



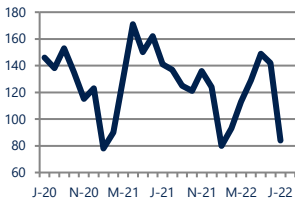
Focus On: Reston Housing Market

July 2022

Zip Code(s): 20194, 20190 and 20191

Units Sold

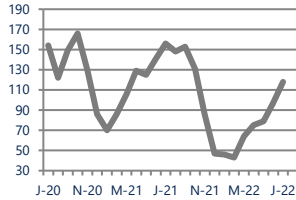
84



Down
Vs. Year Ago

Active Inventory

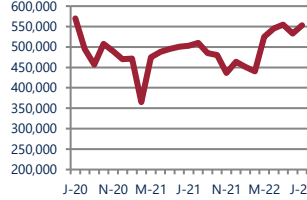
118



Down -24%
Vs. Year Ago

Median Sale Price

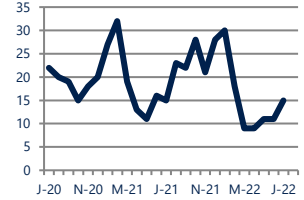
\$553,000



Up 10%
Vs. Year Ago

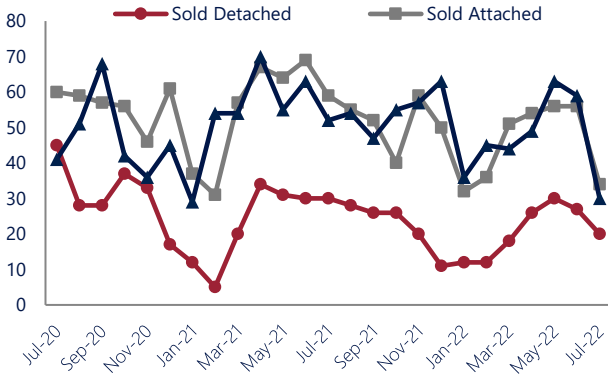
Days On Market

15



No Change
Vs. Year Ago

Units Sold*



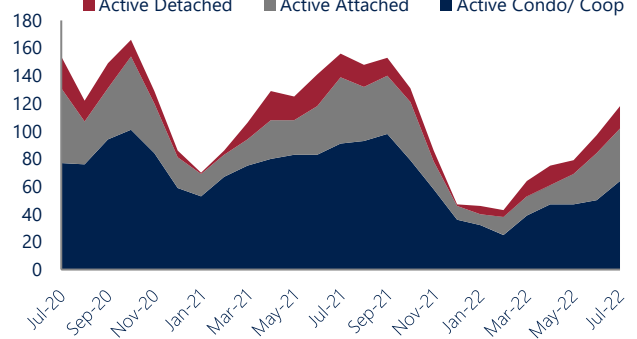
Units Sold

There was a decrease in total units sold in July, with 84 sold this month in Reston. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 24%. The total number of active inventory this July was 118 compared to 156 in July 2021. This month's total of 118 is higher than the previous month's total supply of available inventory of 97, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Reston Homes was \$503,000. This July, the median sale price was \$553,000, an increase of 10% or \$50,000 compared to last year. The current median sold price is 4% higher 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 are defined as properties listed in zip code/s 20194, 20190 and 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.





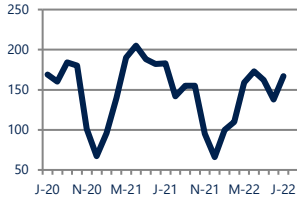
Focus On: Reston Housing Market

July 2022

Zip Code(s): 20194, 20190 and 20191

New Listings

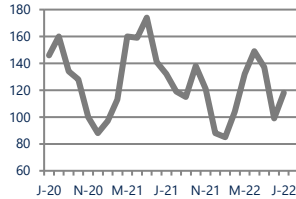
167



Down -9%
Vs. Year Ago

Current Contracts

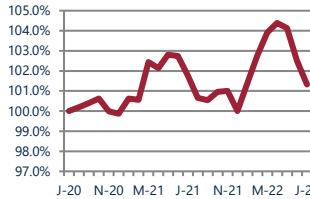
118



Down -11%
Vs. Year Ago

Sold Vs. List Price

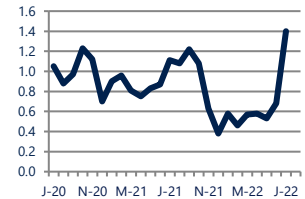
101.3%



No Change
Vs. Year Ago

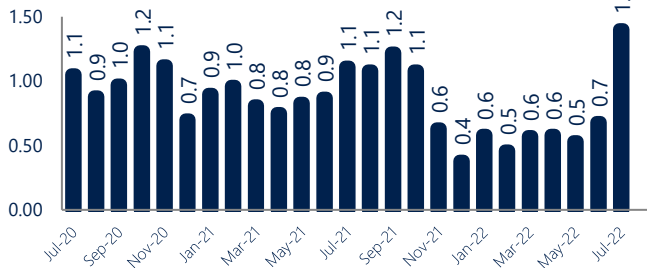
Months of Supply

1.4



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

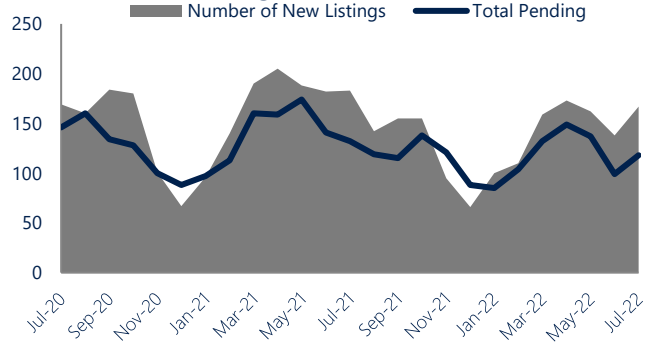
In July, there was 1.4 months of supply available in Reston, compared to 1.1 in July 2021. That is an increase of 27% versus a year ago.

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.

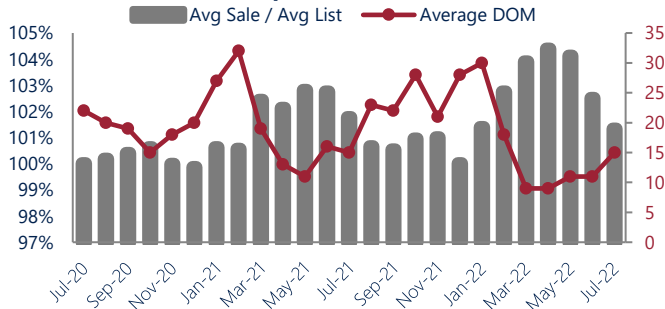
New Listings & Current Contracts

This month there were 167 homes newly listed for sale in Reston compared to 183 in July 2021, a decrease of 9%. There were 118 current contracts pending sale this July compared to 132 a year ago. The number of current contracts is 11% 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 was 101.3% 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 15, which is similar compared to a year ago.



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