

# THE LONG & FOSTER MARKET MINUTE™

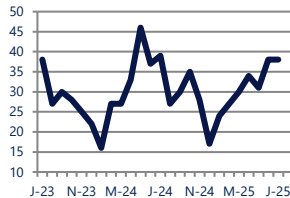
FOCUS ON: RESTON TOWN CENTER, LAKE ANNE, AND TALL OAKS HOUSING MARKET

JULY 2025

Zip Code(s): 20190

## Units Sold

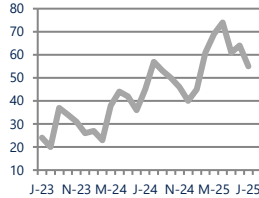
38



**Down -3%**  
Vs. Year Ago

## Active Inventory

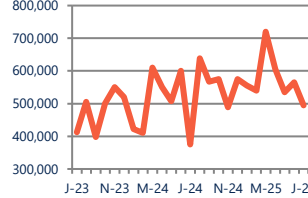
55



**Up 22%**  
Vs. Year Ago

## Median Sale Price

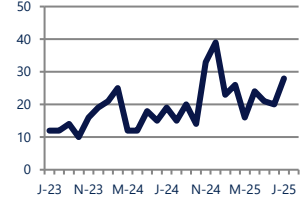
\$495,000



**Up**  
Vs. Year Ago

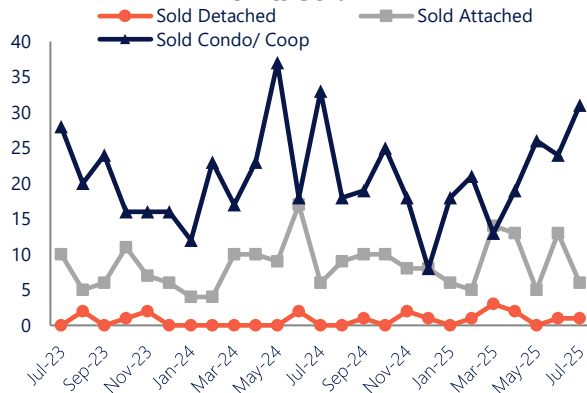
## Days On Market

28



**Up 47%**  
Vs. Year Ago

### Units Sold\*



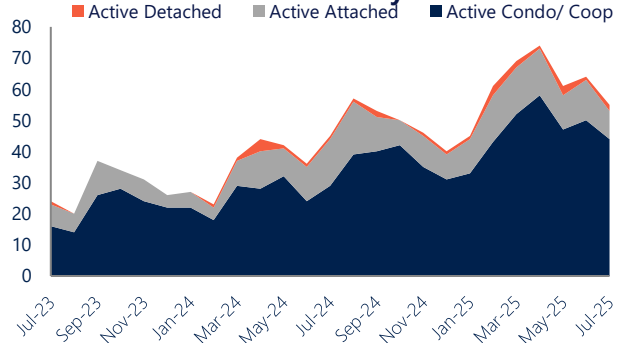
## Units Sold

The number of units sold remained stable in July, with 38 sold this month in Reston Town Center, Lake Anne, and Tall Oaks. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2024.

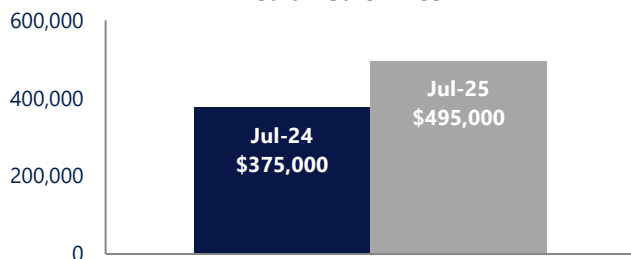
## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 22%. The total number of active inventory this July was 55 compared to 45 in July 2024. This month's total of 55 is lower than the previous month's total supply of available inventory of 64, a decrease of 14%.

