

THE LONG & FOSTER MARKET MINUTE™

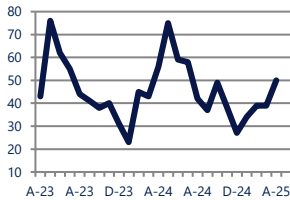
FOCUS ON: **NORTH RESTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20194 and 20190

Units Sold

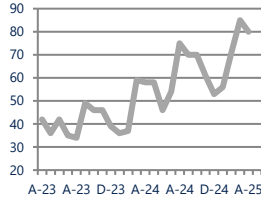
50



Down -11%
Vs. Year Ago

Active Inventory

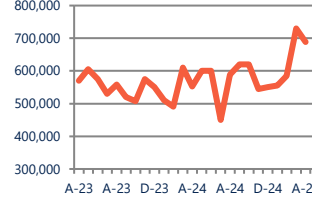
80



Up 38%
Vs. Year Ago

Median Sale Price

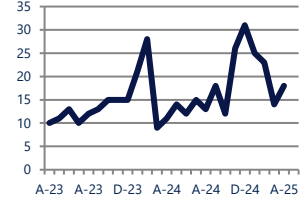
\$688,500



Up 25%
Vs. Year Ago

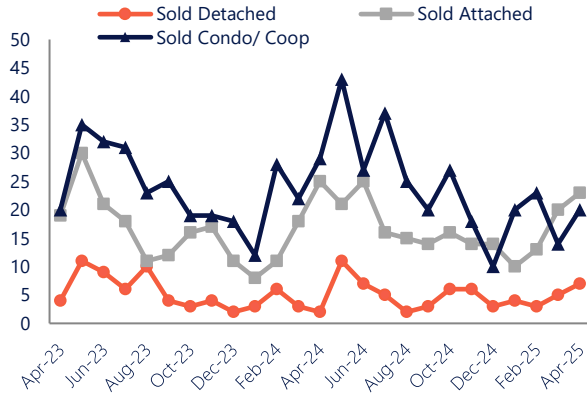
Days On Market

18



Up 64%
Vs. Year Ago

Units Sold*



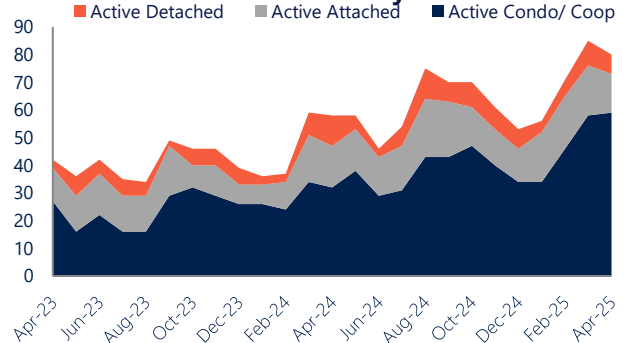
Units Sold

There was an increase in total units sold in April, with 50 sold this month in North Reston versus 39 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

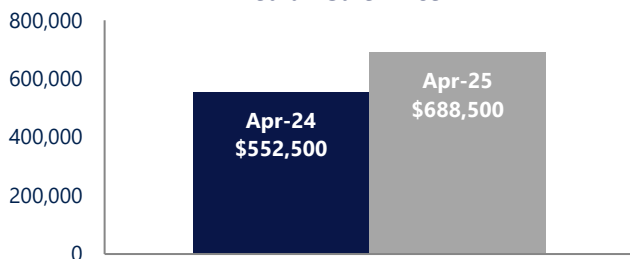
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 38%. The total number of active inventory this April was 80 compared to 58 in April 2024. This month's total of 80 is lower than the previous month's total supply of available inventory of 85, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Reston Homes was \$552,500. This April, the median sale price was \$688,500, an increase of 25% or \$136,000 compared to last year. The current median sold price is 6% lower than in March.

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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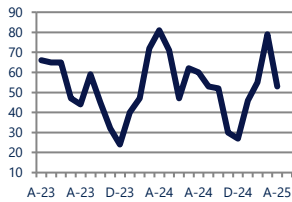
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APRIL 2025

Zip Code(s): 20194 and 20190

New Listings

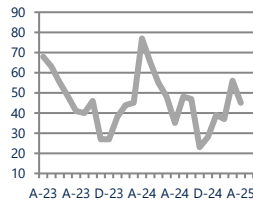
53



Down -35%
Vs. Year Ago

Current Contracts

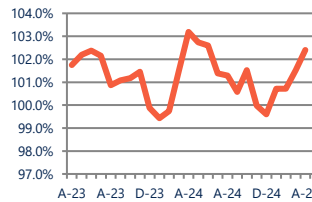
45



Down -42%
Vs. Year Ago

Sold Vs. List Price

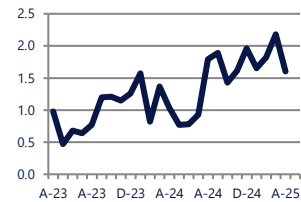
102.4%



Down -0.8%
Vs. Year Ago

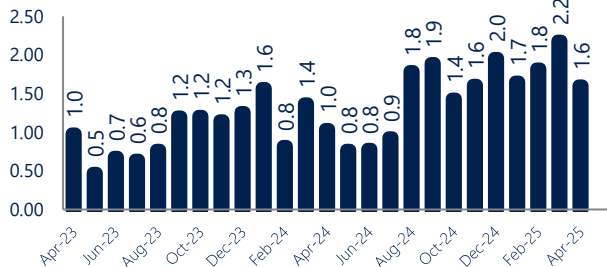
Months of Supply

1.6



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

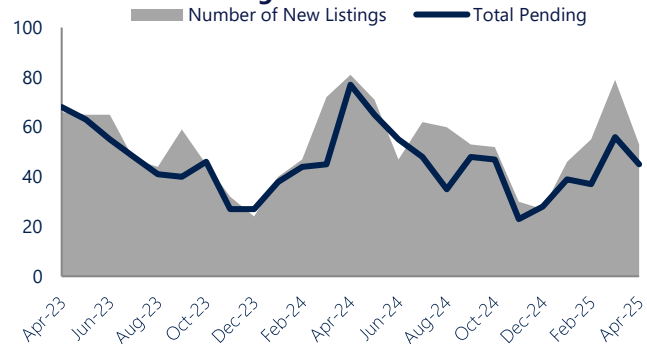
In April, there was 1.6 months of supply available in North Reston, compared to 1.0 in April 2024. That is an increase of 54% versus a year ago.

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.

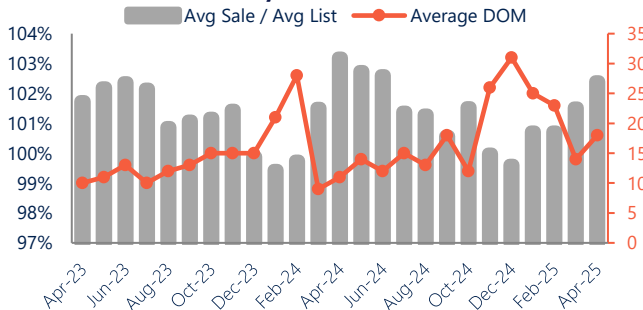
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in North Reston compared to 81 in April 2024, a decrease of 35%. There were 45 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 42% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in North Reston was 102.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 11, an increase of 64%.

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