

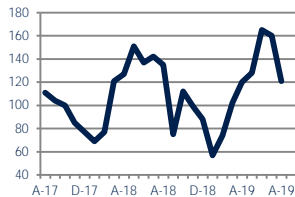
Focus On: Reston Housing Market

August 2019

Zip Code(s): 20194, 20190 and 20191

Units Sold

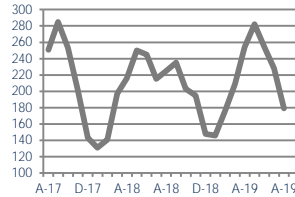
121



Down -10%
Vs. Year Ago

Active Inventory

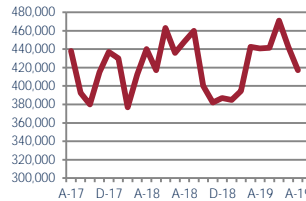
179



Down -20%
Vs. Year Ago

Median Sale Price

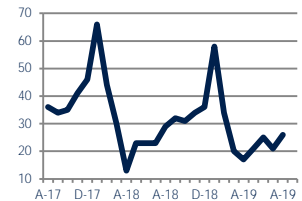
\$417,000



Down -7%
Vs. Year Ago

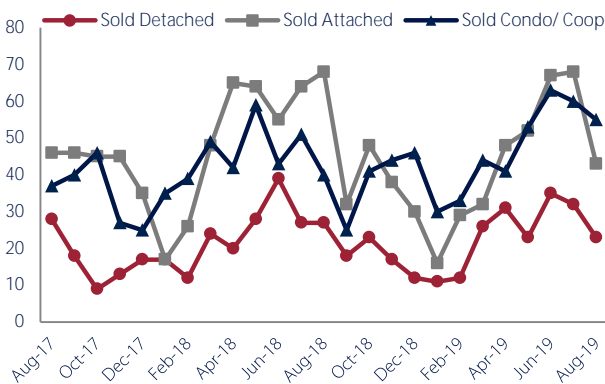
Days On Market

26



Down -10%
Vs. Year Ago

Units Sold*



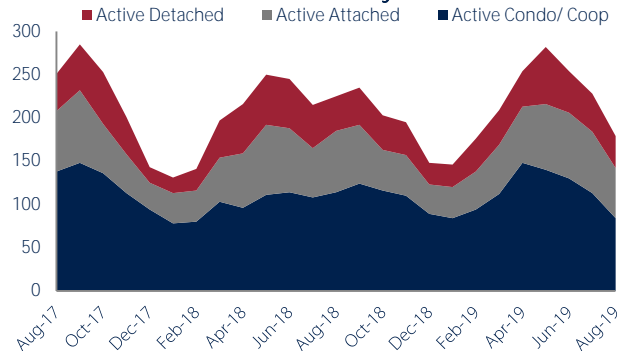
Units Sold

There was a decrease in total units sold in August, with 121 sold this month in Reston versus 160 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 10% versus August 2018.

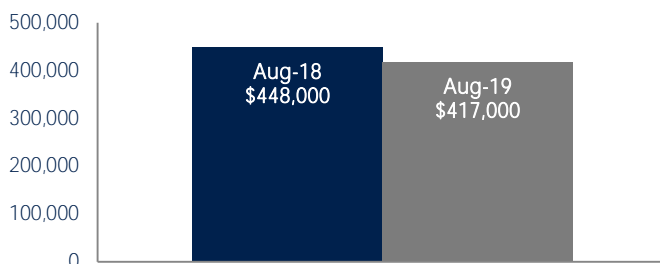
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 20%. The total number of active inventory this August was 179 compared to 225 in August 2018. This month's total of 179 is lower than the previous month's total supply of available inventory of 228, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Reston Homes was \$448,000. This August, the median sale price was \$417,000, a decrease of 7% or \$31,000 compared to last year. The current median sold price is 6% lower than in July.

