

THE LONG & FOSTER MARKET MINUTE™

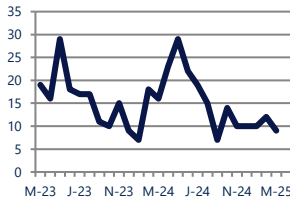
FOCUS ON: **NORTH HILLS RESTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 20194

Units Sold

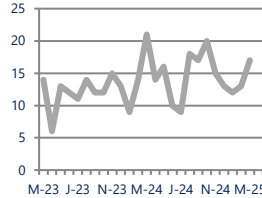
9



Down
Vs. Year Ago

Active Inventory

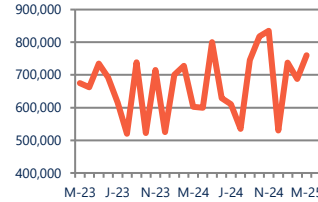
17



Down -19%
Vs. Year Ago

Median Sale Price

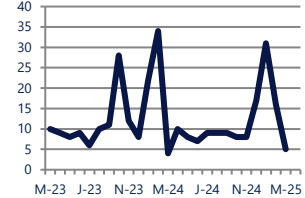
\$760,000



Up
Vs. Year Ago

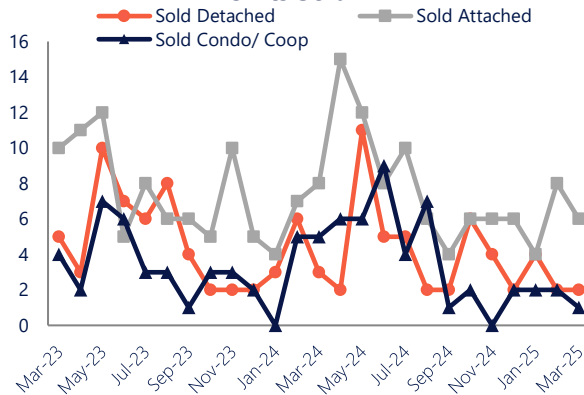
Days On Market

5



Up 25%
Vs. Year Ago

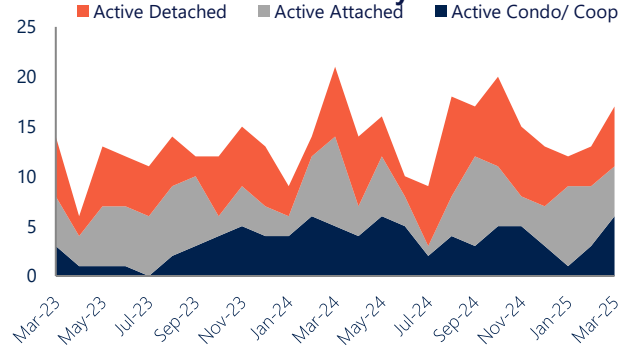
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 9 sold this month in North Hills Reston. This month's total units sold was lower than at this time last year, a decrease from March 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 19%. The total number of active inventory this March was 17 compared to 21 in March 2024.

This month's total of 17 is higher than the previous month's total supply of available inventory of 13, an increase of 31%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for North Hills Reston Homes was \$602,500. This March, the median sale price was \$760,000, an increase of \$157,500 compared to last year. The current median sold price is higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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

*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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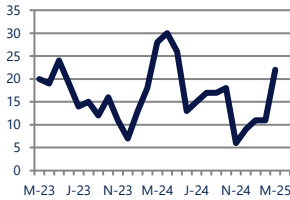
FOCUS ON: **NORTH HILLS RESTON HOUSING MARKET**

MARCH 2025

Zip Code(s): 20194

New Listings

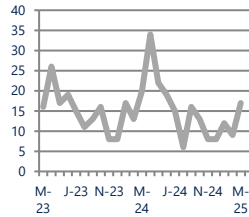
22



Down -21%
Vs. Year Ago

Current Contracts

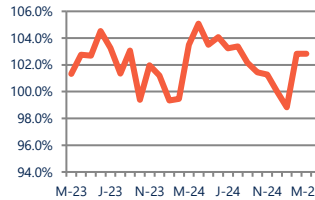
17



Down -15%
Vs. Year Ago

Sold Vs. List Price

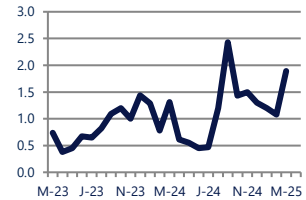
102.8%



Down -0.7%
Vs. Year Ago

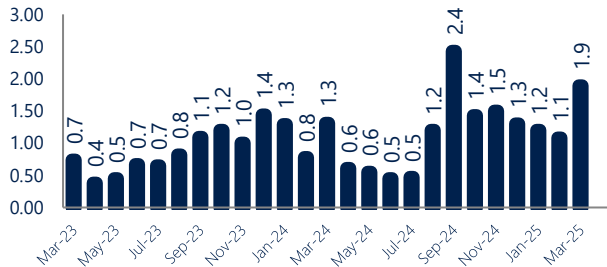
Months of Supply

1.9



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

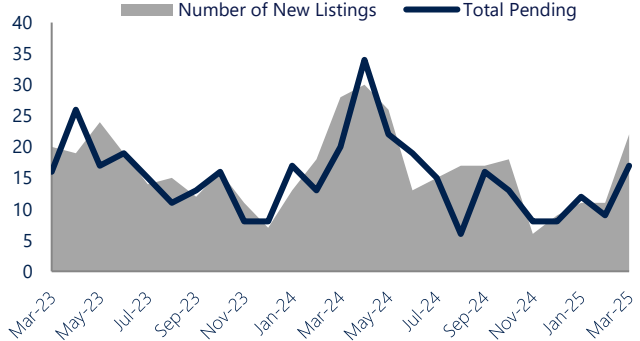
In March, there was 1.9 months of supply available in North Hills Reston, compared to 1.3 in March 2024. That is an increase of 44% versus a year ago.

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.

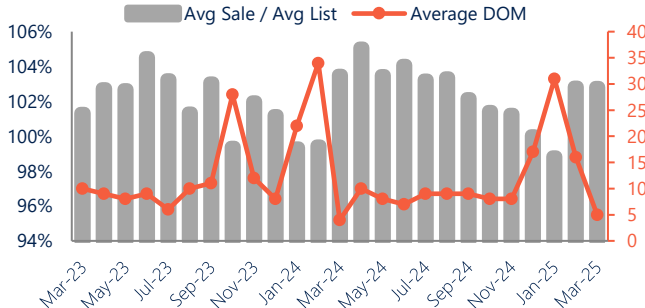
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in North Hills Reston compared to 28 in March 2024, a decrease of 21%. There were 17 current contracts pending sale this March compared to 20 a year ago. The number of current contracts is 15% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in North Hills Reston was 102.8% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 5, higher than the average last year, which was 4, an increase of 25%.

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