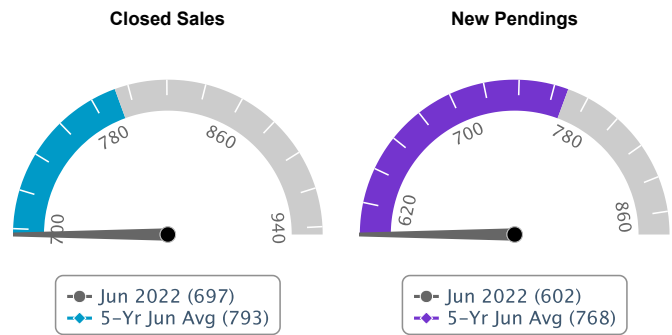


Association Executive Report

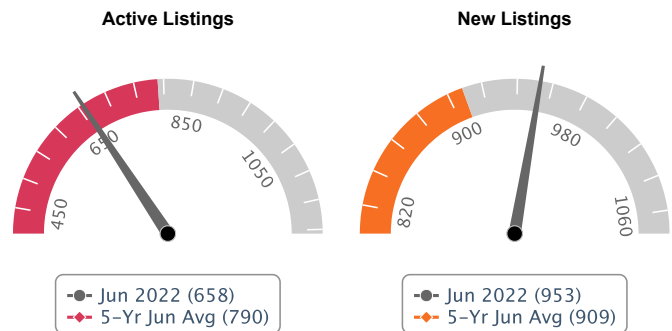
June 2022

Dulles Area Association of REALTORS

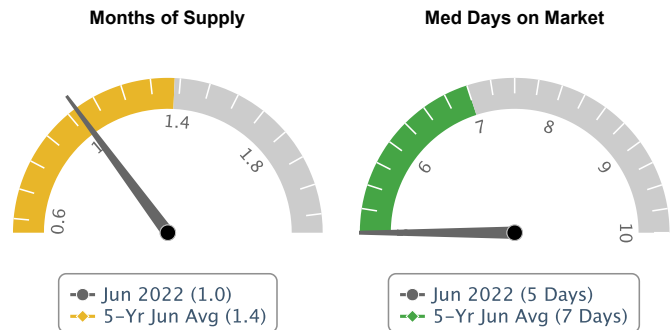
Statistic	Jun	YoY	MoM
Total Sold Dollar Volume	531,350,842	- 18.2%	+ 3.2%
Closed Sales	697	-26.2%	- 1.1%
Median Sold Price	\$690,000	+ 5%	- 1.3%
Average Sold Price	\$776,122	+ 9.1%	+ 2.5%
Median Days on Market	5 days	0%	0%
Average Days on Market	8 days	0%	+33.3%
Median Price per Sq Foot	\$261	+ 11.5%	- 1.9%
Average Price per Sq Foot	\$266	+ 11.3%	- 1.9%



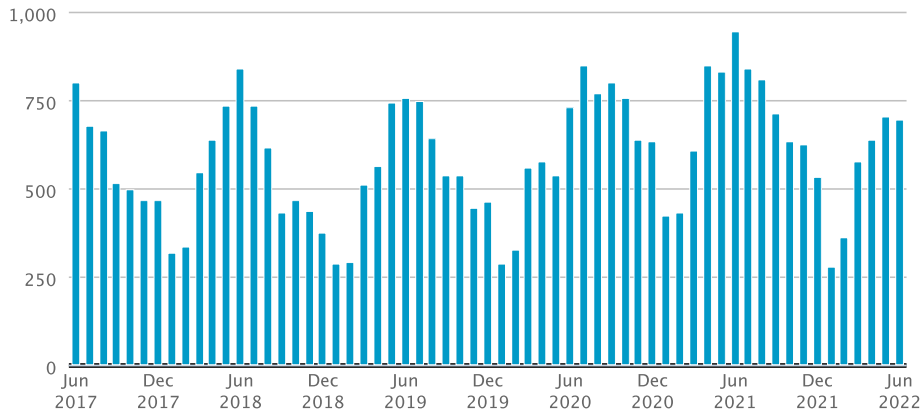
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for June was \$690,000, representing a decrease of 1.3% compared to last month and an increase of 5% from Jun 2021. The average days on market for units sold in June was 8 days, 49% below the 5-year June average of 16 days. There was a 15.8% month over month decrease in new contract activity with 602 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 664; and a 37.1% increase in supply to 658 active units.



