

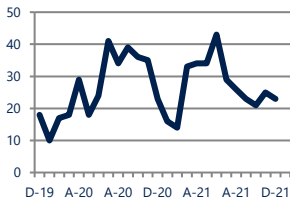


Focus On: North Hills Reston Housing Market

December 2021

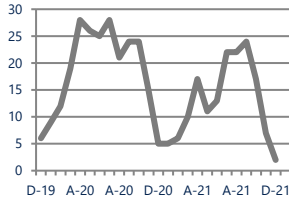
Zip Code(s): 20194

Units Sold 23



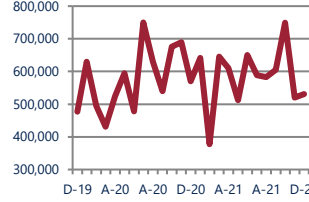
No Change
Vs. Year Ago

Active Inventory 2



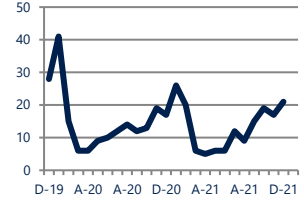
Down -60%
Vs. Year Ago

Median Sale Price \$531,200

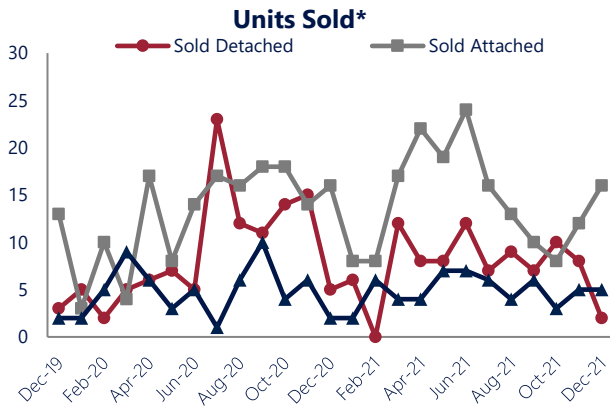


Down -7%
Vs. Year Ago

Days On Market 21



Up 24%
Vs. Year Ago

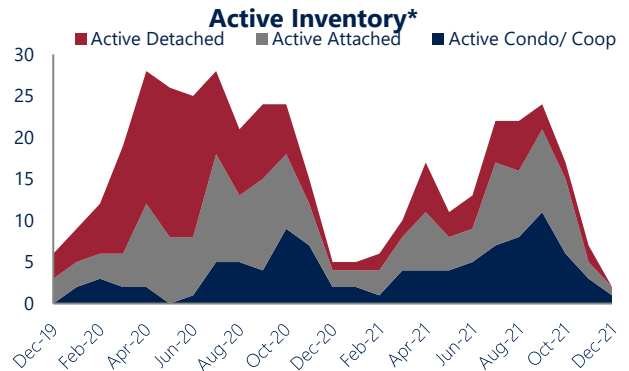


Units Sold

There was a decrease in total units sold in December, with 23 sold this month in North Hills Reston, a decrease of 8%. This month's total units sold is similar compared to a year ago.

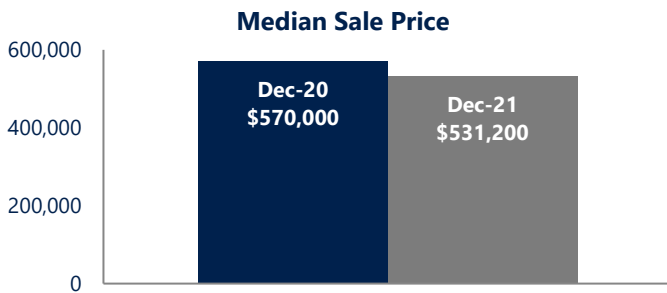
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 60%. The total number of active inventory this December was 2 compared to 5 in December 2020. This month's total of 2 is lower than the previous month's total supply of available inventory of 7, a decrease of 71%.



