

September 2014

Reston, VA

Sold Summary

	Sep 2014	Sep 2013	% Change
Sold Dollar Volume	\$29,402,465	\$34,864,800	-15.67%
Avg Sold Price	\$452,346	\$435,810	3.79%
Median Sold Price	\$406,000	\$384,000	5.73%
Units Sold	65	80	-18.75%
Avg Days on Market	35	22	59.09%
Avg List Price for Solds	\$459,696	\$441,249	4.18%
Avg SP to OLP Ratio	96.4%	97.9%	-1.56%
Ratio of Avg SP to Avg OLP	96.1%	97.5%	-1.39%
Attached Avg Sold Price	\$389,440	\$393,323	-0.99%
Detached Avg Sold Price	\$662,031	\$676,571	-2.15%
Attached Units Sold	50	68	-26.47%
Detached Units Sold	15	12	25.00%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Sep 2014	Sep 2013	% Change
Active Listings	296	155	90.97%
New Listings	144	114	26.32%
New Under Contracts	20	28	-28.57%
New Contingents	53	56	-5.36%
New Pendings	73	84	-13.10%
All Pendings	91	110	-17.27%

Financing (Sold)

Assumption	0
Cash	8
Conventional	50
FHA	3
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	20
11 to 20	5
21 to 30	6
31 to 60	16
61 to 90	11
91 to 120	2
121 to 180	5
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	3
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	13
\$200K to \$299,999	0	2	0	0	0	0	10	0	8	48
\$300K to \$399,999	0	3	0	9	1	2	4	3	31	27
\$400K to \$499,999	0	1	0	6	2	3	0	0	27	13
\$500K to \$599,999	0	0	0	3	1	1	1	5	18	6
\$600K to \$799,999	0	0	4	2	4	1	1	29	11	7
\$800K to \$999,999	0	0	0	0	3	0	0	18	8	2
\$1M to \$2,499,999	0	0	0	0	0	0	0	10	0	6
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	6	4	20	11	7	17	67	104	125
Avg Sold Price	\$0	\$341,167	\$662,250	\$439,600	\$661,951	\$476,914	\$311,447			
Prev Year - Avg Sold Price	\$0	\$307,200	\$543,550	\$444,509	\$743,081	\$494,200	\$352,099			
Avg Sold % Change	0.00%	11.06%	21.84%	-1.10%	-10.92%	-3.50%	-11.55%			
Prev Year - # of Solds	0	5	4	22	8	7	34			

Active Detail