



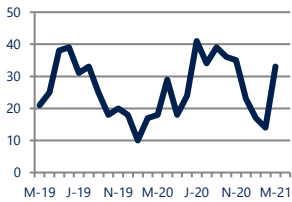
## Focus On: North Hills Reston Housing Market

March 2021

Zip Code(s): 20194

### Units Sold

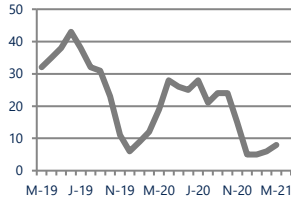
33



Up  
Vs. Year Ago

### Active Inventory

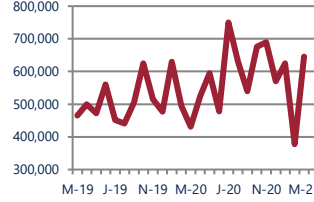
8



Down -58%  
Vs. Year Ago

### Median Sale Price

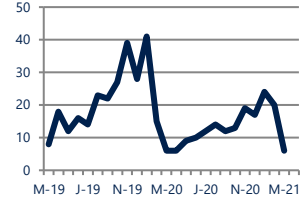
\$645,000



Up  
Vs. Year Ago

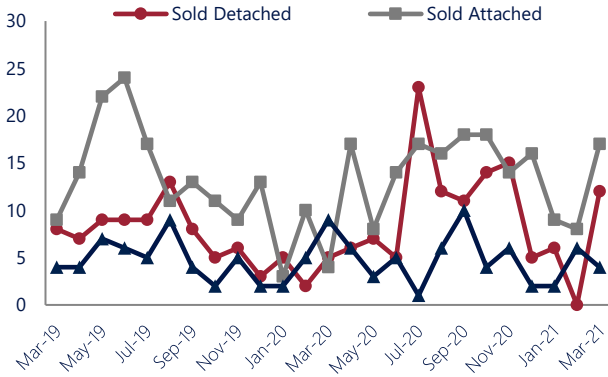
### Days On Market

6



No Change  
Vs. Year Ago

### Units Sold\*



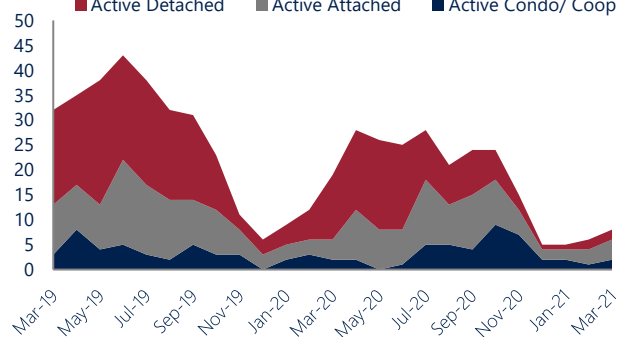
### Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 33 sold this month in North Hills Reston. This month's total units sold was higher than at this time last year, an increase from March 2020.

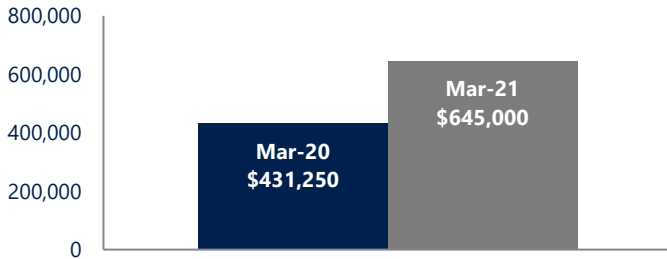
### Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 58%. The total number of active inventory this March was 8 compared to 19 in March 2020. This month's total of 8 is higher than the previous month's total supply of available inventory of 6, an increase of 33%.

### 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 North Hills Reston Homes was \$431,250. This March, the median sale price was \$645,000, an increase of \$213,750 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.

North Hills Reston are defined as properties listed in zip code/s 20194.

\*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.





