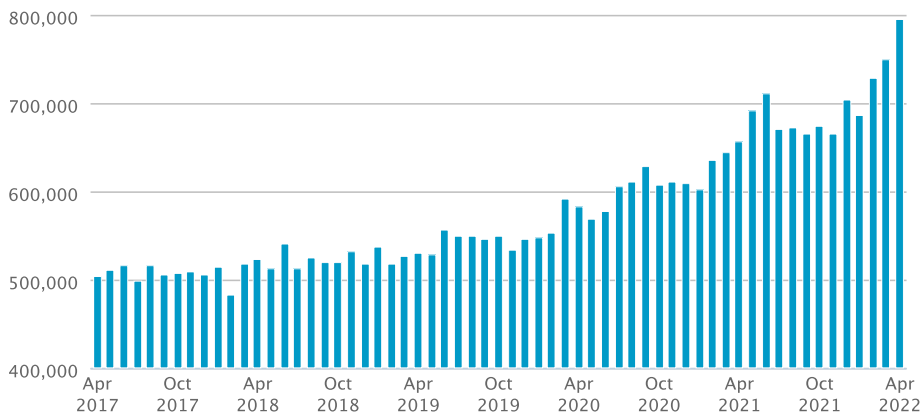
Closed Sales vs. New Pendings



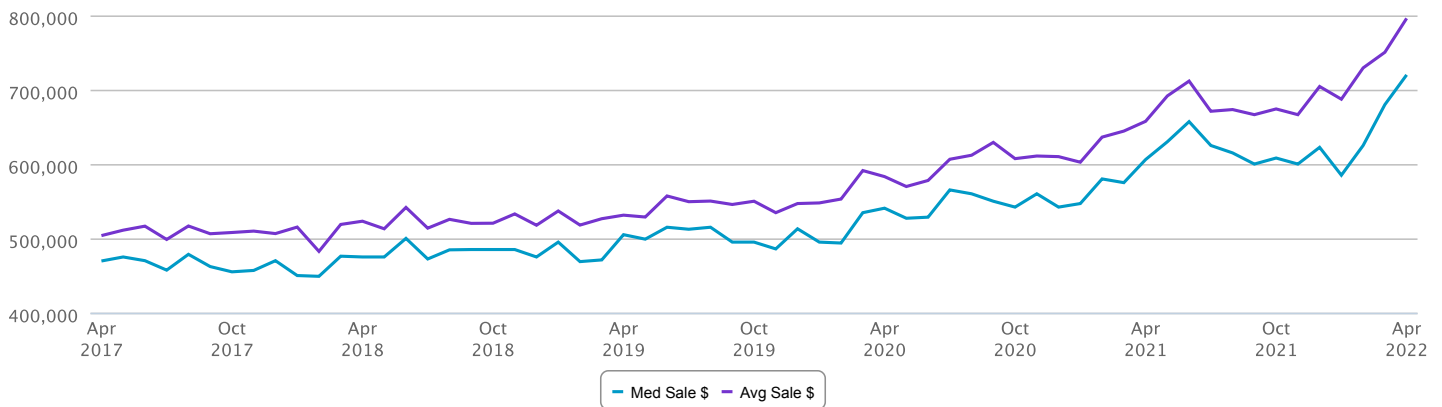
Median Sale Price



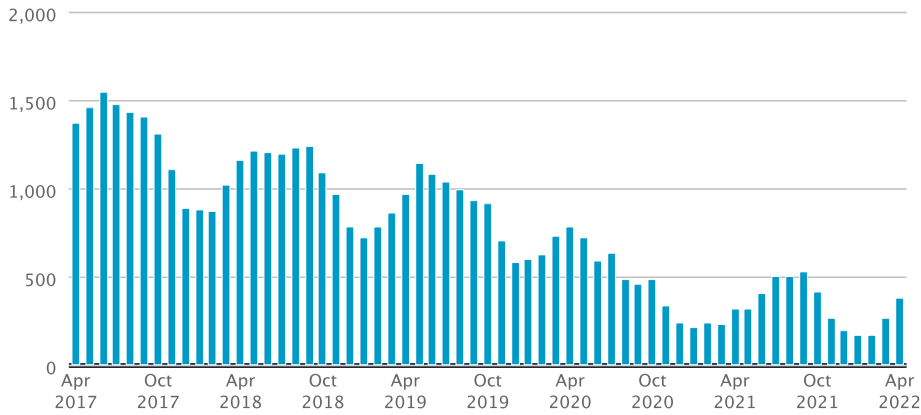
Average Sale Price



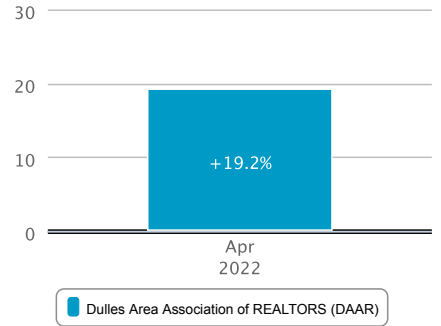
Median vs. Average Sale Price



