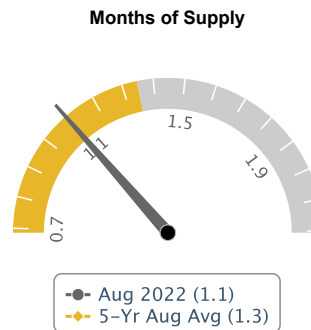
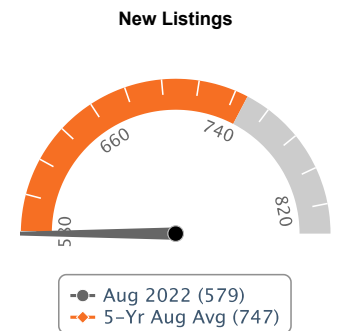
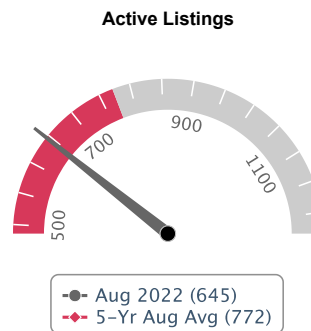
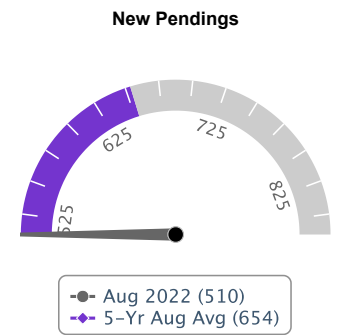
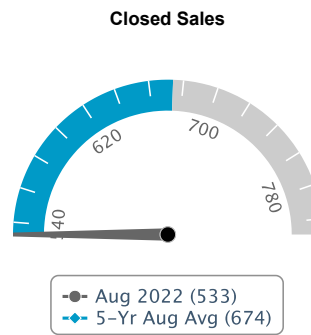


Association Executive Report

August 2022

Dulles Area Association of REALTORS

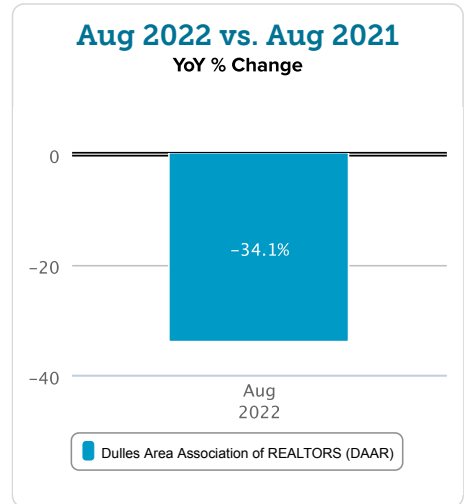
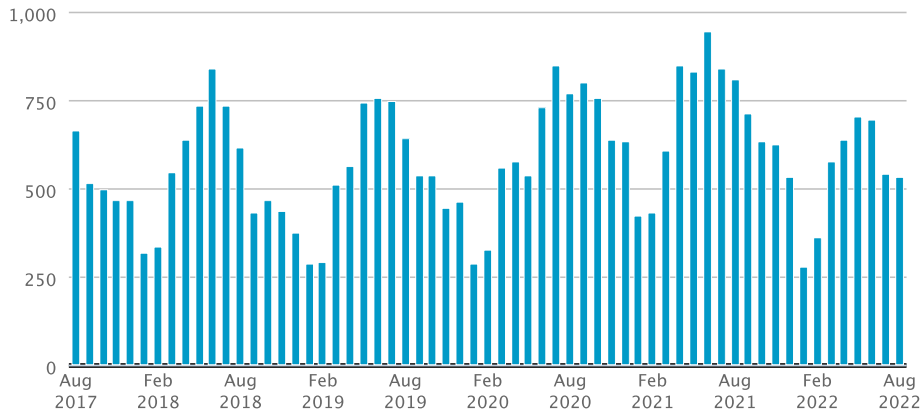
Statistic	Aug	YoY	MoM
Total Sold Dollar Volume	390,182,293	-27.2%	- 5.9%
Closed Sales	533	- 34.1%	- 1.8%
Median Sold Price	\$660,000	+ 7.3%	- 3.7%
Average Sold Price	\$728,279	+ 8.1%	- 5.1%
Median Days on Market	12 days	+ 100%	+ 50%
Average Days on Market	16 days	+ 23.1%	+33.3%
Median Price per Sq Foot	\$251	+ 5.5%	- 1.2%
Average Price per Sq Foot	\$259	+ 6.2%	- 0.4%



