

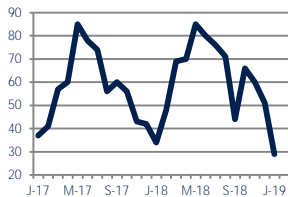
Focus On: North Reston Housing Market

January 2019

Zip Code(s): 20194 and 20190

Units Sold

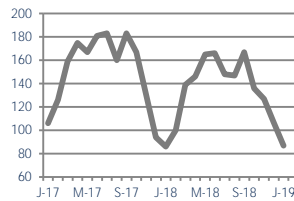
29



Down
Vs. Year Ago

Active Inventory

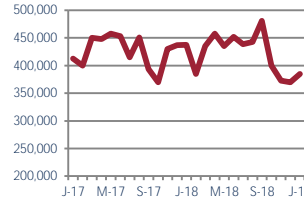
87



Up 1%
Vs. Year Ago

Median Sale Price

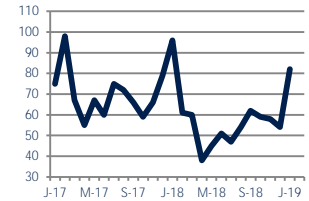
\$384,700



Down -12%
Vs. Year Ago

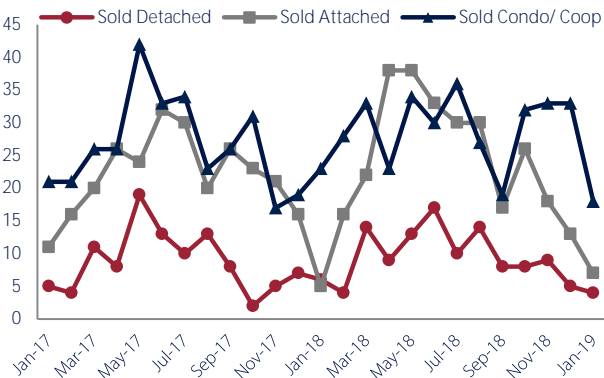
Days On Market

82



Down -15%
Vs. Year Ago

Units Sold*



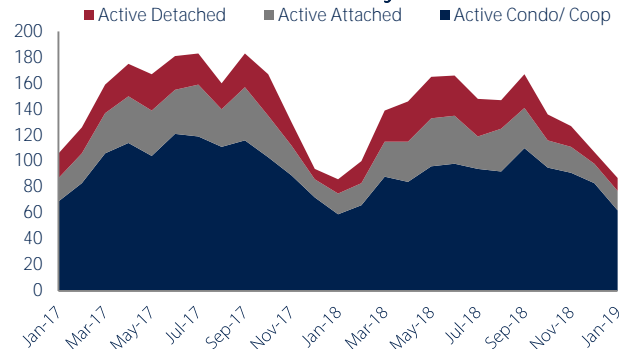
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 29 sold this month in North Reston. This month's total units sold was lower than at this time last year, a decrease from January 2018.

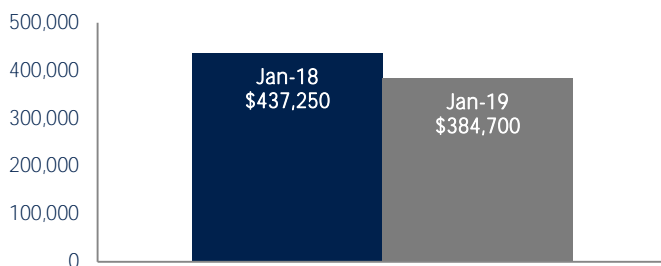
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this January was 87 compared to 86 in January 2018. This month's total of 87 is lower than the previous month's total supply of available inventory of 107, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for North Reston Homes was \$437,250. This January, the median sale price was \$384,700, a decrease of 12% or \$52,550 compared to last year. The current median sold price is 4% 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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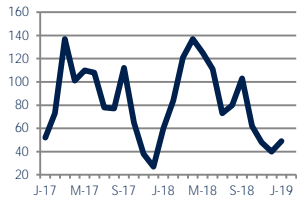
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January 2019

Zip Code(s): 20194 and 20190

New Listings

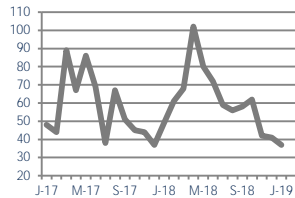
49



Down -18%
Vs. Year Ago

Current Contracts

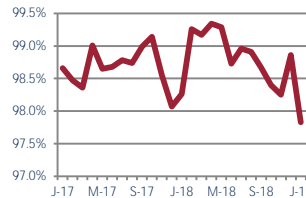
37



Down -24%
Vs. Year Ago

Sold Vs. List Price

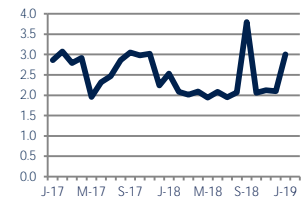
97.8%



No Change
Vs. Year Ago

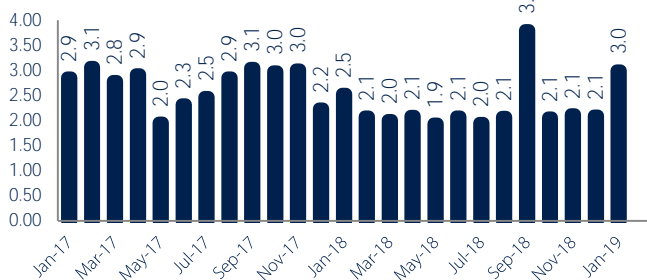
Months of Supply

3.0



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

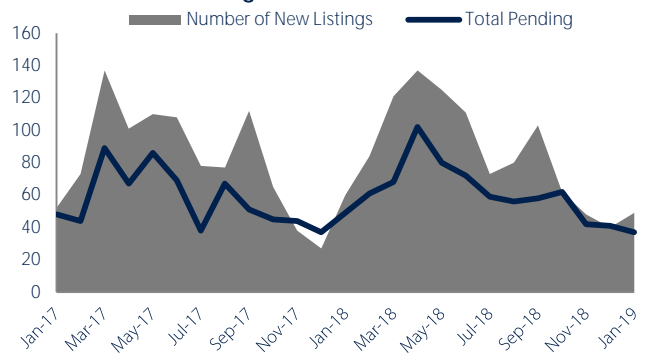
In January, there was 3.0 months of supply available in North Reston, compared to 2.5 in January 2018. That is an increase of 19% versus a year ago.

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.

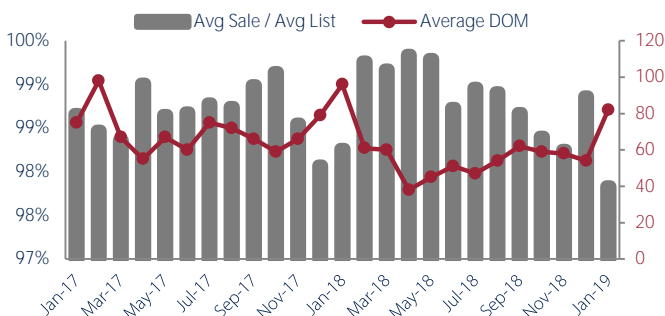
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in North Reston compared to 60 in January 2018, a decrease of 18%. There were 37 current contracts pending sale this January compared to 49 a year ago. The number of current contracts is 24% lower than last January.

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 97.8% 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 82, lower than the average last year, which was 96, a decrease of 15%.



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