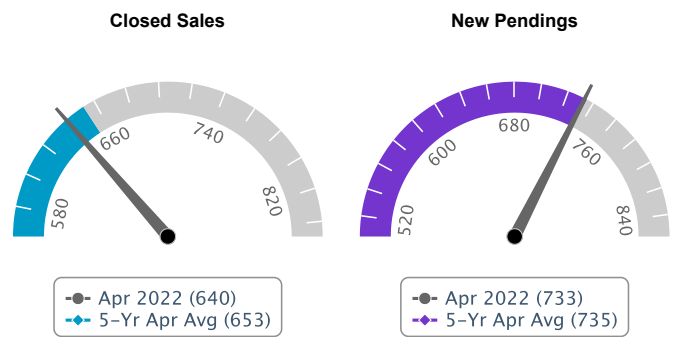


Association Executive Report

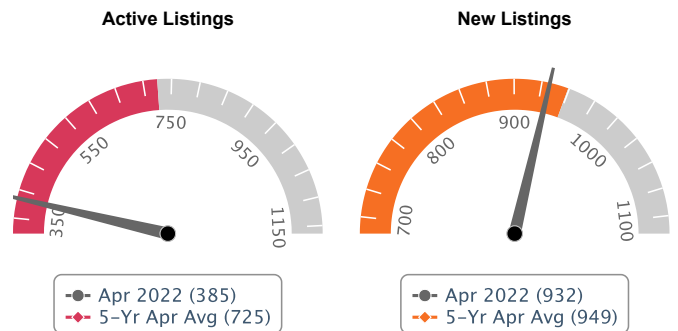
# April 2022

## Dulles Area Association of REALTORS

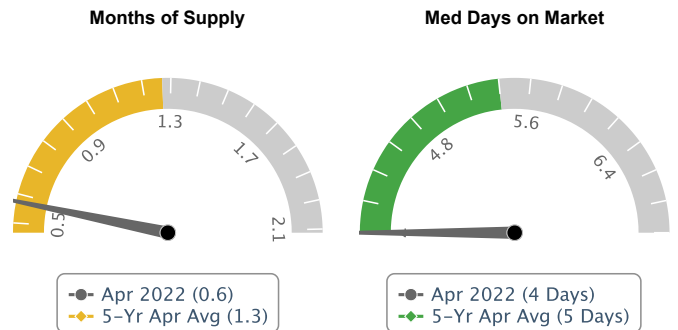
Statistic	Apr	YoY	MoM
<b>Total Sold Dollar Volume</b>	488,378,342	- 9.2%	+18.3%
<b>Closed Sales</b>	640	-24.6%	+ 11.3%
<b>Median Sold Price</b>	\$720,000	+ 18.8%	+ 5.9%
<b>Average Sold Price</b>	\$796,102	+ 21.1%	+ 6.1%
<b>Median Days on Market</b>	4 days	0%	0%
<b>Average Days on Market</b>	7 days	-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



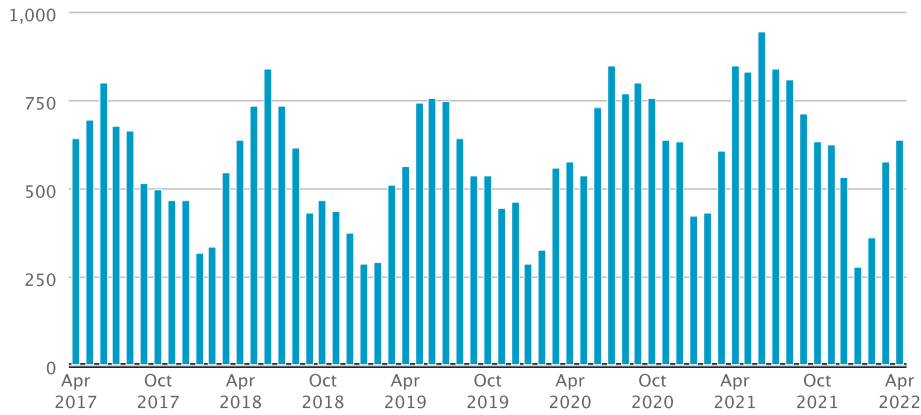
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for April was \$720,000, representing an increase of 5.9% compared to last month and an increase of 18.8% from Apr 2021. The average days on market for units sold in April was 7 days, 51% below the 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.