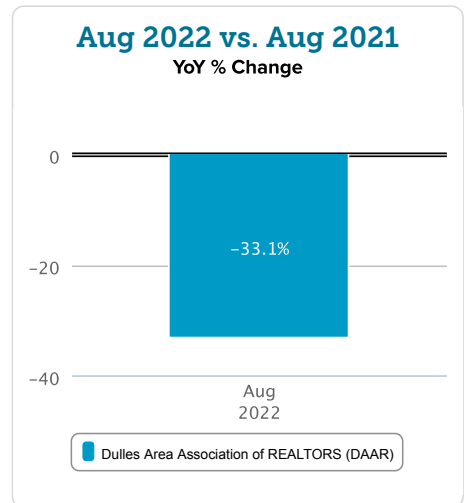
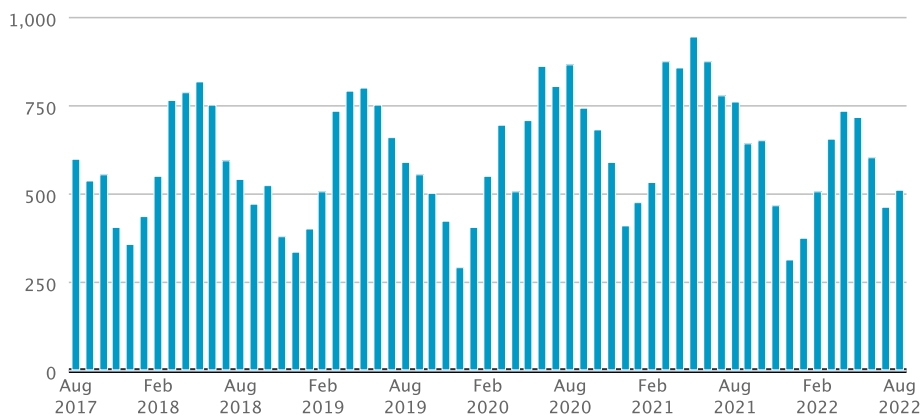
In the Dulles Area Association of REALTORS (DAAR) area, the median sold price for residential properties for August was \$660,000, representing a decrease of 3.6% compared to last month and an increase of 7.3% from Aug 2021. The average days on market for units sold in August was 16 days, 18% below the 5-year August average of 19 days. There was a 10.2% month over month increase in new contract activity with 510 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 533; and a 12.2% decrease in supply to 645 active units.

This activity resulted in a Contract Ratio of 0.83 pendencies per active listing, up from 0.77 in July and a decrease from 1.59 in August 2021. The Contract Ratio is 27% lower than the 5-year August average of 1.14. 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.

