

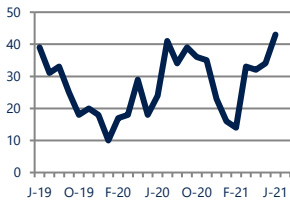


Focus On: North Hills Reston Housing Market

June 2021

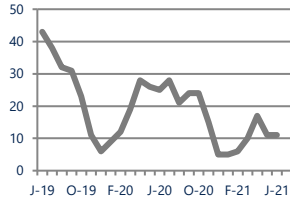
Zip Code(s): 20194

Units Sold
43



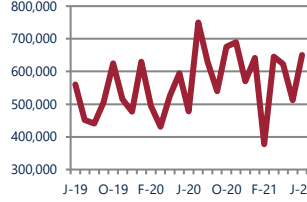
Up
Vs. Year Ago

Active Inventory
11



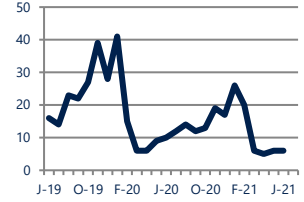
Down -56%
Vs. Year Ago

Median Sale Price
\$650,000

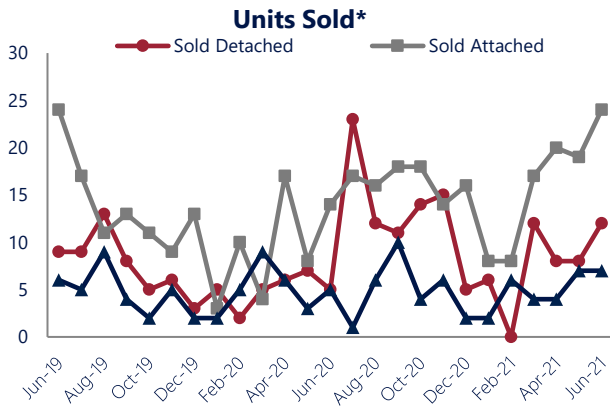


Up
Vs. Year Ago

Days On Market
6



Down -40%
Vs. Year Ago

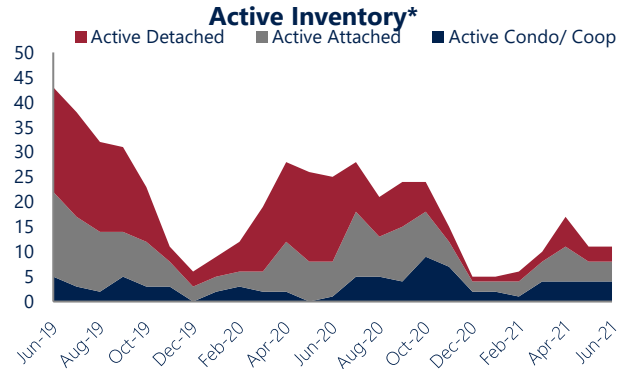


Units Sold

There was an increase in total units sold in June, with 43 sold this month in North Hills Reston. This month's total units sold was higher than at this time last year.

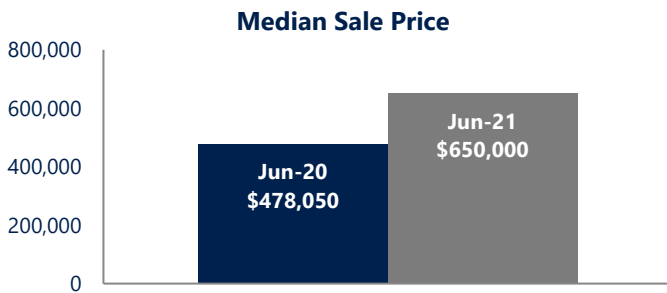
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 56%. The total number of active inventory this June was 11 compared to 25 in June 2020. This month's supply remained stable as compared to last month.



Median Sale Price

Last June, the median sale price for North Hills Reston Homes was \$478,050. This June, the median sale price was \$650,000, an increase of \$171,950 compared to last year. The current median sold price is higher than in May.



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.





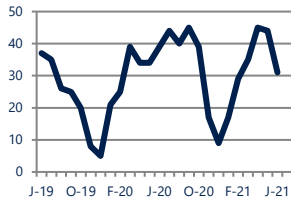
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June 2021

Zip Code(s): 20194

New Listings

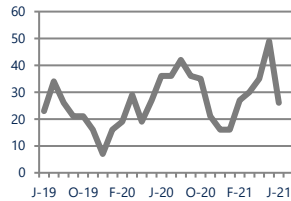
31



Down -21%
Vs. Year Ago

Current Contracts

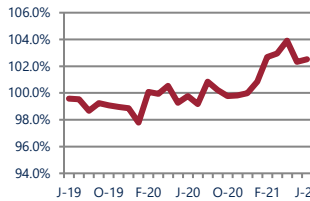
26



Down -28%
Vs. Year Ago

Sold Vs. List Price

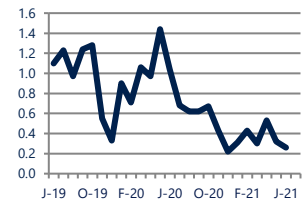
102.5%



Up 2.8%
Vs. Year Ago

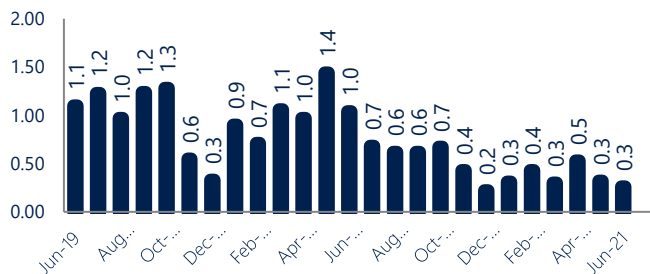
Months of Supply

0.3



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

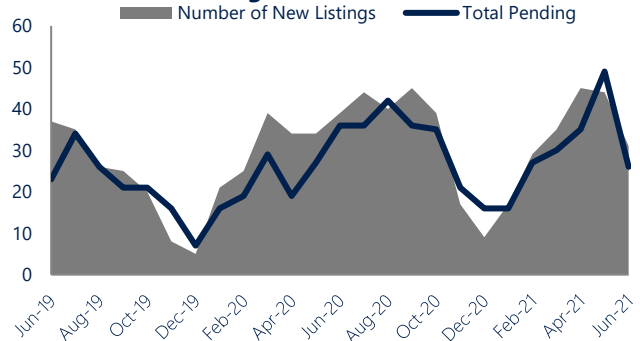
In June, there was 0.3 months of supply available in North Hills Reston, compared to 1.0 in June 2020. That is a decrease of 75% versus a year ago.

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.

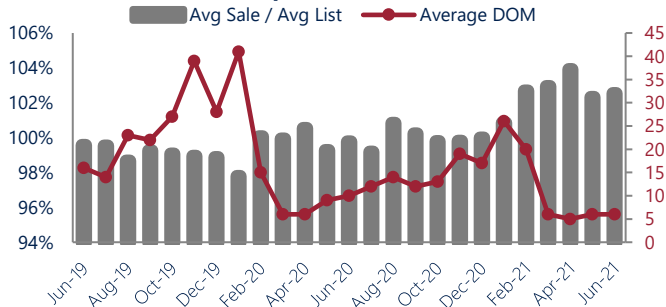
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in North Hills Reston compared to 39 in June 2020, a decrease of 21%. There were 26 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 28% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in North Hills Reston was 102.5% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 10, a decrease of 40%.

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