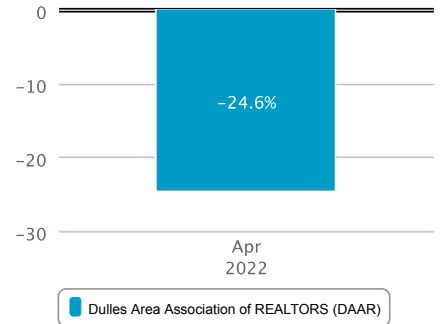
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, down from 2.48 in March and a decrease from 2.90 in April 2021. The Contract Ratio is 27% higher than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to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



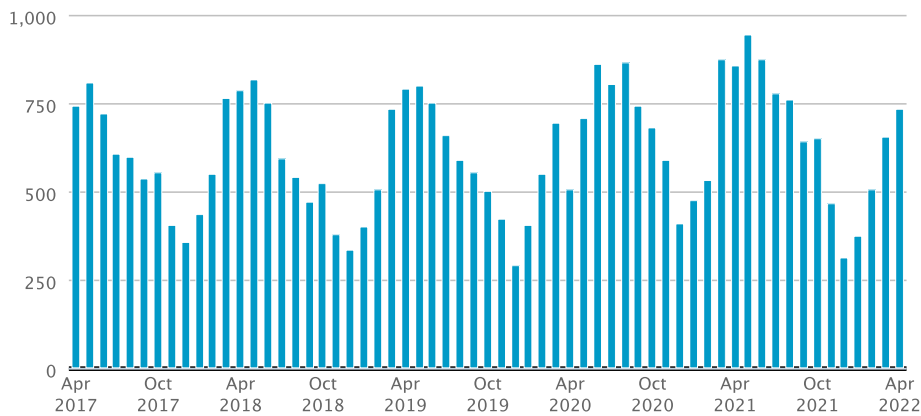
