



# The Long & Foster Market Minute™

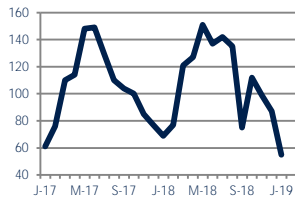
## Focus On: Reston Housing Market

January 2019

Zip Code(s): 20194, 20190 and 20191

### Units Sold

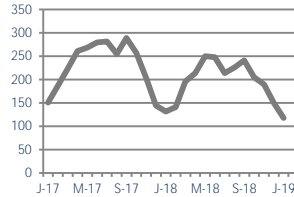
55



Down -20%  
Vs. Year Ago

### Active Inventory

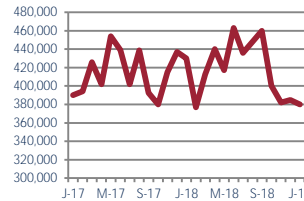
118



Down -11%  
Vs. Year Ago

### Median Sale Price

\$380,000



Down -12%  
Vs. Year Ago

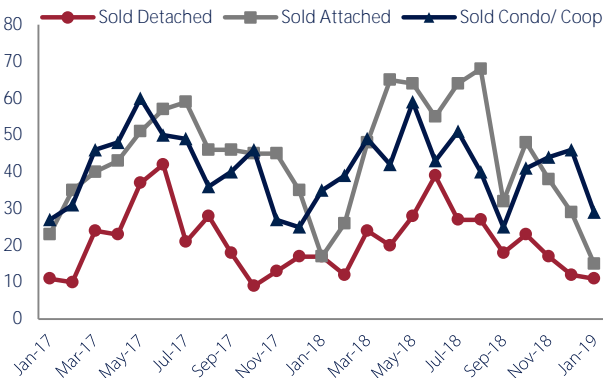
### Days On Market

69



Down -25%  
Vs. Year Ago

### Units Sold\*



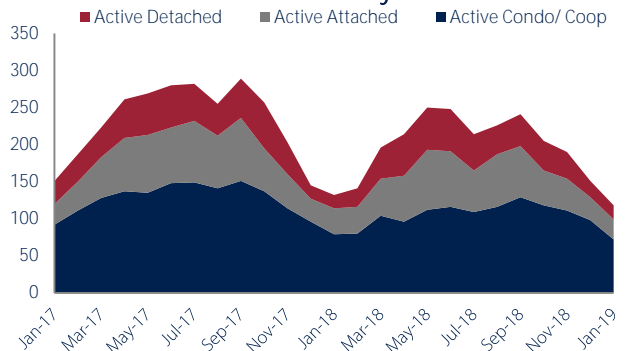
### Units Sold

There was a decrease in total units sold in January, with 55 sold this month in Reston. This month's total units sold was lower than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 11%. The total number of active inventory this January was 118 compared to 132 in January 2018. This month's total of 118 is lower than the previous month's total supply of available inventory of 151, a decrease of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Reston Homes was \$430,000. This January, the median sale price was \$380,000, a decrease of 12% or \$50,000 compared to last year. The current median sold price is 1% lower than in December.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





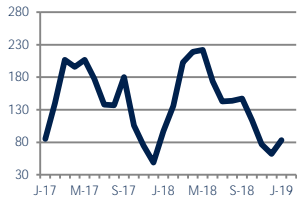
## Focus On: Reston Housing Market

January 2019

Zip Code(s): 20194, 20190 and 20191

### New Listings

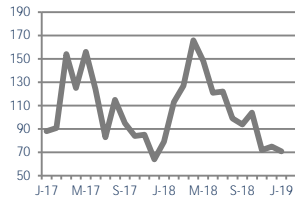
83



Down -14%  
Vs. Year Ago

### Current Contracts

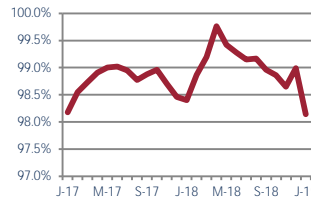
71



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

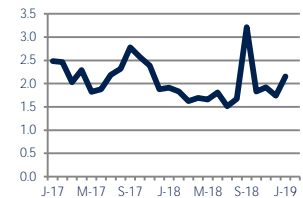
98.1%



No Change  
Vs. Year Ago

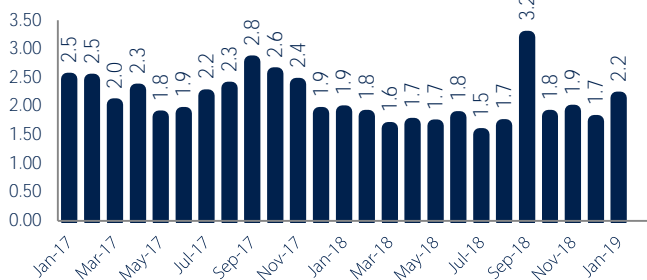
### Months of Supply

2.2



Up 13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

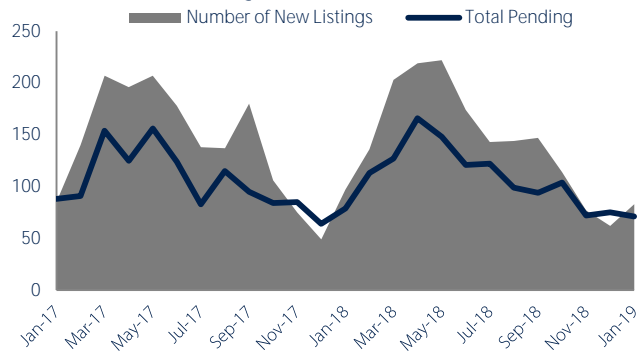
In January, there was 2.1 months of supply available in Reston, compared to 1.9 in January 2018. That is an increase of 12% versus a year ago.

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.

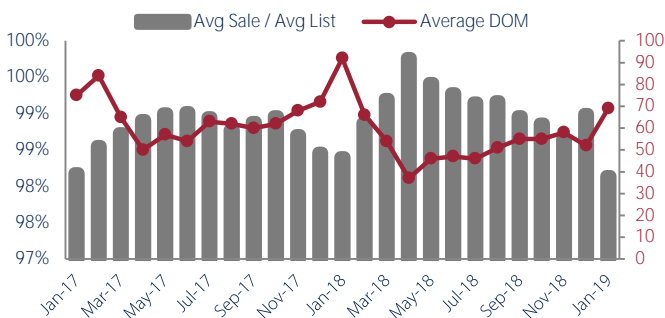
### New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Reston compared to 97 in January 2018, a decrease of 14%. There were 71 current contracts pending sale this January compared to 79 a year ago. The number of current contracts is 10% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Reston was 98.1% 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 69, lower than the average last year, which was 92, a decrease of 25%.



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.