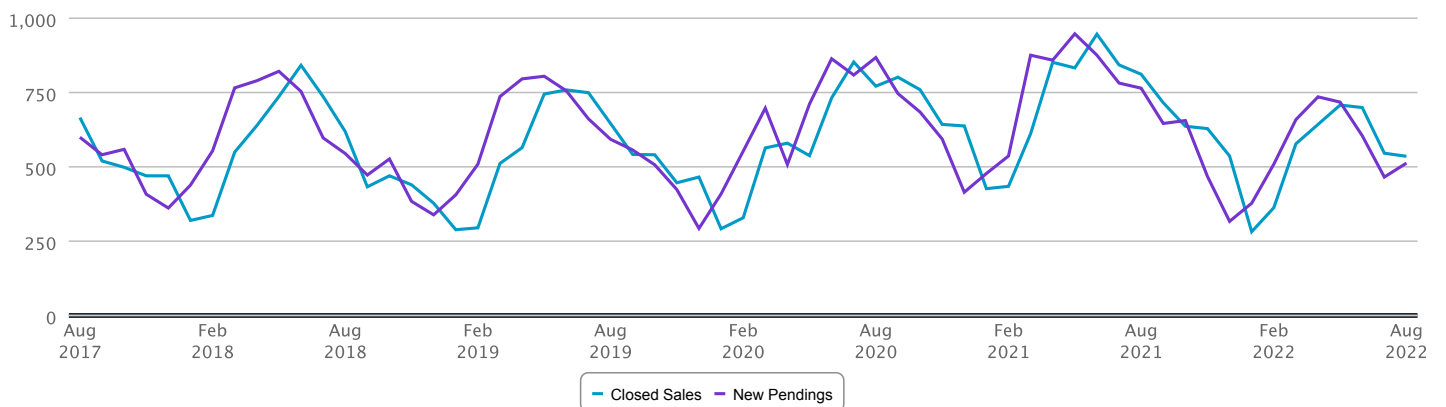
Closed Sales



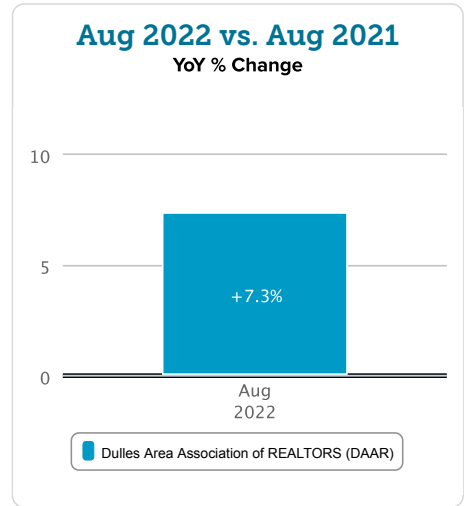
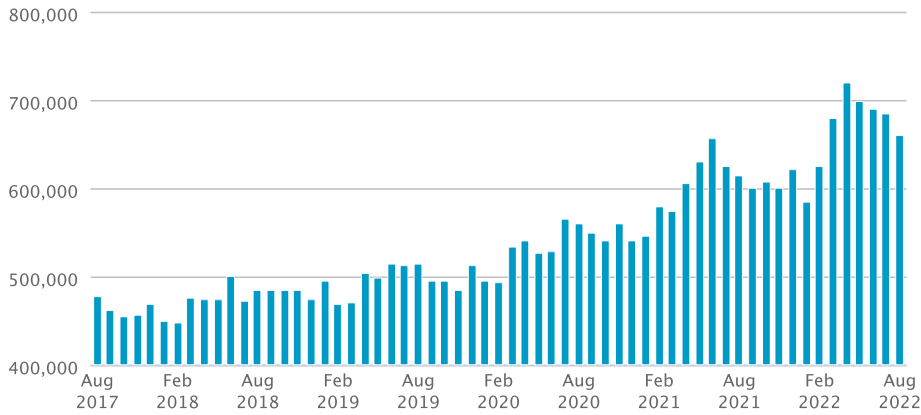
New Pendings