## Closed Sales



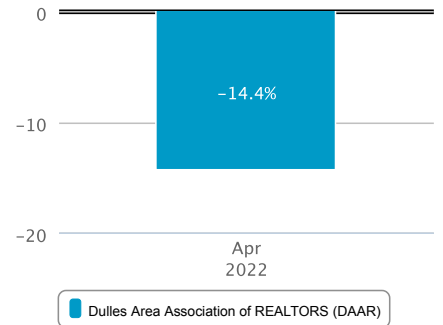
Apr 2022 vs. Apr 2021  
YoY % Change



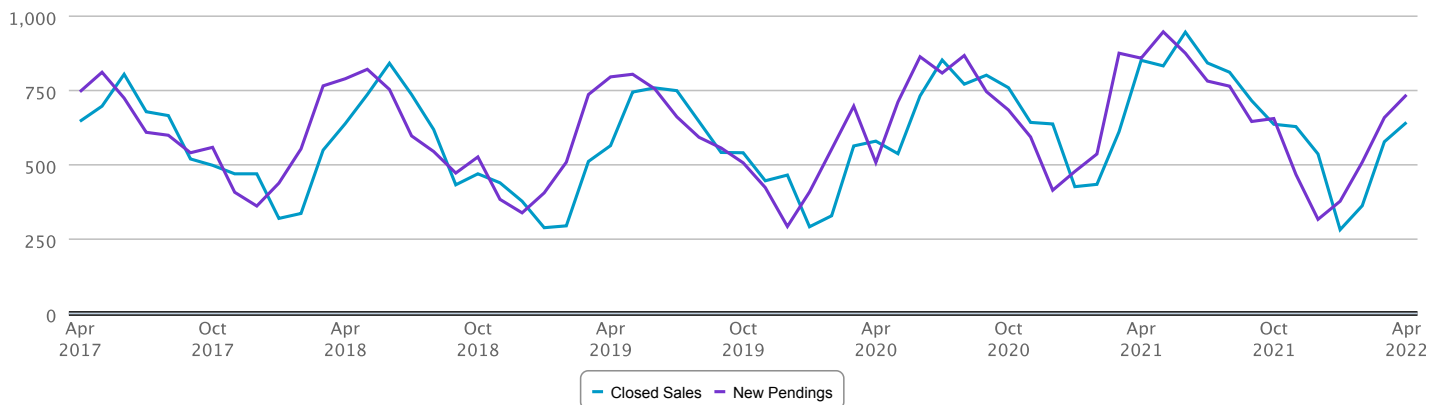
## New Pendings



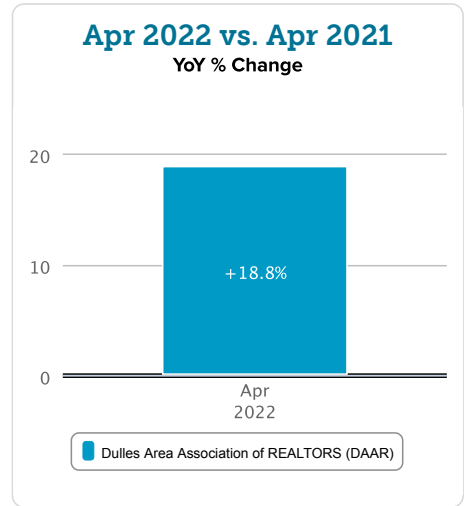
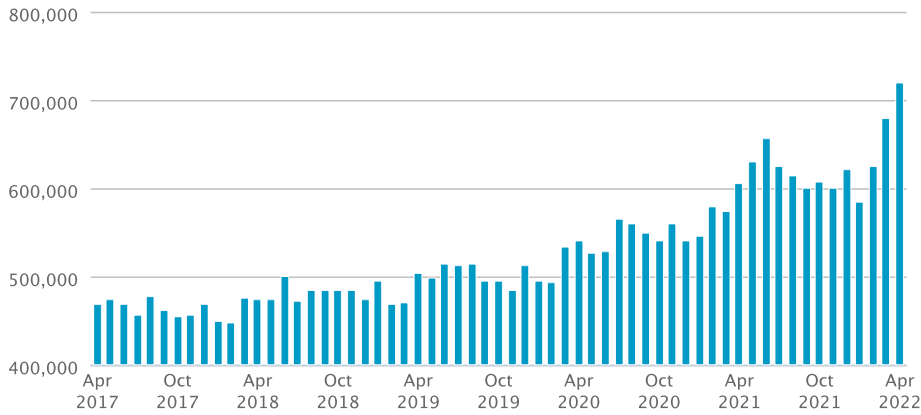
Apr 2022 vs. Apr 2021  
YoY % Change



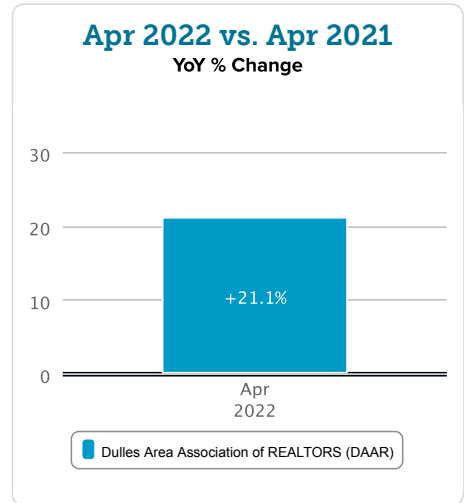
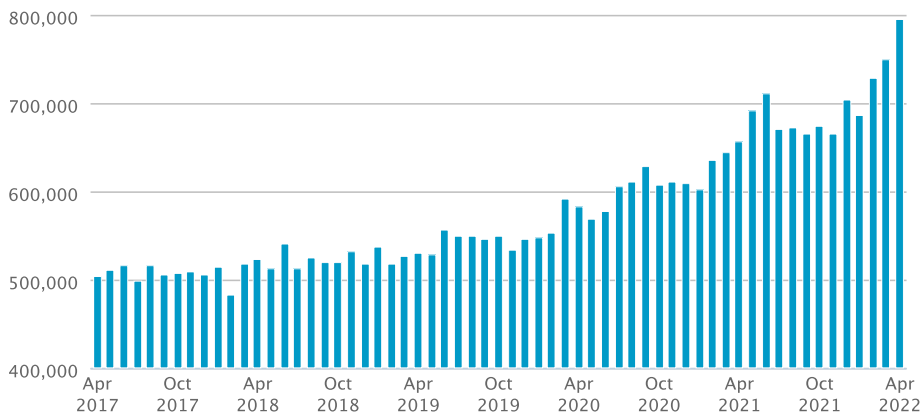
## Closed Sales vs. New Pendings



