

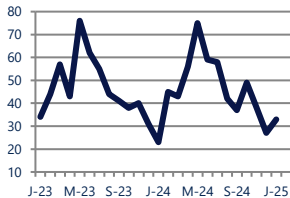
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH RESTON HOUSING MARKET** JANUARY 2025

Zip Code(s): 20194 and 20190

Units Sold

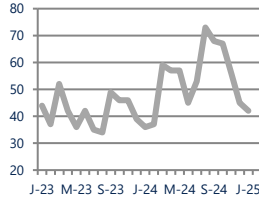
33



Up
Vs. Year Ago

Active Inventory

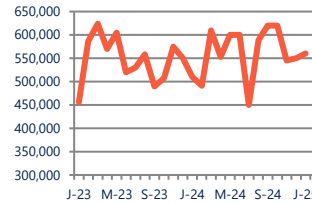
42



Up 17%
Vs. Year Ago

Median Sale Price

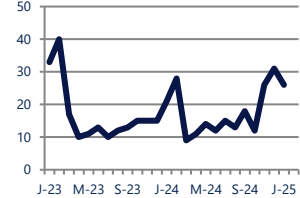
\$560,000



Up 10%
Vs. Year Ago

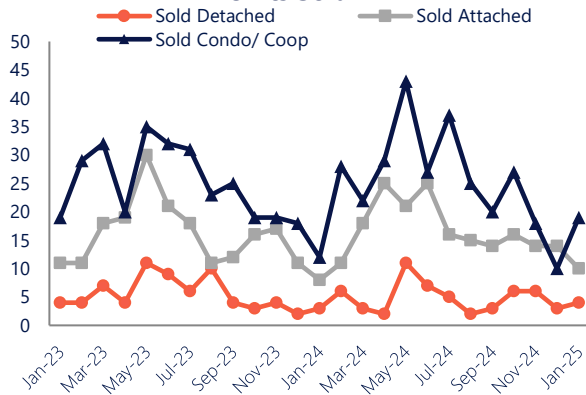
Days On Market

26



Up 24%
Vs. Year Ago

Units Sold*



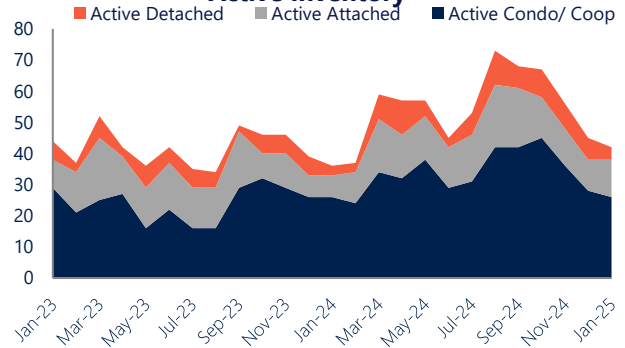
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 33 sold this month in North Reston. This month's total units sold was higher than at this time last year, an increase from January 2024.

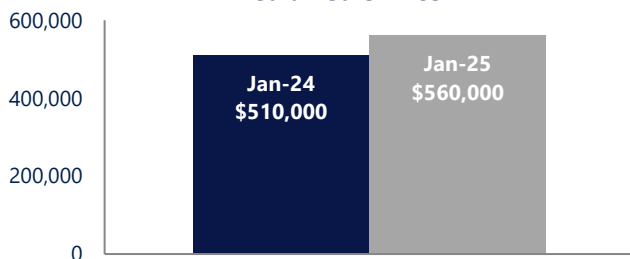
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 17%. The total number of active inventory this January was 42 compared to 36 in January 2024. This month's total of 42 is lower than the previous month's total supply of available inventory of 45, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for North Reston Homes was \$510,000. This January, the median sale price was \$560,000, an increase of 10% or \$50,000 compared to last year. The current median sold price is 2% higher 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.

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

*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.

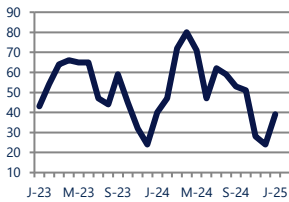
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Zip Code(s): 20194 and 20190

New Listings

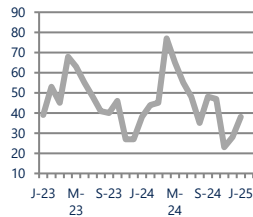
39



Down -3%
Vs. Year Ago

Current Contracts

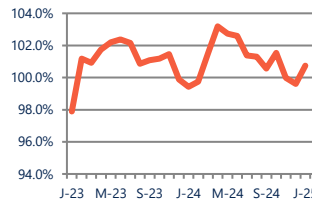
38



No Change
Vs. Year Ago

Sold Vs. List Price

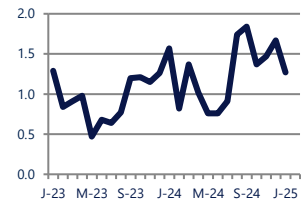
100.7%



Up 1.3%
Vs. Year Ago

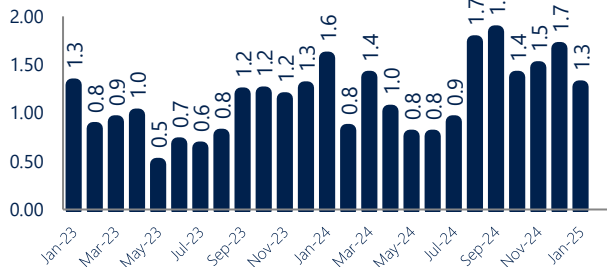
Months of Supply

1.3



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

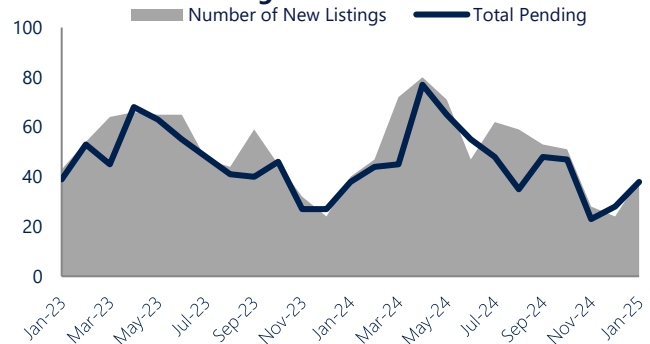
In January, there was 1.3 months of supply available in North Reston, compared to 1.6 in January 2024. That is a decrease of 19% versus a year ago.

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.

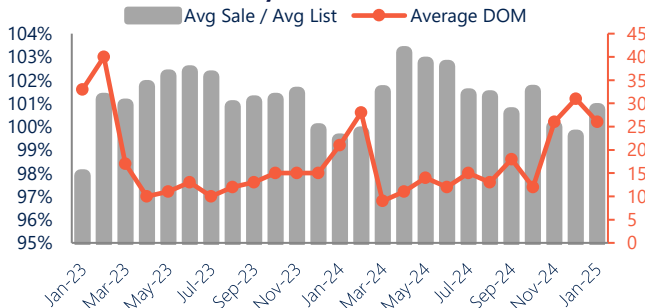
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in North Reston compared to 40 in January 2024, a decrease of 3%. There were 38 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 36% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in North Reston was 100.7% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 21, an increase of 24%.

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