

THE LONG & FOSTER MARKET MINUTE™

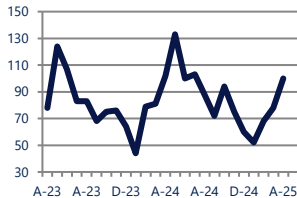
FOCUS ON: **RESTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20194, 20190 and 20191

Units Sold

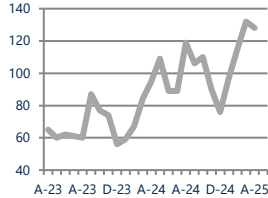
100



Down -2%
Vs. Year Ago

Active Inventory

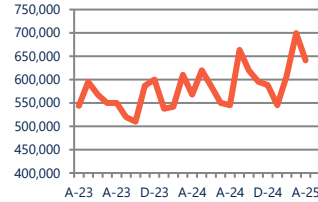
128



Up 35%
Vs. Year Ago

Median Sale Price

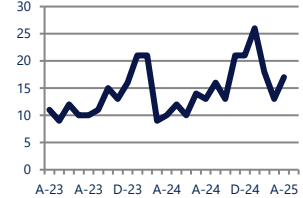
\$641,000



Up 13%
Vs. Year Ago

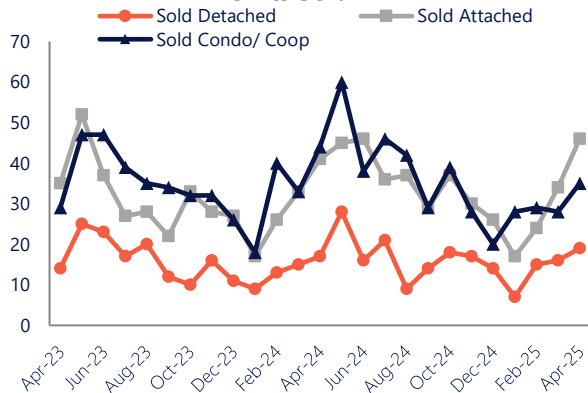
Days On Market

17



Up 70%
Vs. Year Ago

Units Sold*



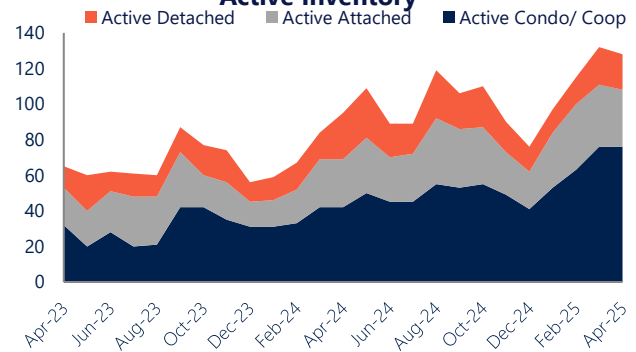
Units Sold

There was an increase in total units sold in April, with 100 sold this month in Reston versus 78 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

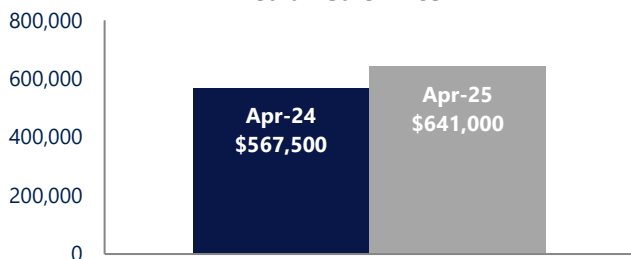
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 35%. The total number of active inventory this April was 128 compared to 95 in April 2024. This month's total of 128 is lower than the previous month's total supply of available inventory of 132, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Reston Homes was \$567,500. This April, the median sale price was \$641,000, an increase of 13% or \$73,500 compared to last year. The current median sold price is 8% lower 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.

Reston are defined as properties listed in zip code/s 20194, 20190 and 20191.

*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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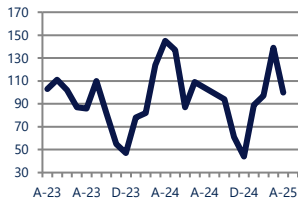
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APRIL 2025

Zip Code(s): 20194, 20190 and 20191

New Listings

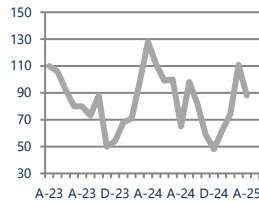
100



Down -31%
Vs. Year Ago

Current Contracts

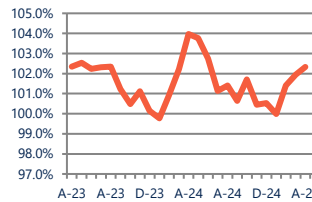
88



Down -31%
Vs. Year Ago

Sold Vs. List Price

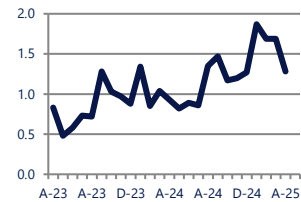
102.3%



Down -1.6%
Vs. Year Ago

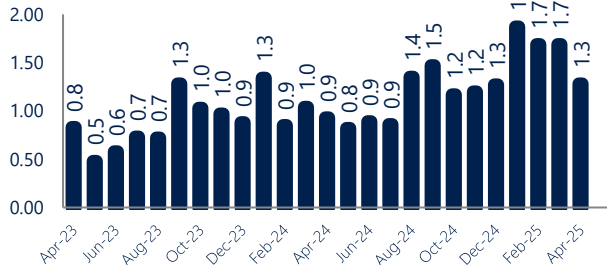
Months of Supply

1.3



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

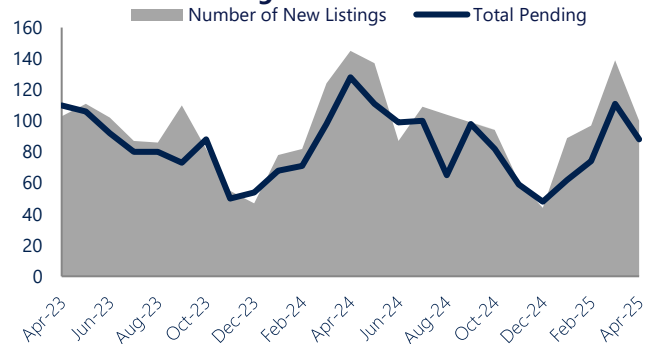
In April, there was 1.3 months of supply available in Reston, compared to 0.9 in April 2024. That is an increase of 37% versus a year ago.

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.

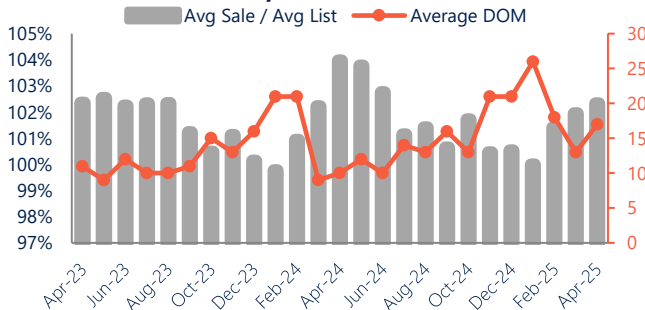
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Reston compared to 145 in April 2024, a decrease of 31%. There were 88 current contracts pending sale this April compared to 128 a year ago. The number of current contracts is 31% 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 Reston was 102.3% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 17, higher than the average last year, which was 10, an increase of 70%.

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