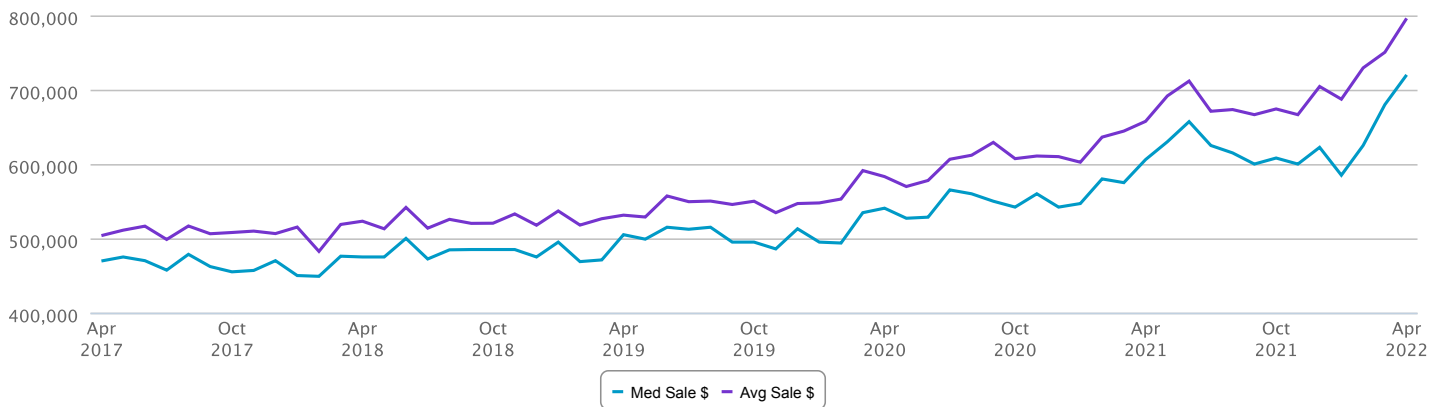
## Median Sale Price



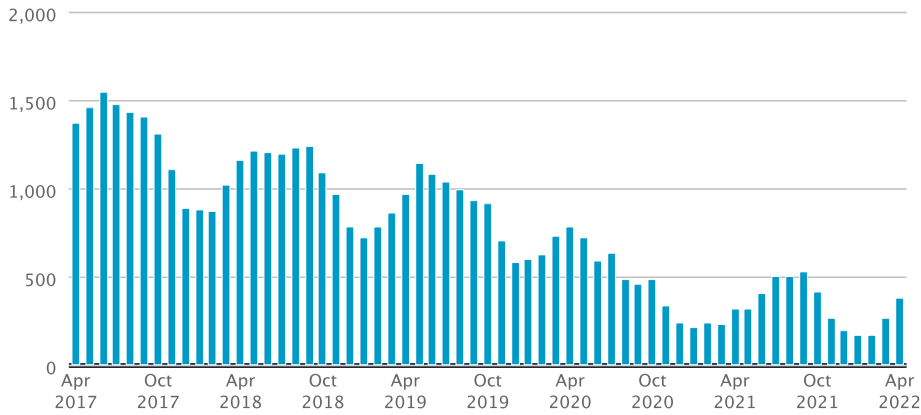
## Average Sale Price



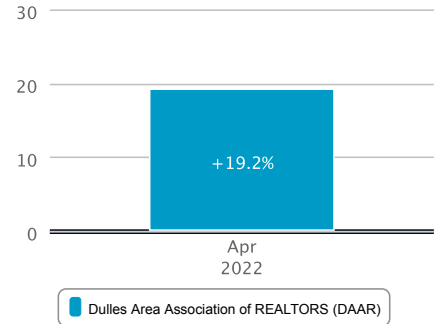
## Median vs. Average Sale Price



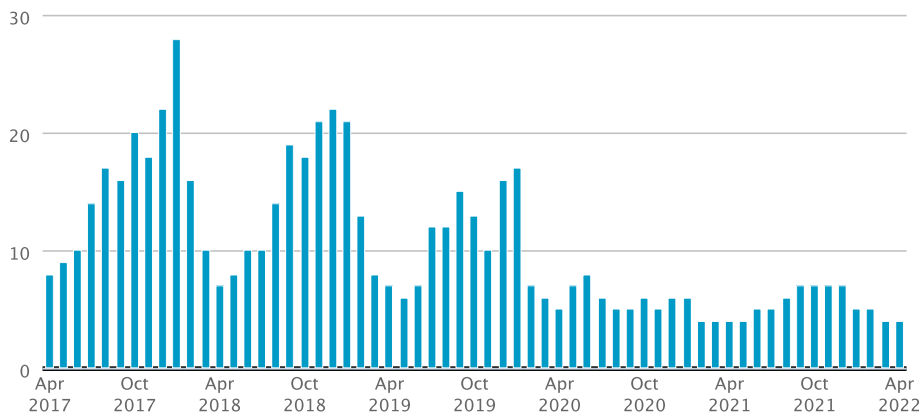