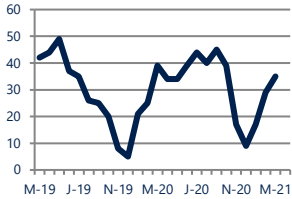
## Focus On: North Hills Reston Housing Market

March 2021

Zip Code(s): 20194

### New Listings

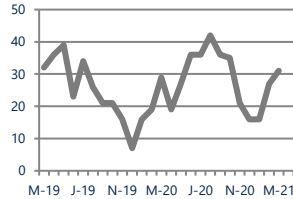
35



Down -10%  
Vs. Year Ago

### Current Contracts

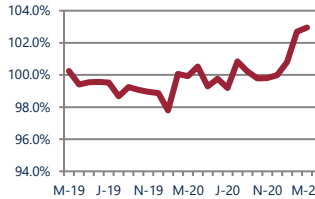
31



Up 7%  
Vs. Year Ago

### Sold Vs. List Price

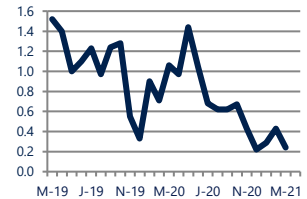
103.0%



Up 3%  
Vs. Year Ago

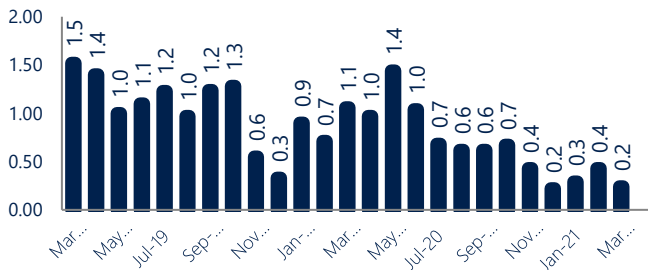
### Months of Supply

0.2



Down -77%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

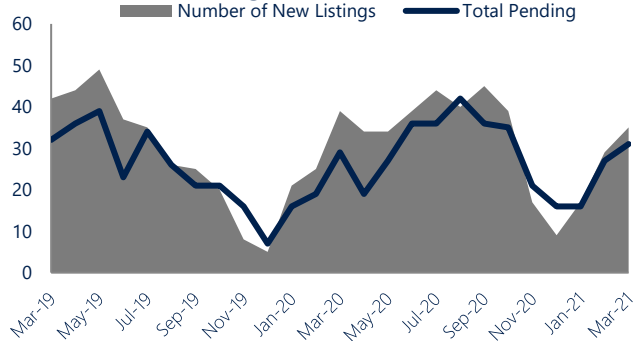
In March, there was 0.2 months of supply available in North Hills Reston, compared to 1.1 in March 2020. That is a decrease of 77% versus a year ago.

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.

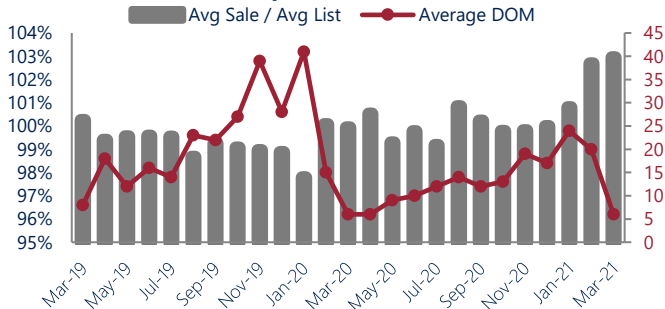
### New Listings & Current Contracts

This month there were 35 homes newly listed for sale in North Hills Reston compared to 39 in March 2020, a decrease of 10%. There were 31 current contracts pending sale this March compared to 29 a year ago. The number of current contracts is 7% 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 North Hills Reston was 103.0% of the average list price, which is 3.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 6, which is similar compared to a year ago.



North Hills Reston are defined as properties listed in zip code/s 20194.

\*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.