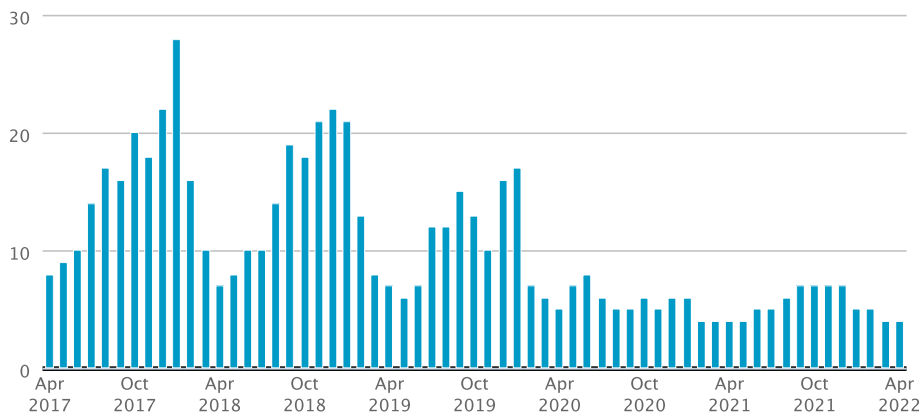
Active Listings



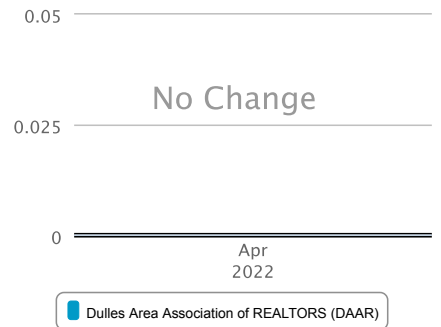
Apr 2022 vs. Apr 2021
YoY % Change



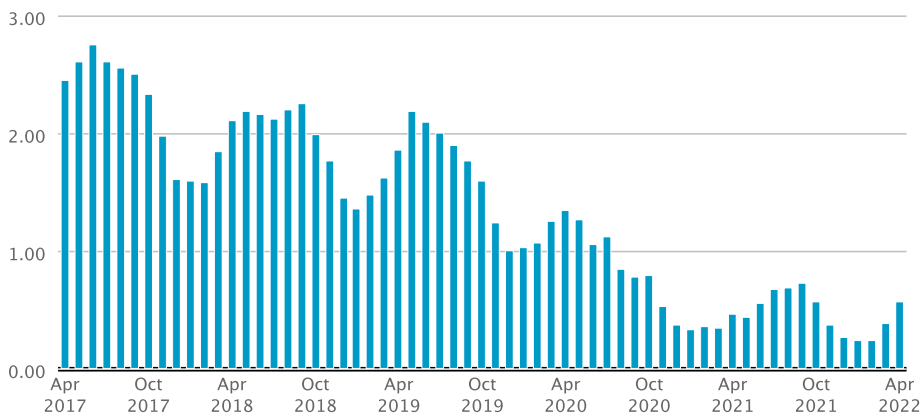
Median Days on Market



Apr 2022 vs. Apr 2021
YoY % Change



Months of Supply



Apr 2022 vs. Apr 2021
YoY % Change