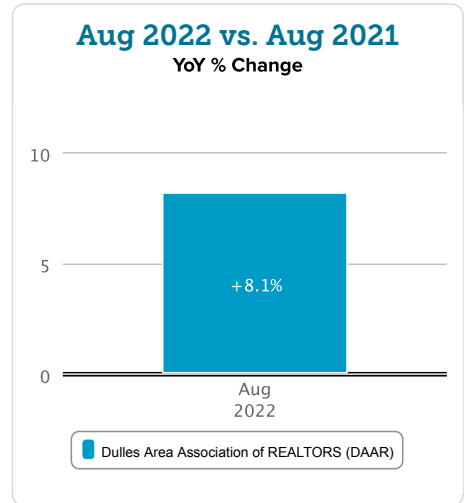
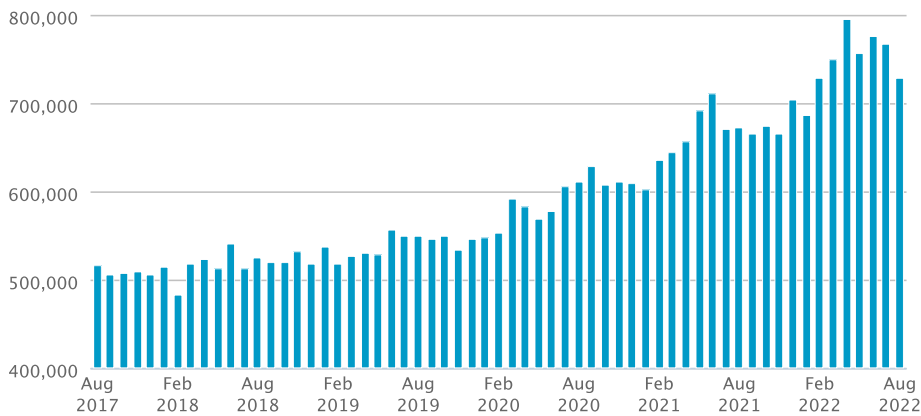
Closed Sales vs. New Pendings



