



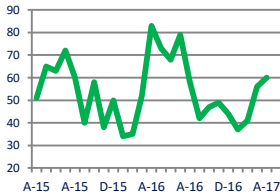
Focus On: North Reston Housing Market

April 2017

Zip Code(s): 20194 and 20190

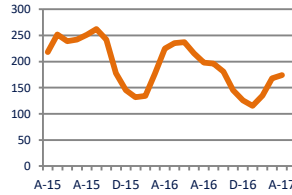
Units Sold

60



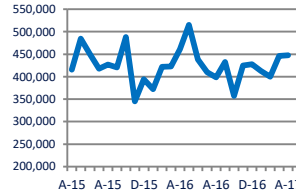
Active Inventory

174



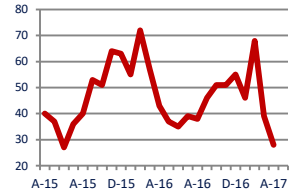
Median Sale Price

\$448,000



Days On Market

28



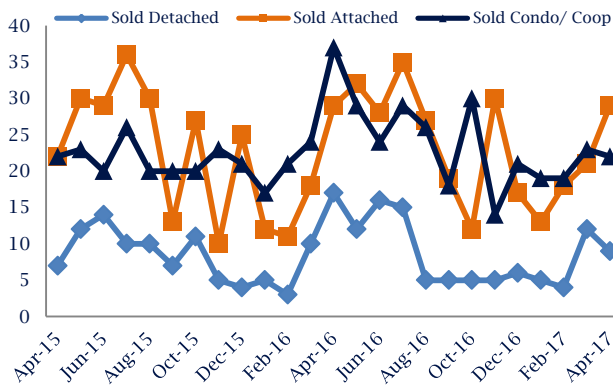
Down -28%
Vs. Year Ago

Down -23%
Vs. Year Ago

Down -3%
Vs. Year Ago

Down -35%
Vs. Year Ago

Units Sold*



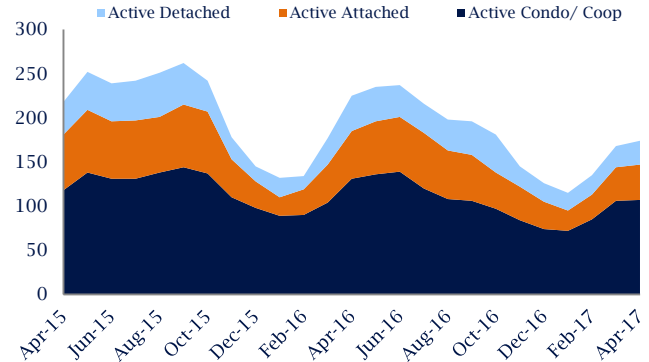
Units Sold

There was an increase in total units sold in April, with 60 sold this month in North Reston versus 56 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2016.

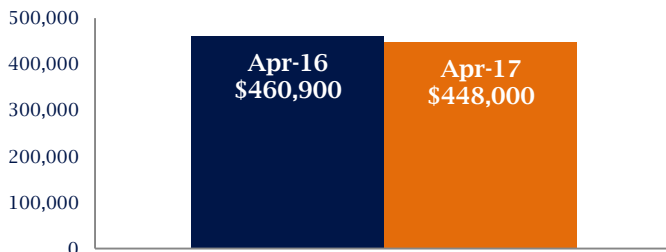
Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 23%. The total number of active inventory this April was 174 compared to 225 in April 2016. This month's total of 174 is higher than the previous month's total supply of available inventory of 168, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Reston Homes was \$460,900. This April, the median sale price was \$448,000, a decrease of 3% or \$12,900 compared to last year. The current median sold price is approximately the same as the median price 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 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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





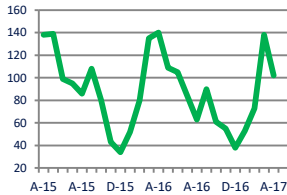
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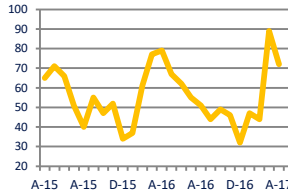
New Listings

102



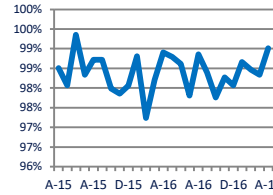
Current Contracts

72



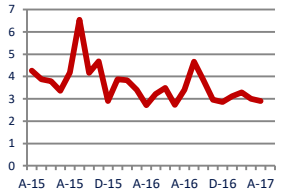
Sold Vs. List Price

99.0%



Months of Supply

2.9



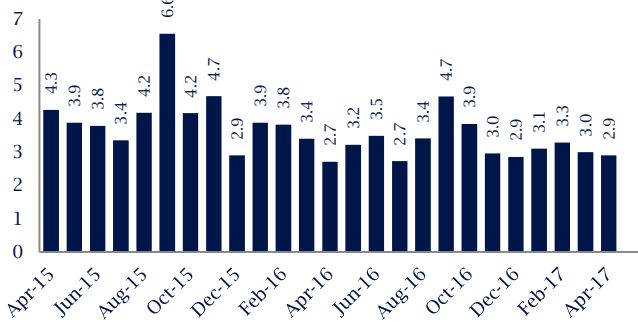
Down -27%
Vs. Year Ago

Down -9%
Vs. Year Ago

No Change
Vs. Year Ago

Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

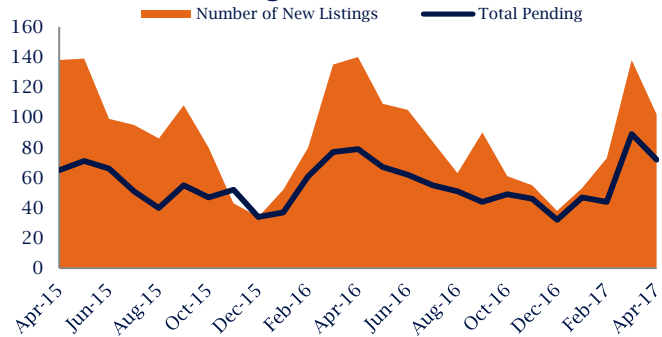
In April, there was 2.9 months of supply available in North Reston, compared to 2.7 in April 2016. That is an increase of 7% versus a year ago.

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.

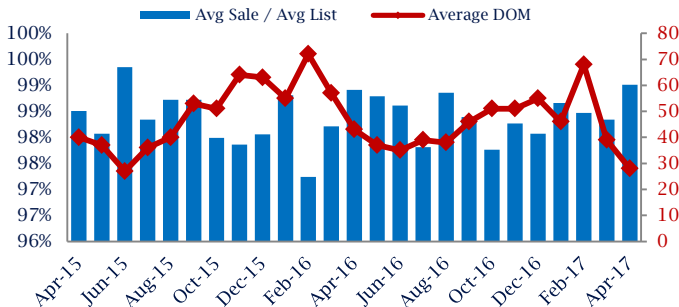
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in North Reston compared to 140 in April 2016, a decrease of 27%. There were 72 current contracts pending sale this April compared to 79 a year ago. The number of current contracts is 9% lower than 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 Reston was 99.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 43, a decrease of 35%.

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