

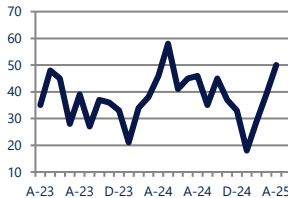
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH RESTON HOUSING MARKET**

APRIL 2025

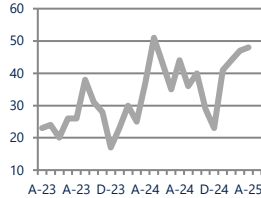
Zip Code(s): 20191

Units Sold
50



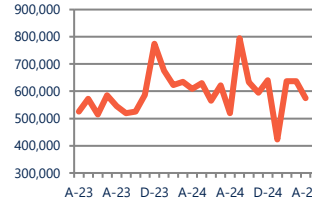
Up 9%
Vs. Year Ago

Active Inventory
48



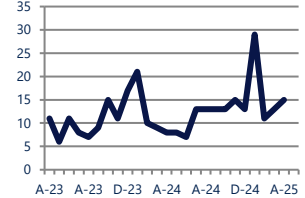
Up 30%
Vs. Year Ago

Median Sale Price
\$574,995



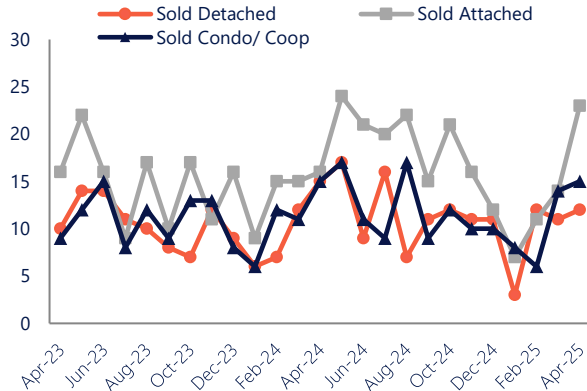
Down -6%
Vs. Year Ago

Days On Market
15



Up 88%
Vs. Year Ago

Units Sold*



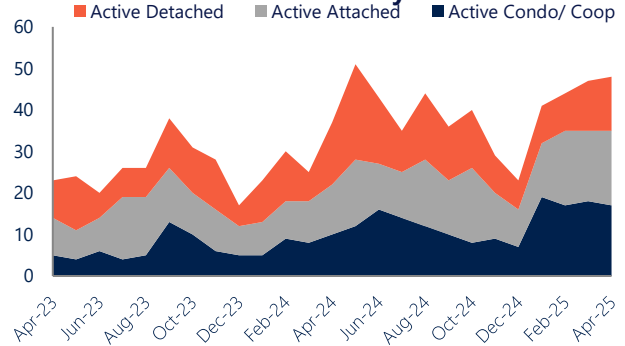
Units Sold

There was an increase in total units sold in April, with 50 sold this month in South Reston versus 39 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 9% versus April 2024.

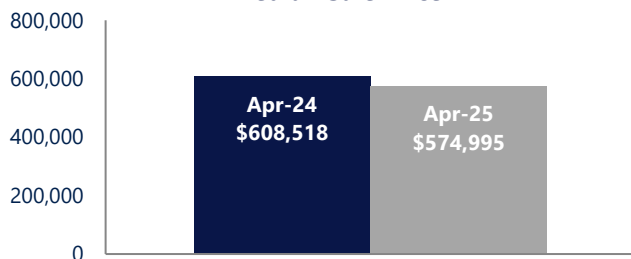
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 30%. The total number of active inventory this April was 48 compared to 37 in April 2024. This month's total of 48 is higher than the previous month's total supply of available inventory of 47, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for South Reston Homes was \$608,518. This April, the median sale price was \$574,995, a decrease of 6% or \$33,523 compared to last year. The current median sold price is 10% 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.

South Reston are defined as properties listed in zip code/s 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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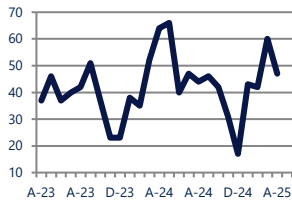
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APRIL 2025

Zip Code(s): 20191

New Listings

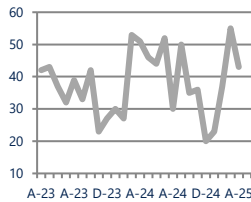
47



Down -27%
Vs. Year Ago

Current Contracts

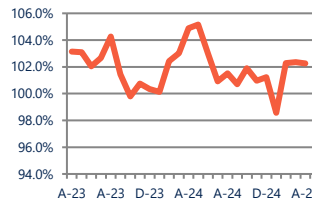
43



Down -16%
Vs. Year Ago

Sold Vs. List Price

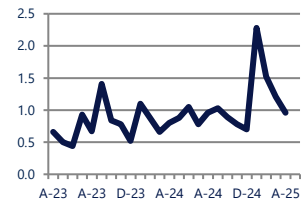
102.3%



Down -2.5%
Vs. Year Ago

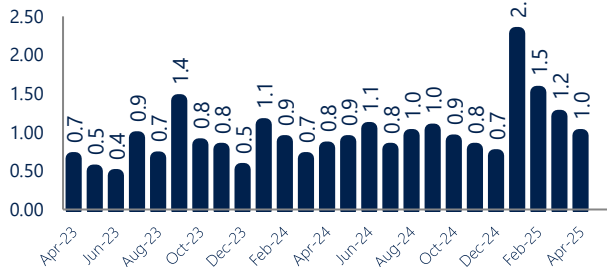
Months of Supply

1.0



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

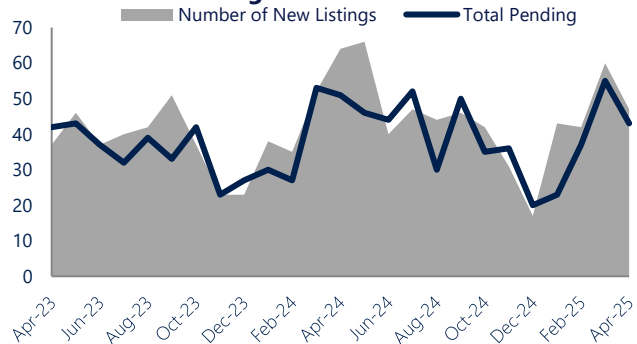
In April, there was 1.0 months of supply available in South Reston, compared to 0.8 in April 2024. That is an increase of 19% versus a year ago.

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.

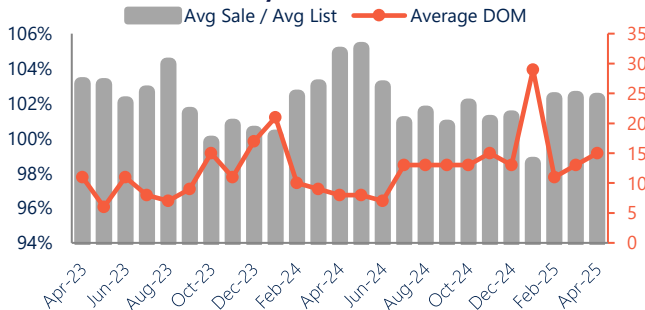
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in South Reston compared to 64 in April 2024, a decrease of 27%. There were 43 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 16% 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 South Reston was 102.3% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 8, an increase of 88%.

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