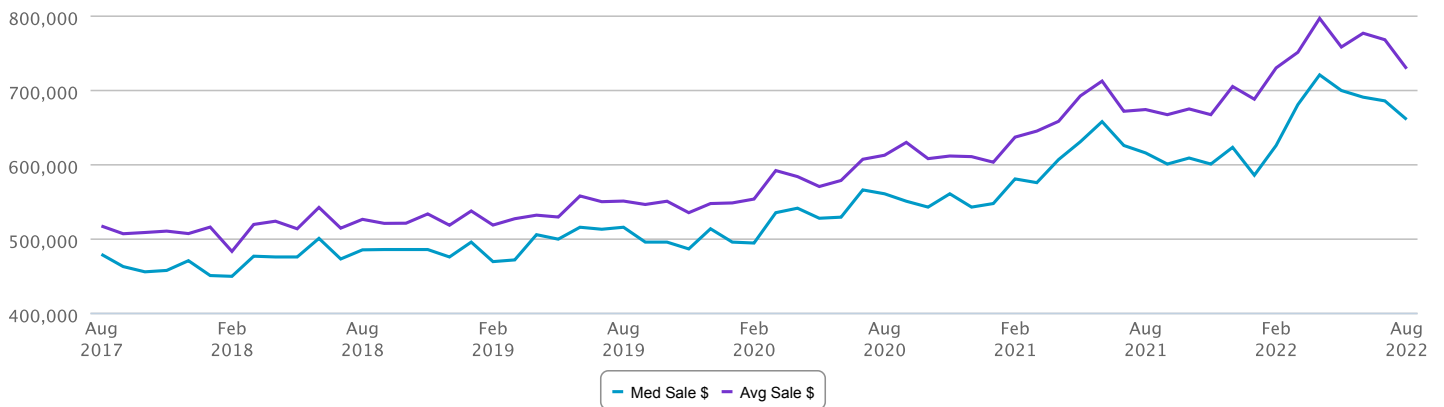
Median Sale Price



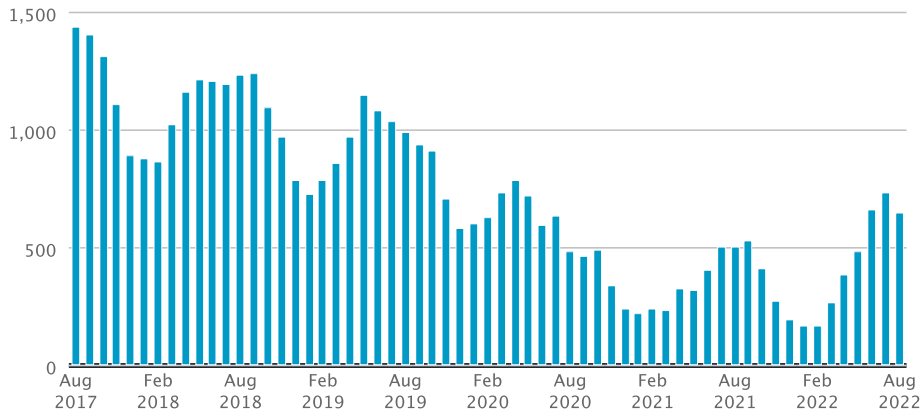
Average Sale Price



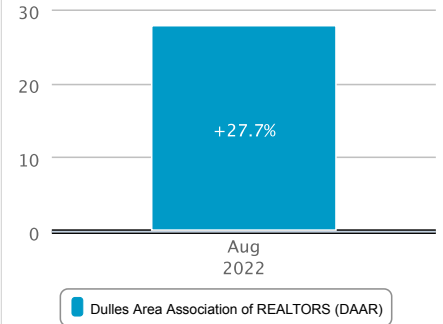
Median vs. Average Sale Price



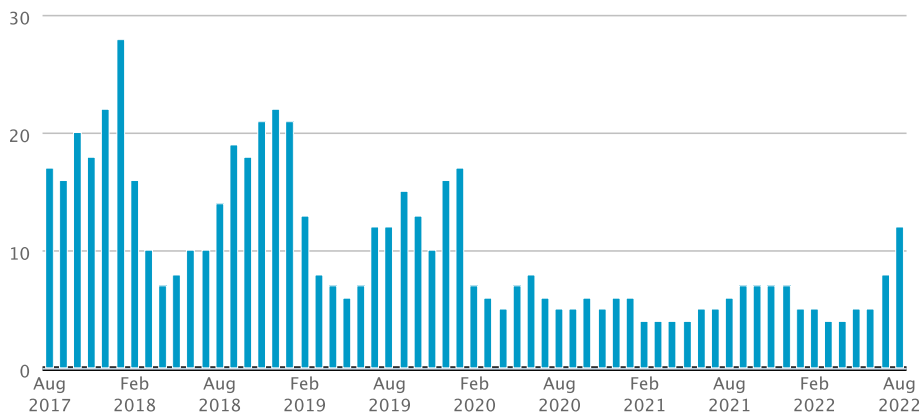
Active Listings



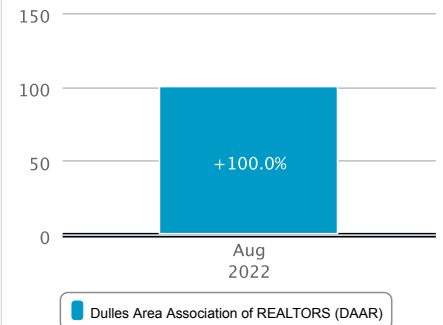
Aug 2022 vs. Aug 2021
YoY % Change



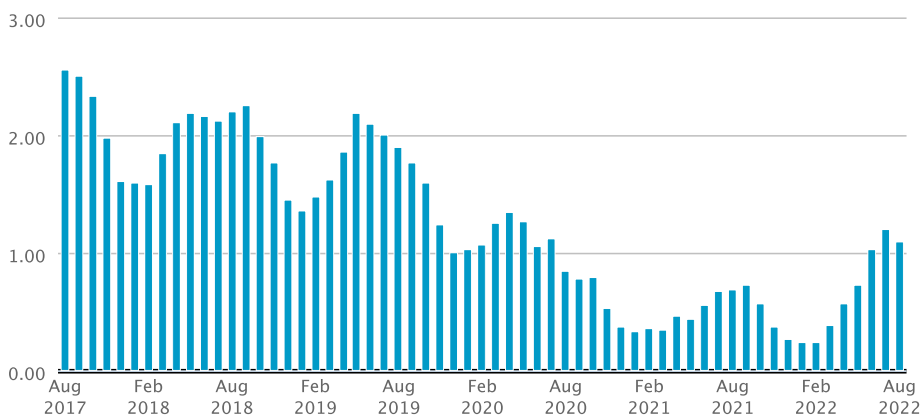
Median Days on Market



Aug 2022 vs. Aug 2021
YoY % Change



Months of Supply



Aug 2022 vs. Aug 2021
YoY % Change

