



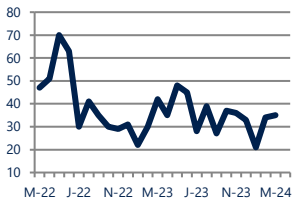
## Focus On: South Reston Housing Market

March 2024

Zip Code(s): 20191

### Units Sold

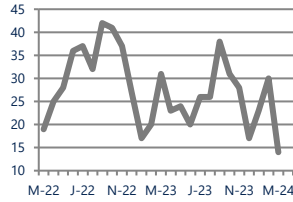
35



**Down -17%**  
Vs. Year Ago

### Active Inventory

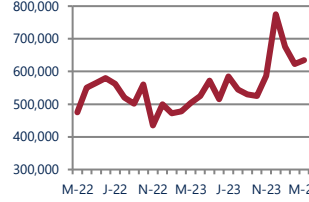
14



**Down -55%**  
Vs. Year Ago

### Median Sale Price

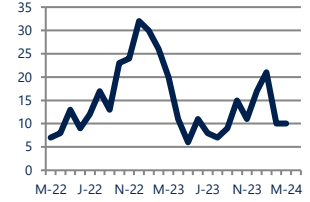
\$635,000



**Up**  
Vs. Year Ago

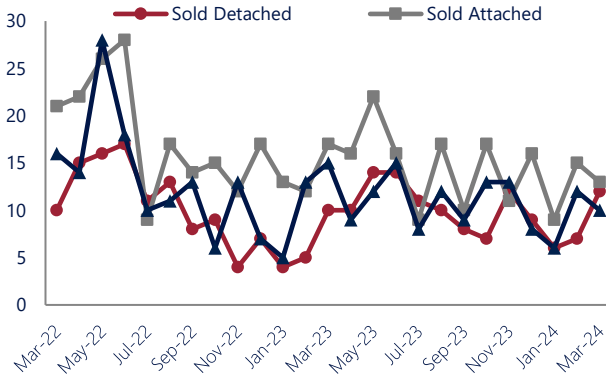
### Days On Market

10



**Down**  
Vs. Year Ago

### Units Sold\*



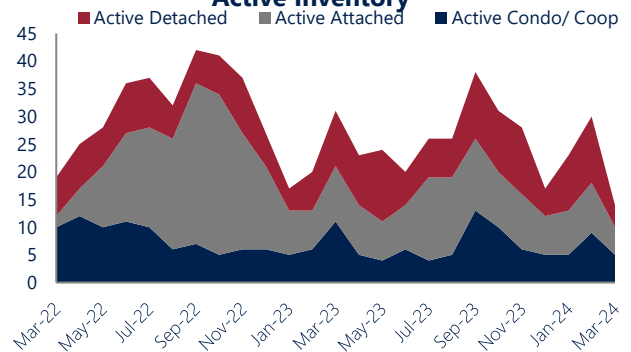
### Units Sold

There was an increase in total units sold in March, with 35 sold this month in South Reston versus 34 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2023.

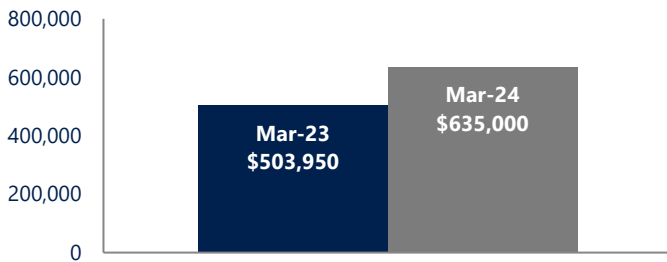
### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 55%. The total number of active inventory this March was 14 compared to 31 in March 2023. This month's total of 14 is lower than the previous month's total supply of available inventory of 30, a decrease of 53%.

### 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 March, the median sale price for South Reston Homes was \$503,950. This March, the median sale price was \$635,000, an increase of \$131,050 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

South Reston are defined as properties listed in zip code/s 20191.

