

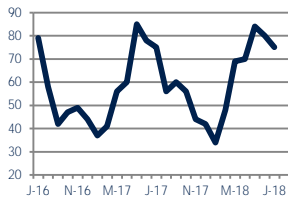
**Focus On:** North Reston Housing Market

July 2018

Zip Code(s): 20194 and 20190

**Units Sold**

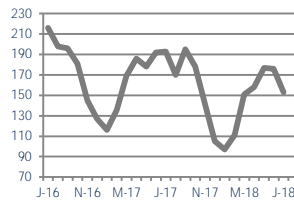
75



No Change  
Vs. Year Ago

**Active Inventory**

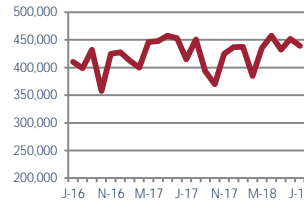
153



Down -21%  
Vs. Year Ago

**Median Sale Price**

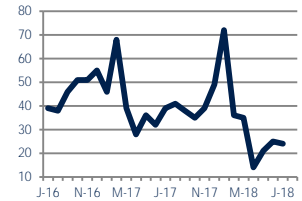
\$439,000



Up 6%  
Vs. Year Ago

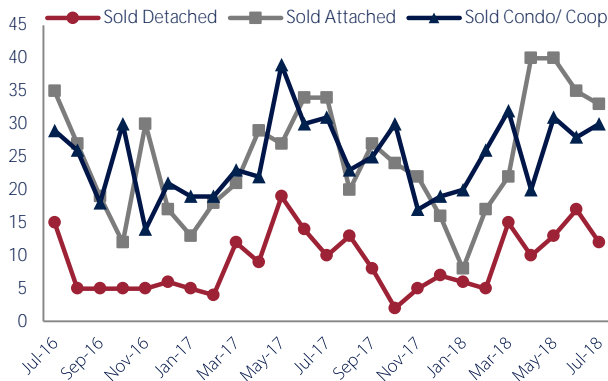
**Days On Market**

24



Down -38%  
Vs. Year Ago

**Units Sold\***



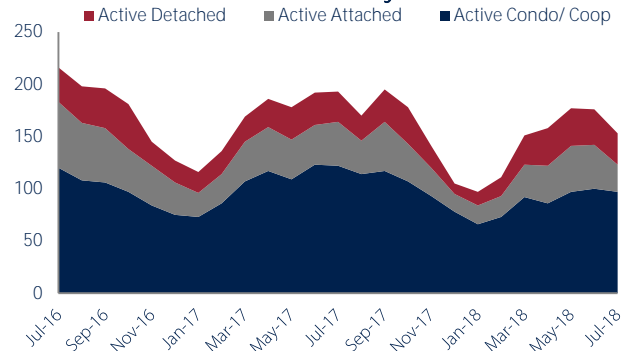
**Units Sold**

There was a decrease in total units sold in July, with 75 sold this month in North Reston, a decrease of 6%. 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 40 units or 21%. The total number of active inventory this July was 153 compared to 193 in July 2017. This month's total of 153 is lower than the previous month's total supply of available inventory of 176, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for North Reston Homes was \$415,000. This July, the median sale price was \$439,000, an increase of 6% or \$24,000 compared to last year. The current median sold price is 3% lower than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





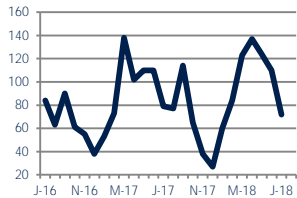
## Focus On: North Reston Housing Market

July 2018

Zip Code(s): 20194 and 20190

### New Listings

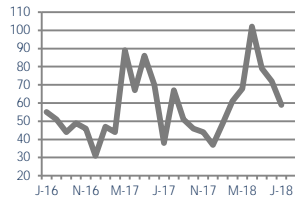
72



Down -9%  
Vs. Year Ago

### Current Contracts

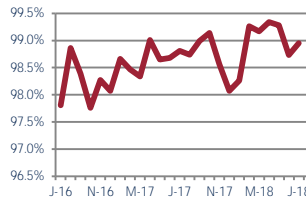
59



Up 55%  
Vs. Year Ago

### Sold Vs. List Price

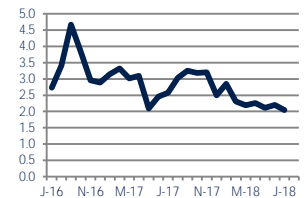
99.0%



No Change  
Vs. Year Ago

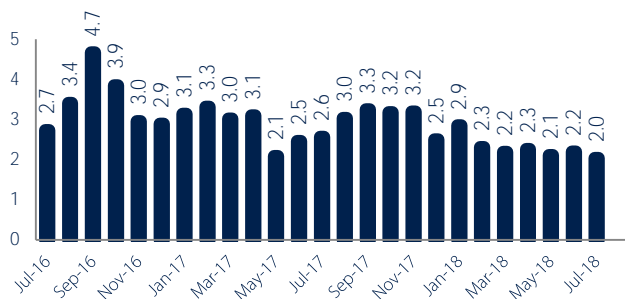
### Months of Supply

2.0



Down -21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

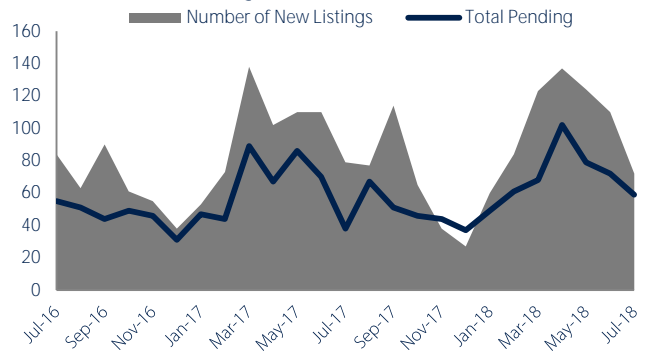
In July, there was 2.0 months of supply available in North Reston, compared to 2.6 in July 2017. That is a decrease of 21% versus a year ago.

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.

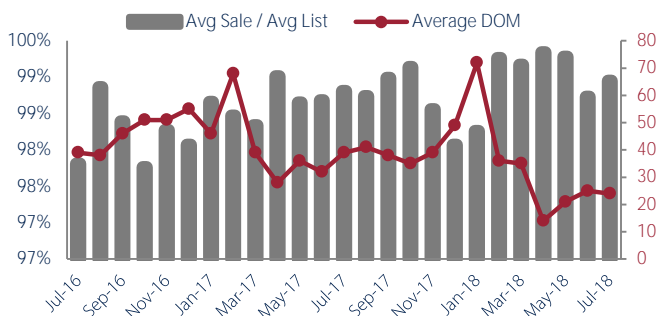
### New Listings & Current Contracts

This month there were 72 homes newly listed for sale in North Reston compared to 79 in July 2017, a decrease of 9%. There were 59 current contracts pending sale this July compared to 38 a year ago. The number of current contracts is 55% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in North Reston was 99.0% 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 24, lower than the average last year, which was 39, a decrease of 38%.



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