

Sales Volume and Price Comparison for Properties Sold In 2006 - 2009

The following tables compare sales volume and prices for the 46 McLean-area neighborhoods that I monitor most closely. Sales reports for individual neighborhoods can be found elsewhere on this web page. Please contact me if you have any questions or need additional information.

2007 vs. 2006

Metric	2006	2007	Delta (2007-2006)	Percent Change
Sales Count	161	159	-2	-1.24%
Mean SP	\$ 1,350,329	\$ 1,248,771	\$ (101,559)	-7.52%
Median SP	\$ 1,000,000	\$ 995,000	\$ (5,000)	-0.50%

2008 vs. 2007

Metric	2007	2008	Delta (2008-2007)	Percent Change
Sales Count	159	117	-42	-26.42%
Mean SP	\$ 1,248,771	\$ 1,216,607	\$ (32,164)	-2.58%
Median SP	\$ 995,000	\$ 915,000	\$ (80,000)	-8.04%

2009 vs. 2008

Metric	2008	2009	Delta (2009-2008)	Percent Change
Sales Count	117	146	29	24.79%
Mean SP	\$ 1,216,607	\$ 1,025,732	\$ (190,875)	-15.69%
Median SP	\$ 915,000	\$ 850,000	\$ (65,000)	-7.10%

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Four-Year Summary

Year	Sales Count	Mean SP	Median SP
2006	161	\$ 1,350,329	\$ 1,000,000
2007	159	\$ 1,248,771	\$ 995,000
2008	117	\$ 1,216,607	\$ 915,000
2009	146	\$ 1,025,732	\$ 850,000



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