### Active Inventory\*



## 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 July, the median sale price for Reston Town Center, Lake Anne, and Tall Oaks Homes was \$375,000. This July, the median sale price was \$495,000, an increase of \$120,000 compared to last year. The current median sold price is 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.

Reston Town Center, Lake Anne, and Tall Oaks are defined as properties listed in zip code/s 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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REAL ESTATE



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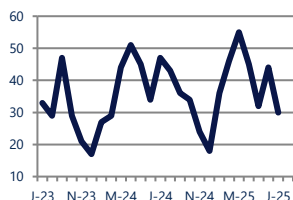
FOCUS ON: **RESTON TOWN CENTER, LAKE ANNE, AND TALL OAKS HOUSING MARKET**

JULY 2025

Zip Code(s): 20190

## New Listings

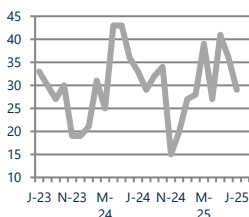
30



**Down -36%**  
Vs. Year Ago

## Current Contracts

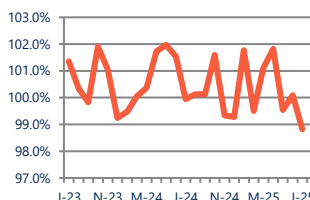
29



**Down -12%**  
Vs. Year Ago

## Sold Vs. List Price

98.8%



**Down -1.1%**  
Vs. Year Ago

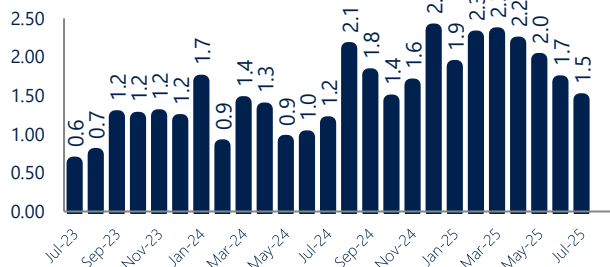
## Months of Supply

1.5



**Up 26%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

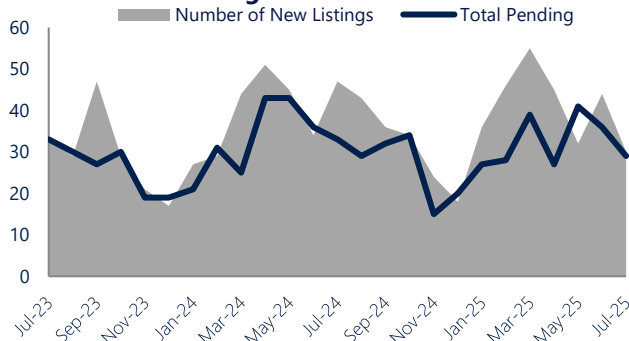
In July, there was 1.4 months of supply available in Reston Town Center, Lake Anne, and Tall Oaks, compared to 1.2 in July 2024. That is an increase of 25% versus a year ago.

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.

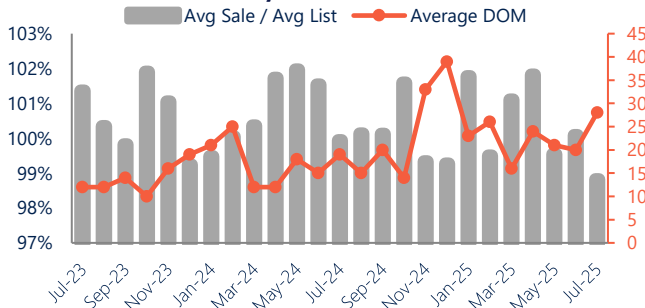
## New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Reston Town Center, Lake Anne, and Tall Oaks compared to 47 in July 2024, a decrease of 36%. There were 29 current contracts pending sale this July compared to 33 a year ago. The number of current contracts is 12% lower 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 Reston Town Center, Lake Anne, and Tall Oaks was 98.8% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 19, an increase of 47%.

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