

THE LONG & FOSTER MARKET MINUTE™

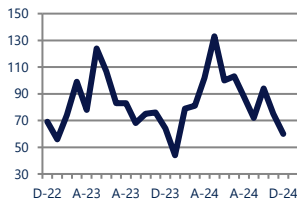
FOCUS ON: **RESTON HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 20194, 20190 and 20191

Units Sold

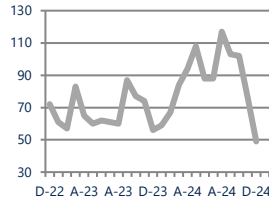
60



Down -6%
Vs. Year Ago

Active Inventory

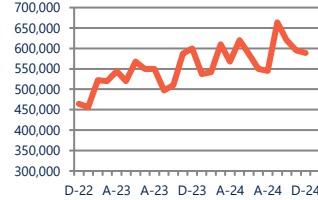
49



Down -13%
Vs. Year Ago

Median Sale Price

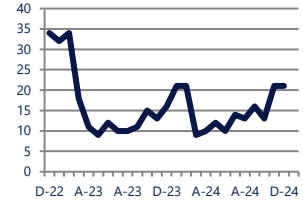
\$588,650



Down -2%
Vs. Year Ago

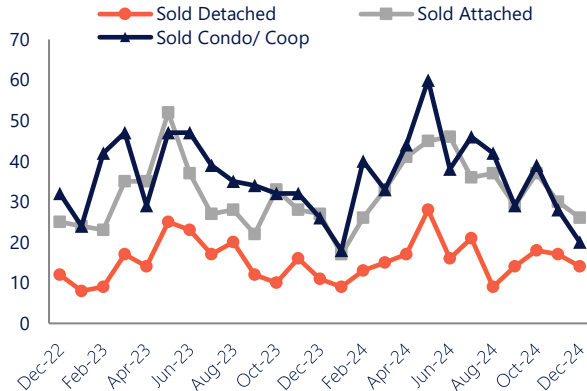
Days On Market

21



Up 31%
Vs. Year Ago

Units Sold*



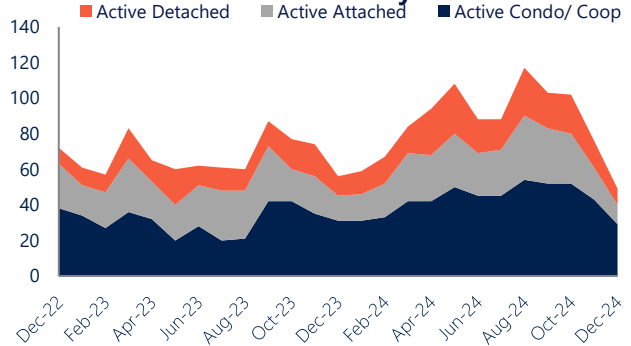
Units Sold

There was a decrease in total units sold in December, with 60 sold this month in Reston versus 75 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 6% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 13%. The total number of active inventory this December was 49 compared to 56 in December 2023. This month's total of 49 is lower than the previous month's total supply of available inventory of 76, a decrease of 36%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Reston Homes was \$600,000. This December, the median sale price was \$588,650, a decrease of 2% or \$11,350 compared to last year. The current median sold price is 1% lower than in November.

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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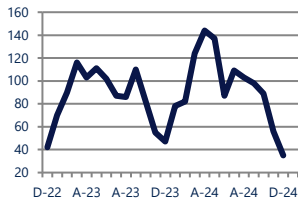
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DECEMBER 2024

Zip Code(s): 20194, 20190 and 20191

New Listings

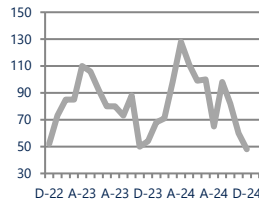
35



Down -26%
Vs. Year Ago

Current Contracts

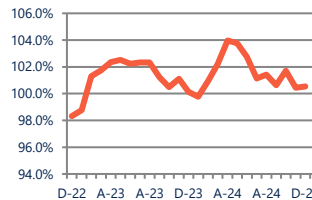
48



Down -11%
Vs. Year Ago

Sold Vs. List Price

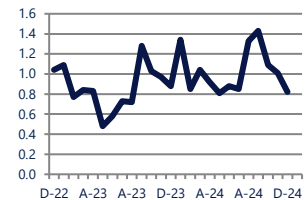
100.5%



No Change
Vs. Year Ago

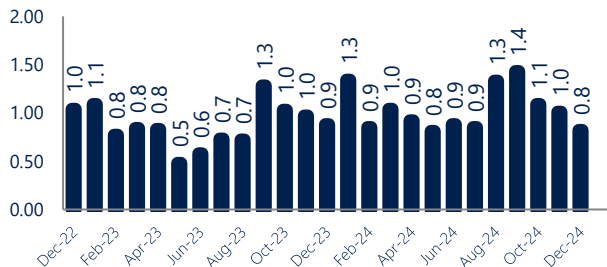
Months of Supply

0.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

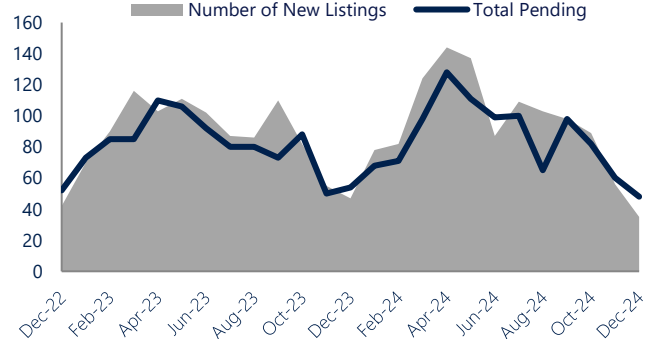
In December, there was 0.8 months of supply available in Reston. The amount of supply is similar compared to a year ago.

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.

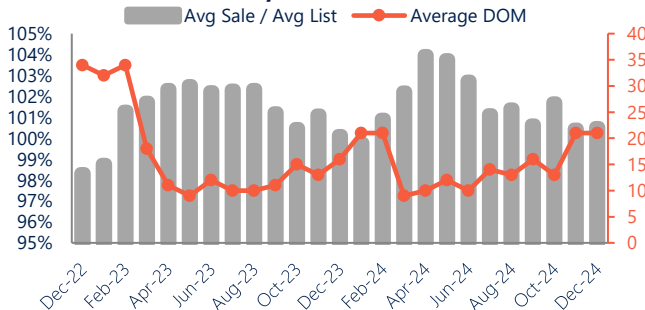
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Reston compared to 47 in December 2023, a decrease of 26%. There were 48 current contracts pending sale this December compared to 54 a year ago. The number of current contracts is 11% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Reston was 100.5% 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 21, higher than the average last year, which was 16, an increase of 31%.

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