This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.59 in May and a decrease from 2.31 in June 2021. The Contract Ratio is 24% lower than the 5-year June average of 1.32. 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.

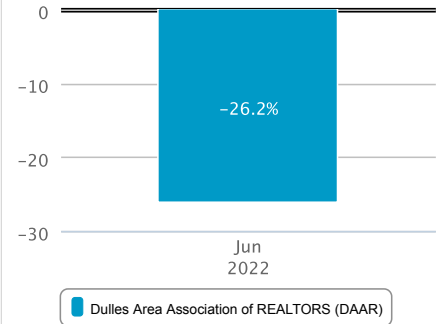


Closed Sales

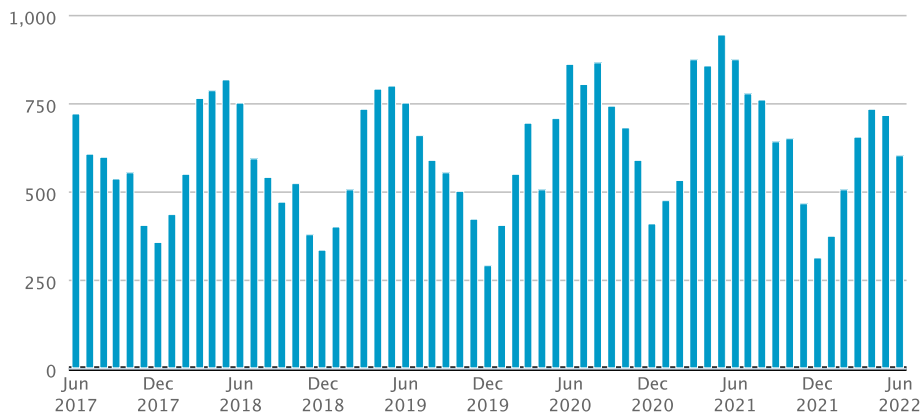


Jun 2022 vs. Jun 2021

