

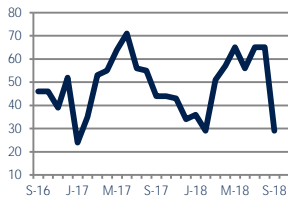
## Focus On: South Reston Housing Market

September 2018

Zip Code(s): 20191

### Units Sold

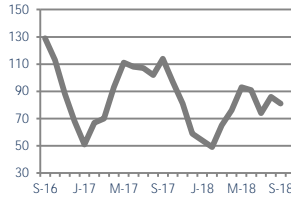
29



Down  
Vs. Year Ago

### Active Inventory

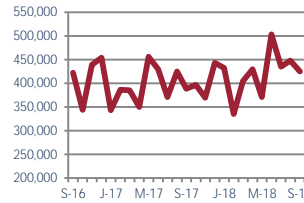
81



Down -29%  
Vs. Year Ago

### Median Sale Price

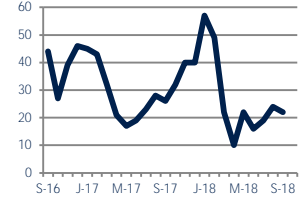
\$425,000



Up 9%  
Vs. Year Ago

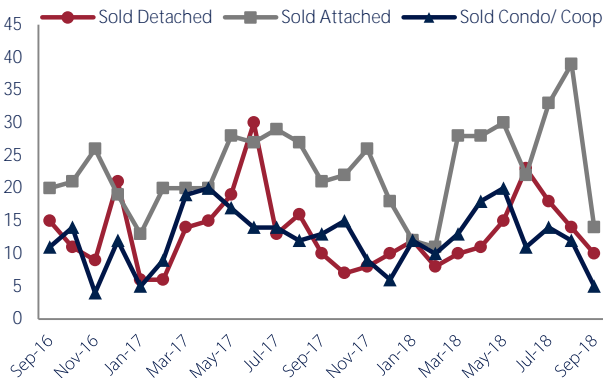
### Days On Market

22



Down -15%  
Vs. Year Ago

### Units Sold\*



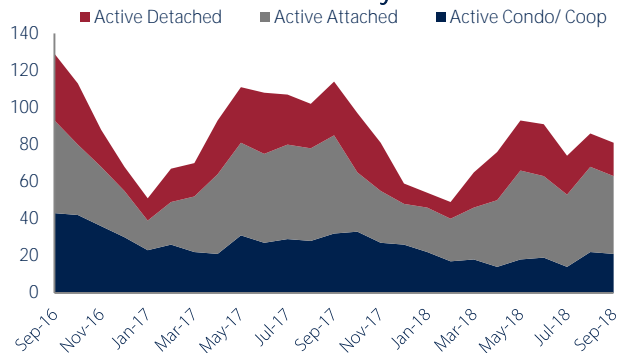
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 29 sold this month in South Reston. This month's total units sold was lower than at this time last year, a decrease from September 2017.

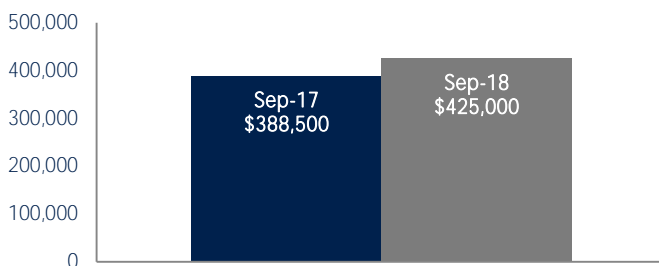
### Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 29%. The total number of active inventory this September was 81 compared to 114 in September 2017. This month's total of 81 is lower than the previous month's total supply of available inventory of 86, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for South Reston Homes was \$388,500. This September, the median sale price was \$425,000, an increase of 9% or \$36,500 compared to last year. The current median sold price is 5% lower than in August.

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 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.



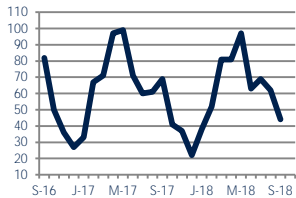
## Focus On: South Reston Housing Market

September 2018

Zip Code(s): 20191

### New Listings

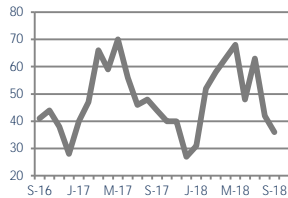
44



Down -36%  
Vs. Year Ago

### Current Contracts

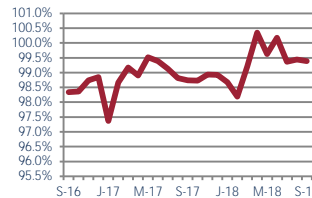
36



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

99.4%



Up 0.7%  
Vs. Year Ago

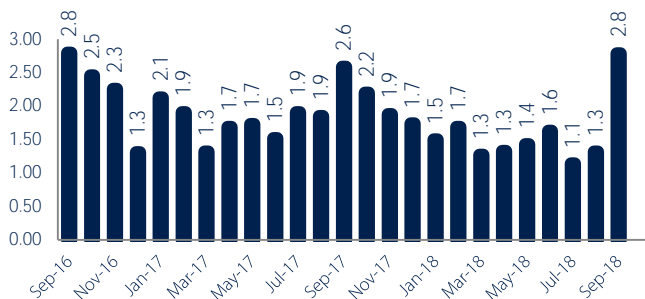
### Months of Supply

2.8



Up 8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

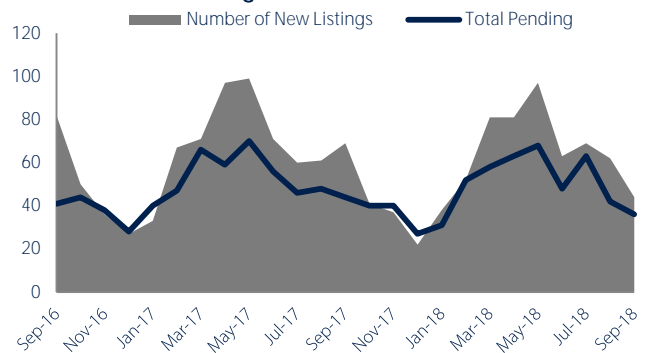
In September, there was 2.8 months of supply available in South Reston, compared to 2.6 in September 2017. That is an increase of 8% versus a year ago.

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.

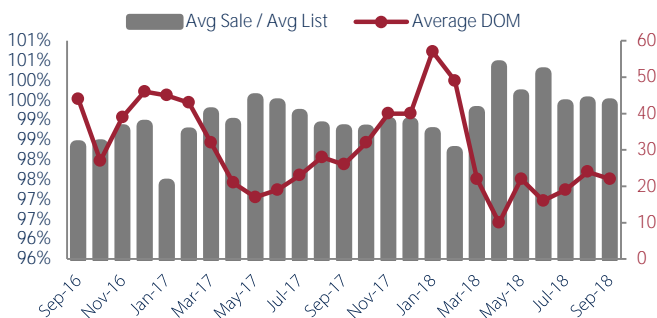
### New Listings & Current Contracts

This month there were 44 homes newly listed for sale in South Reston compared to 69 in September 2017, a decrease of 36%. There were 36 current contracts pending sale this September compared to 44 a year ago. The number of current contracts is 18% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in South Reston was 99.4% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 26, a decrease of 15%.



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