

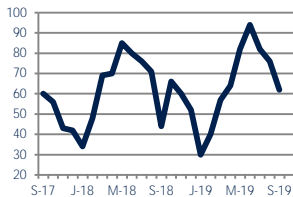
Focus On: North Reston Housing Market

September 2019

Zip Code(s): 20194 and 20190

Units Sold

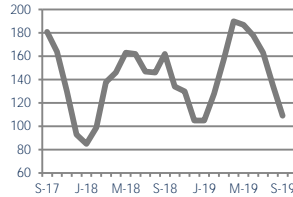
62



Up
Vs. Year Ago

Active Inventory

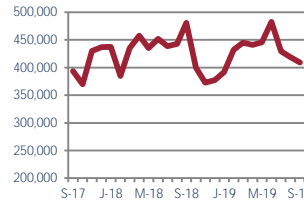
109



Down -33%
Vs. Year Ago

Median Sale Price

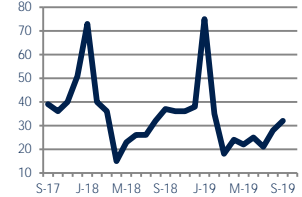
\$409,000



Down -15%
Vs. Year Ago

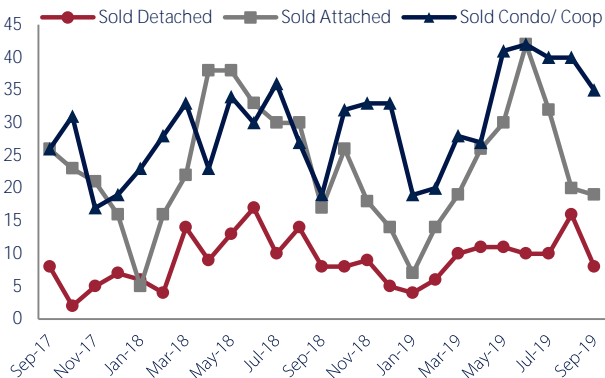
Days On Market

32



Down -14%
Vs. Year Ago

Units Sold*



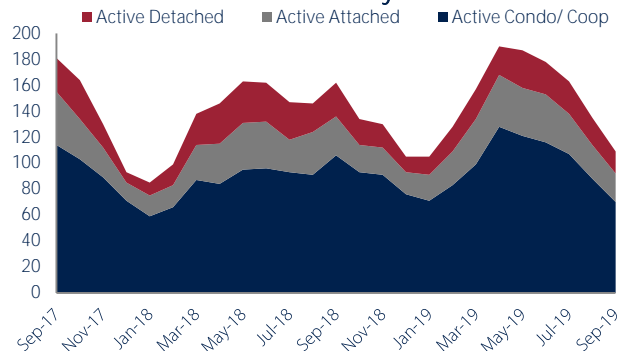
Units Sold

There was a decrease in total units sold in September, with 62 sold this month in North Reston. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 33%. The total number of active inventory this September was 109 compared to 162 in September 2018. This month's total of 109 is lower than the previous month's total supply of available inventory of 135, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for North Reston Homes was \$481,000. This September, the median sale price was \$409,000, a decrease of 15% or \$72,000 compared to last year. The current median sold price is 2% lower than in August.

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

North Reston are defined as properties listed in zip code/s 20194 and 20190.

*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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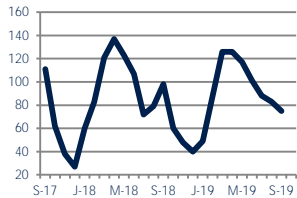
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September 2019

Zip Code(s): 20194 and 20190

New Listings

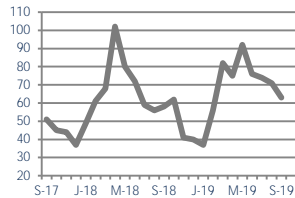
75



Down -23%
Vs. Year Ago

Current Contracts

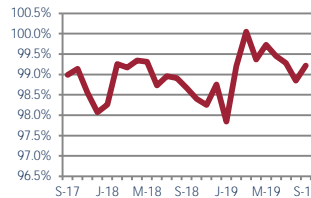
63



Up 9%
Vs. Year Ago

Sold Vs. List Price

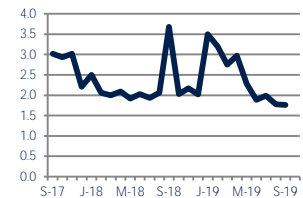
99.2%



Up 0.6%
Vs. Year Ago

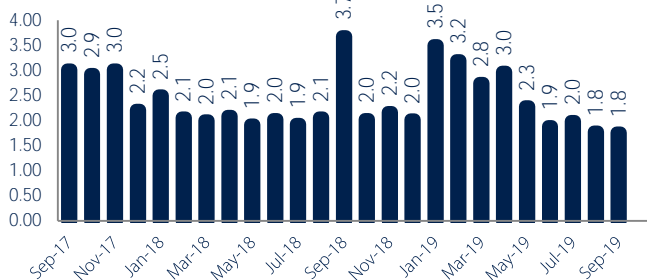
Months of Supply

1.8



Down -52%
Vs. Year Ago

Months Of Supply



Months of Supply

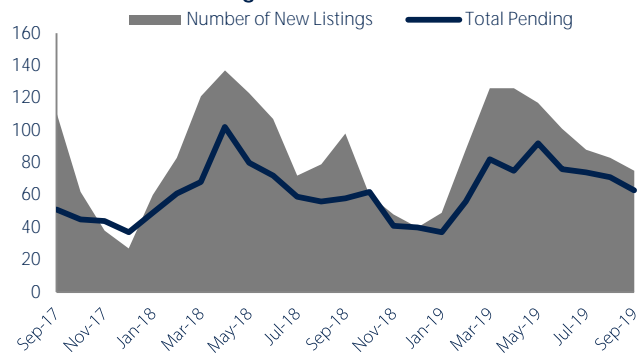
In September, there was 1.8 months of supply available in North Reston, compared to 3.7 in September 2018. That is a decrease of 52% versus a year ago.

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.

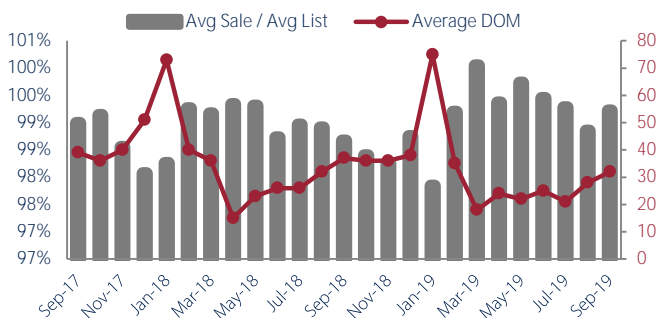
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in North Reston compared to 98 in September 2018, a decrease of 23%. There were 63 current contracts pending sale this September compared to 58 a year ago. The number of current contracts is 9% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in North Reston was 99.2% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 37, a decrease of 14%.



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