\*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.



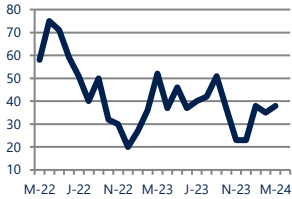
## Focus On: South Reston Housing Market

March 2024

Zip Code(s): 20191

### New Listings

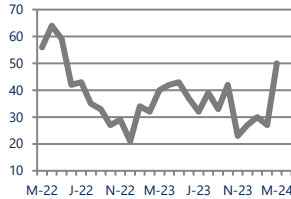
38



Down -27%  
Vs. Year Ago

### Current Contracts

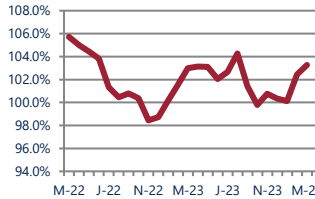
50



Up 25%  
Vs. Year Ago

### Sold Vs. List Price

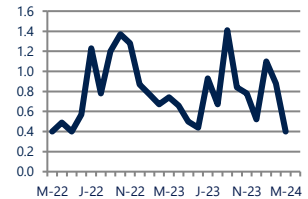
103.3%



No Change  
Vs. Year Ago

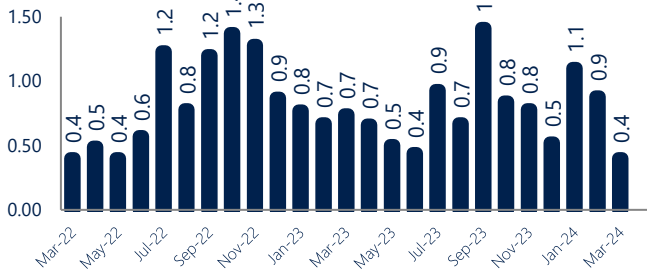
### Months of Supply

0.4



Down -46%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

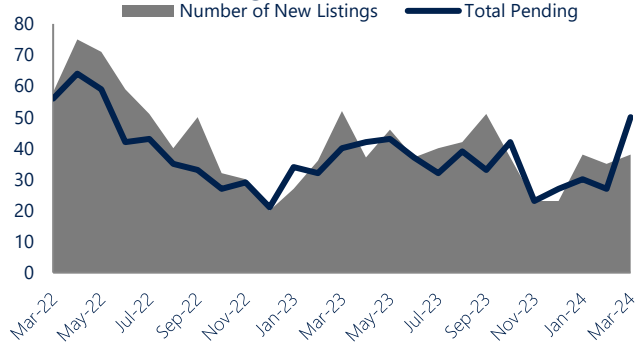
In March, there was 0.4 months of supply available in South Reston, compared to 0.7 in March 2023. That is a decrease of 46% versus a year ago.

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.

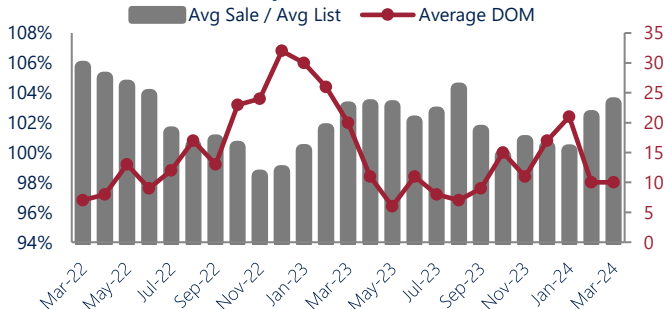
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in South Reston compared to 52 in March 2023, a decrease of 27%. There were 50 current contracts pending sale this March compared to 40 a year ago. The number of current contracts is 25% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in South Reston was 103.3% 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 10, lower than the average last year, which was 20. This decrease was impacted by the limited number of sales.

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