YoY % Change

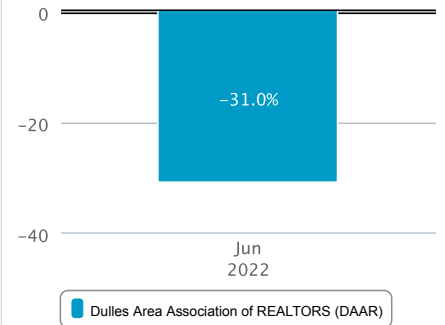


New Pendings

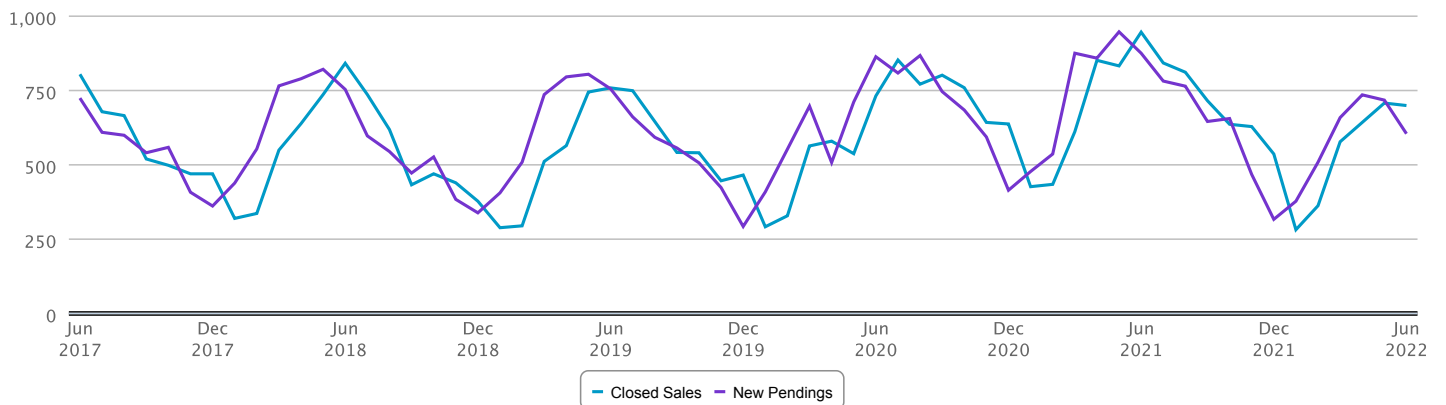


Jun 2022 vs. Jun 2021

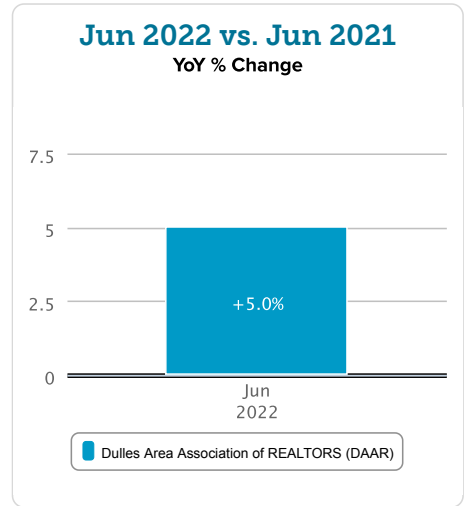
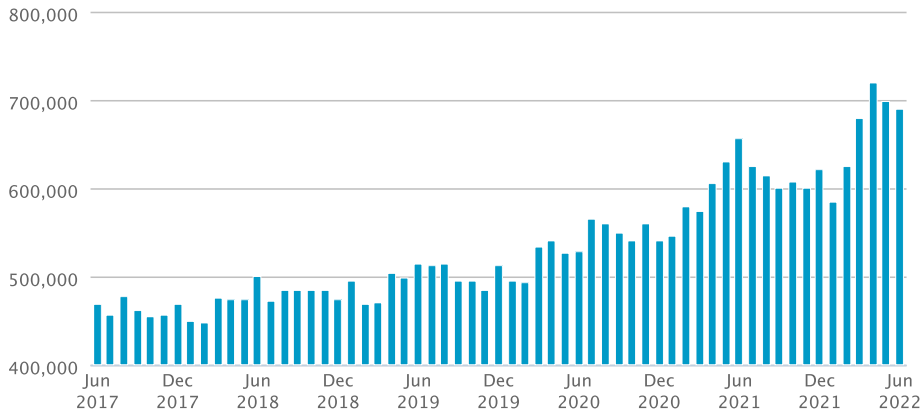
YoY % Change



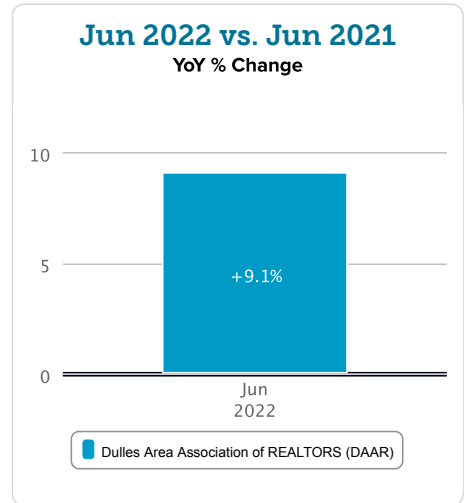
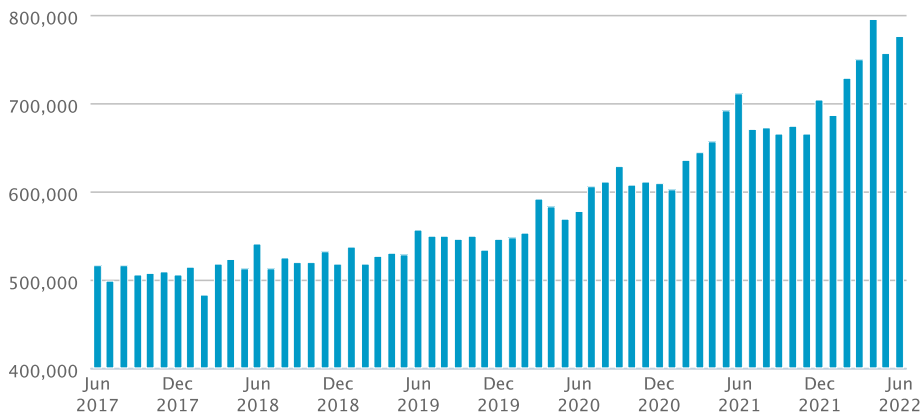
Closed Sales vs. New Pendings