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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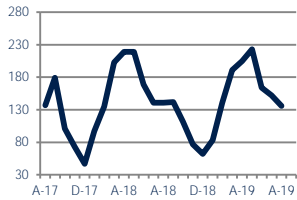
Focus On: Reston Housing Market

August 2019

Zip Code(s): 20194, 20190 and 20191

New Listings

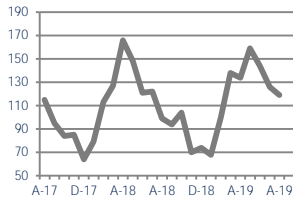
136



Down -4%
Vs. Year Ago

Current Contracts

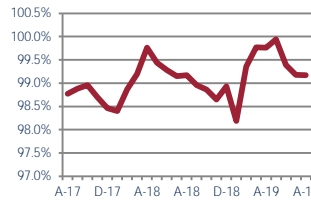
119



Up 20%
Vs. Year Ago

Sold Vs. List Price

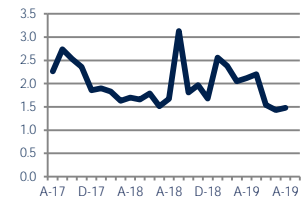
99.2%



No Change
Vs. Year Ago

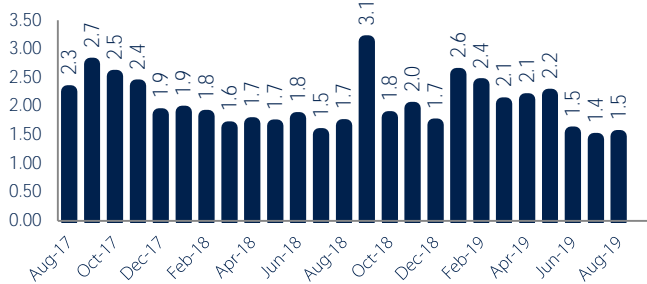
Months of Supply

1.5



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

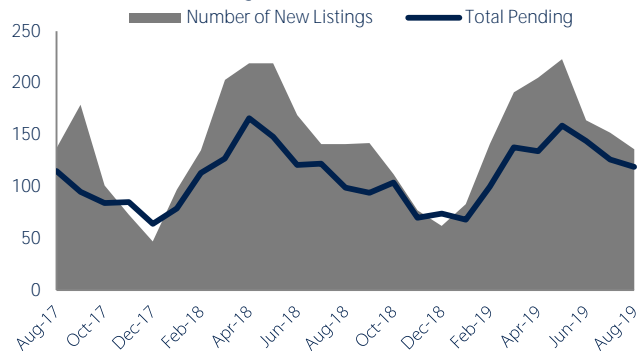
In August, there was 1.5 months of supply available in Reston, compared to 1.7 in August 2018. That is a decrease of 11% versus a year ago.

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.

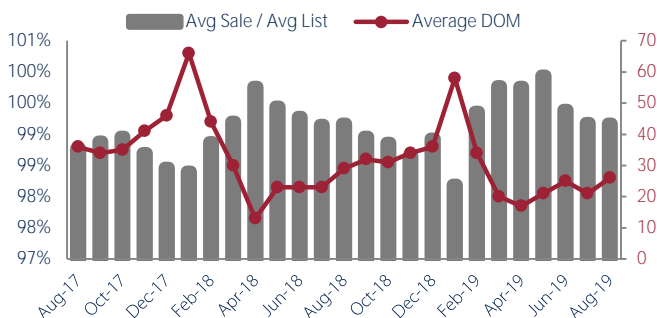
New Listings & Current Contracts

This month there were 136 homes newly listed for sale in Reston compared to 141 in August 2018, a decrease of 4%. There were 119 current contracts pending sale this August compared to 99 a year ago. The number of current contracts is 20% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Reston was 99.2% 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 26, lower than the average last year, which was 29, a decrease of 10%.



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