

# THE LONG & FOSTER MARKET MINUTE™

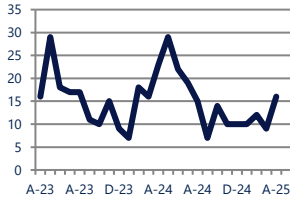
FOCUS ON: **NORTH HILLS RESTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20194

## Units Sold

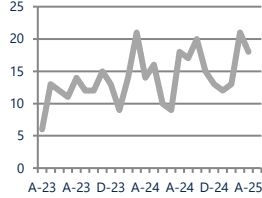
16



**Down**  
Vs. Year Ago

## Active Inventory

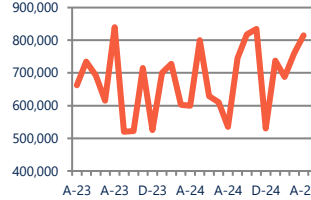
18



**Up 29%**  
Vs. Year Ago

## Median Sale Price

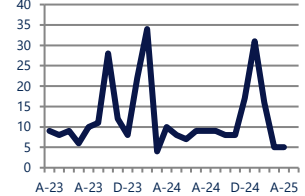
\$815,000



**Up**  
Vs. Year Ago

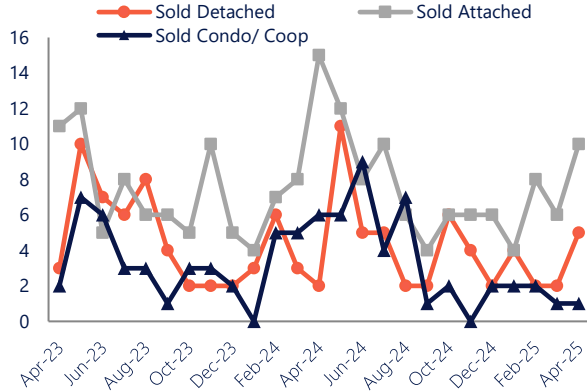
## Days On Market

5



**Down**  
Vs. Year Ago

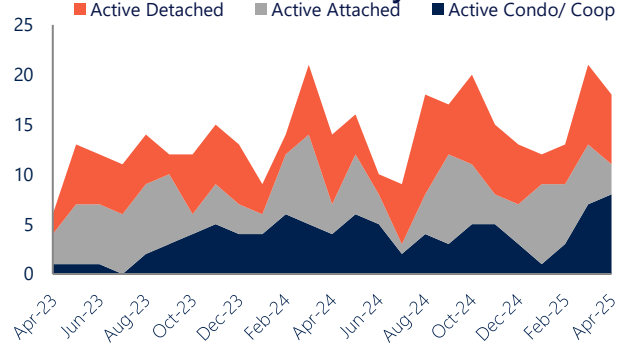
### Units Sold\*



## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 16 sold this month in North Hills Reston. This month's total units sold was lower than at this time last year, a decrease from April 2024.

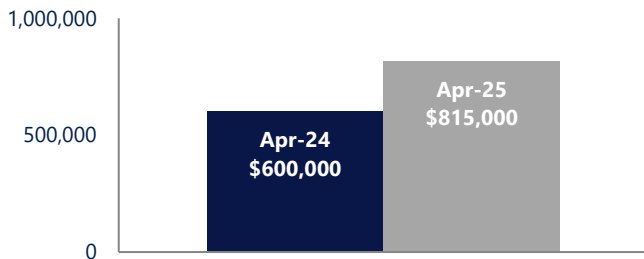
### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 29%. The total number of active inventory this April was 18 compared to 14 in April 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 21, a decrease of 14%.

### Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for North Hills Reston Homes was \$600,000. This April, the median sale price was \$815,000, an increase of \$215,000 compared to last year. The current median sold price is higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

North Hills Reston are defined as properties listed in zip code/s 20194.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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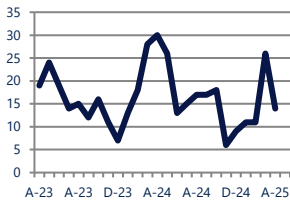
FOCUS ON: **NORTH HILLS RESTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20194

## New Listings

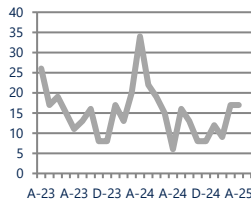
14



**Down -53%**  
Vs. Year Ago

## Current Contracts

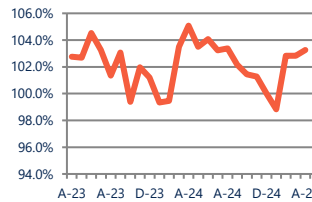
17



**Down -50%**  
Vs. Year Ago

## Sold Vs. List Price

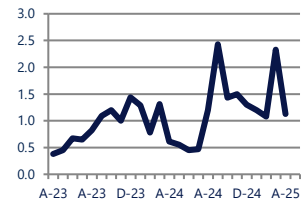
103.3%



**Down -1.7%**  
Vs. Year Ago

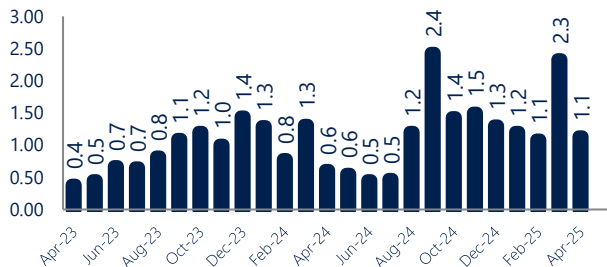
## Months of Supply

1.1



**Up 85%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

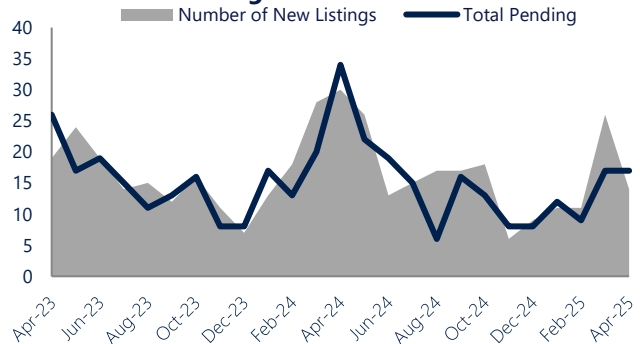
In April, there was 1.1 months of supply available in North Hills Reston, compared to 0.6 in April 2024. That is an increase of 85% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

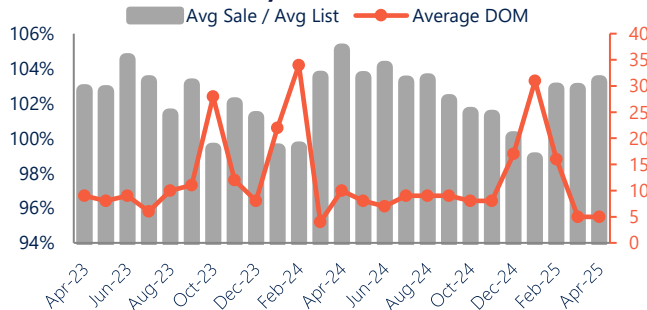
## New Listings & Current Contracts

This month there were 14 homes newly listed for sale in North Hills Reston compared to 30 in April 2024, a decrease of 53%. There were 17 current contracts pending sale this April compared to 34 a year ago. The number of current contracts remained stable as compared to last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in North Hills Reston was 103.3% of the average list price, which is 1.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 5, lower than the average last year, which was 10. This decrease was impacted by the limited number of sales.

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