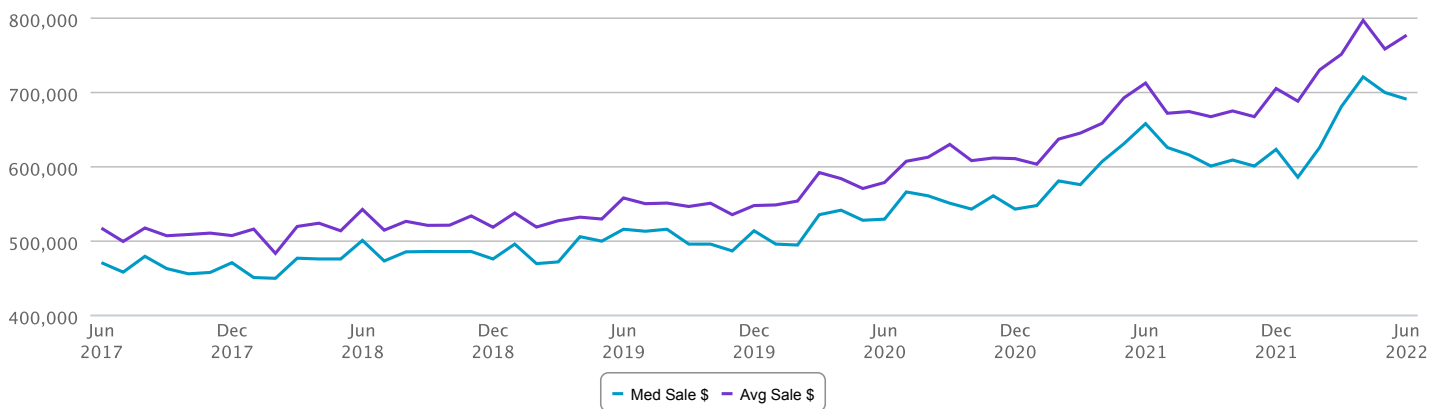
Median Sale Price



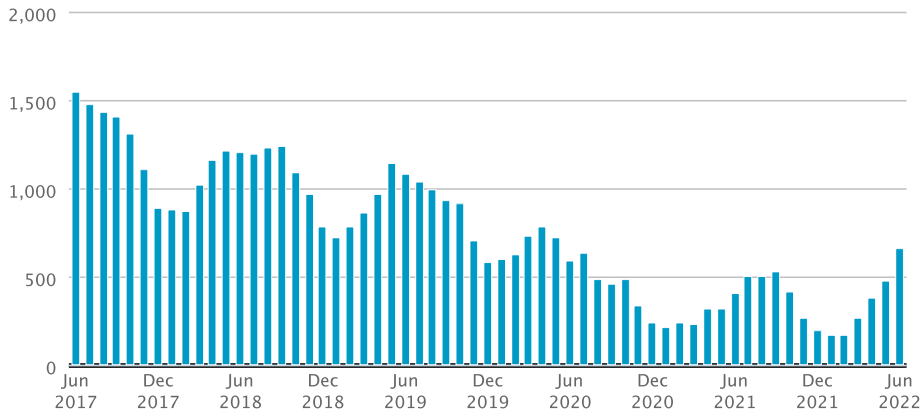
Average Sale Price



Median vs. Average Sale Price

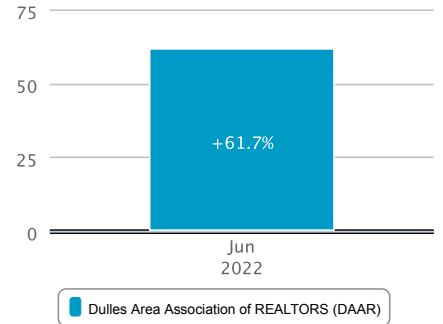


Active Listings

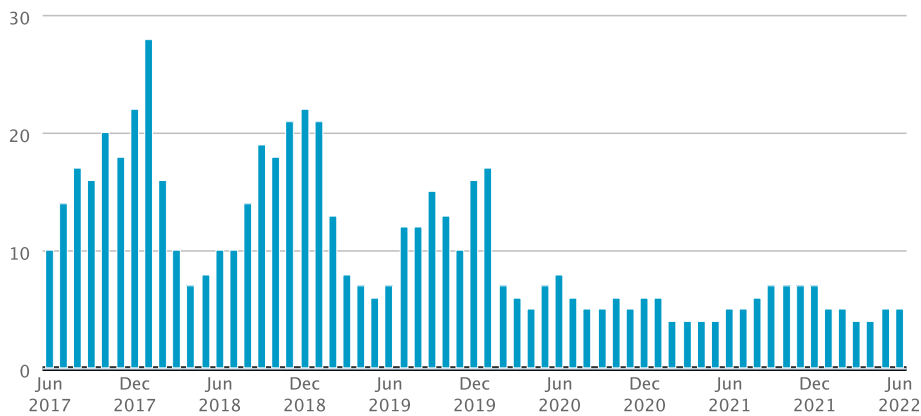