## Active Listings



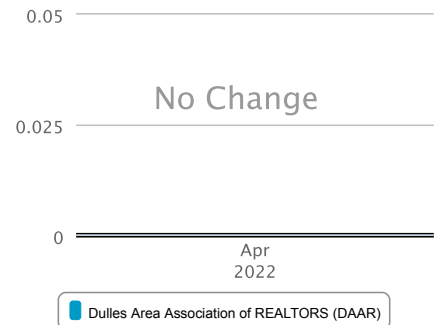
Apr 2022 vs. Apr 2021  
YoY % Change



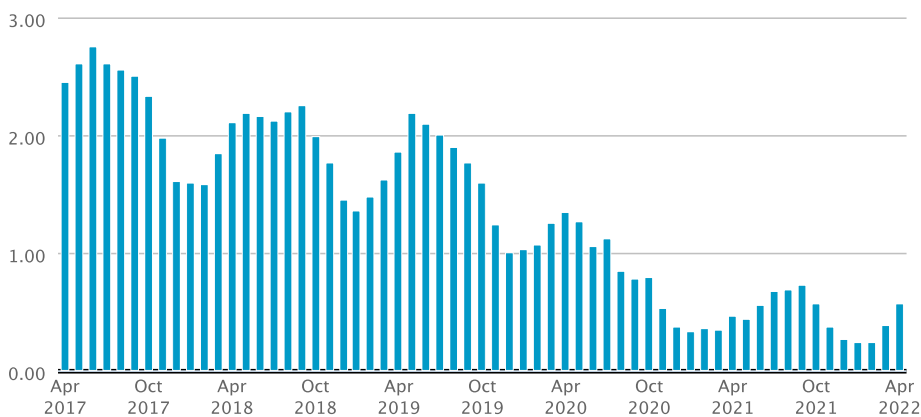
## Median Days on Market



Apr 2022 vs. Apr 2021  
YoY % Change



## Months of Supply



Apr 2022 vs. Apr 2021  
YoY % Change