Median Sale Price

Last December, the median sale price for North Hills Reston Homes was \$570,000. This December, the median sale price was \$531,200, a decrease of 7% or \$38,800 compared to last year. The current median sold price is 2% higher 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.

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.

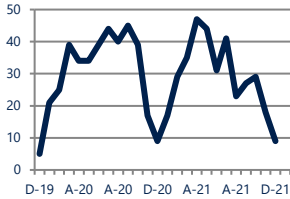




Zip Code(s): 20194

New Listings

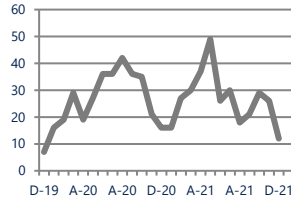
9



No Change
Vs. Year Ago

Current Contracts

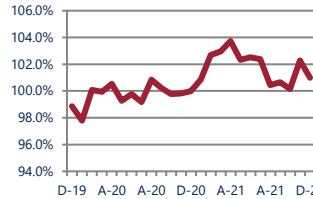
12



Down -25%
Vs. Year Ago

Sold Vs. List Price

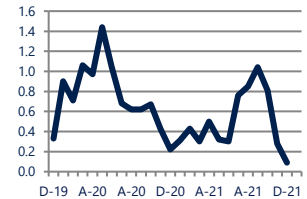
101.0%



Up 1%
Vs. Year Ago

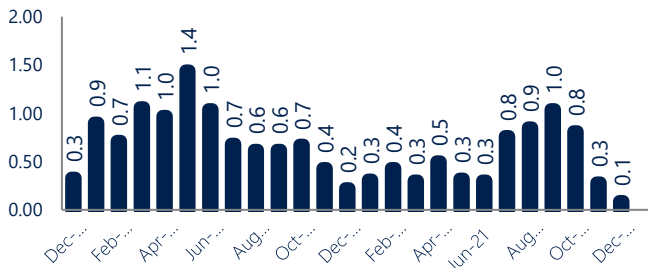
Months of Supply

0.1



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

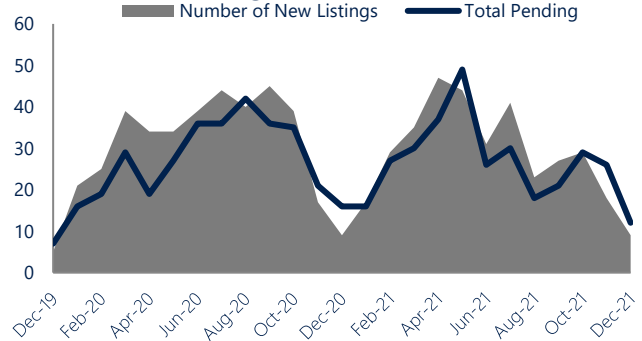
In December, there was 0.1 months of supply available in North Hills Reston, compared to 0.2 in December 2020. That is a decrease of 60% versus a year ago.

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.

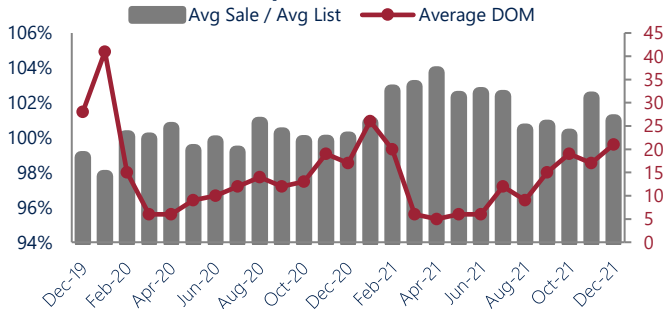
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in North Hills Reston, which is similar to the amount in December 2020. There were 12 current contracts pending sale this December compared to 16 a year ago. The number of current contracts is 25% 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 North Hills Reston was 101.0% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 17, an increase of 24%.



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