Jun 2022 vs. Jun 2021

YoY % Change

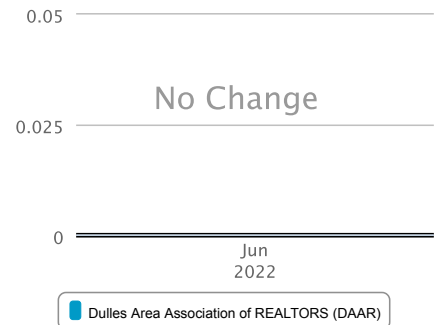


Median Days on Market

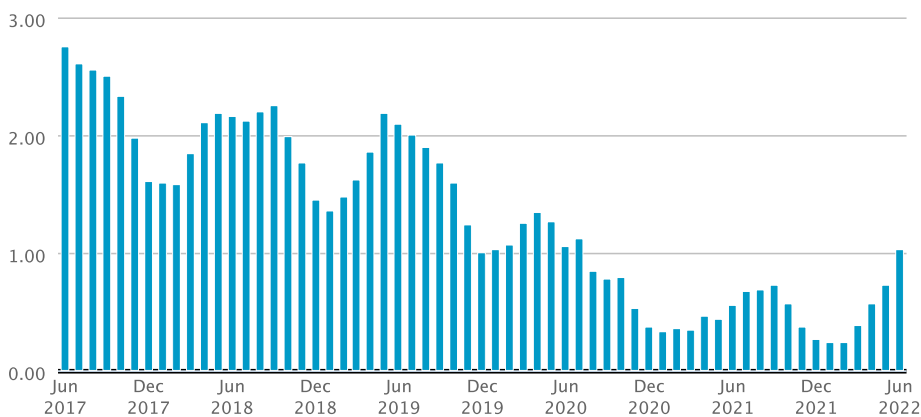


Jun 2022 vs. Jun 2021

YoY % Change



Months of Supply



Jun 2022 vs. Jun 2021

YoY % Change

