

# Reston 20190

ZIP code · VA · Virginia > Fairfax County > Reston

SELLER'S MARKET

\$558K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

396

SALES (12 MO)

\$581K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

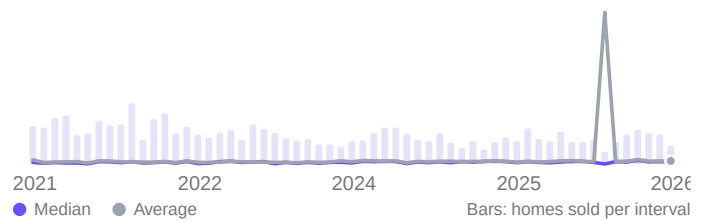
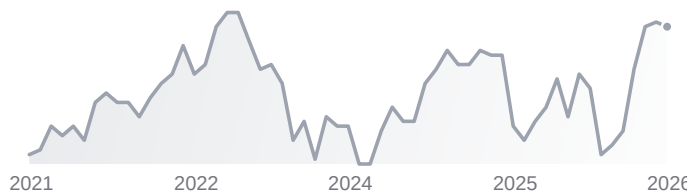
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$544K · Average \$641K

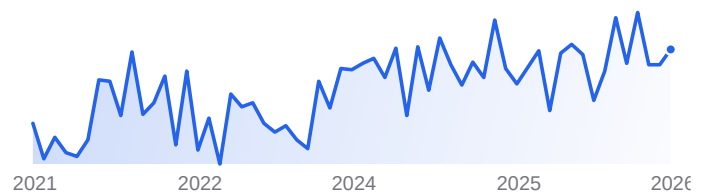
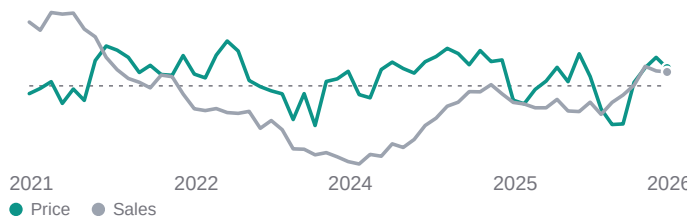


Growth (year over year)

Price +7.2% · Sales +5.6%

Price per square foot

\$433/ft²

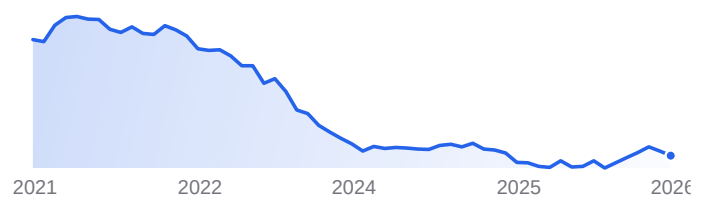
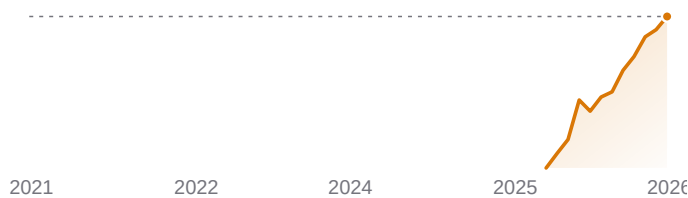


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

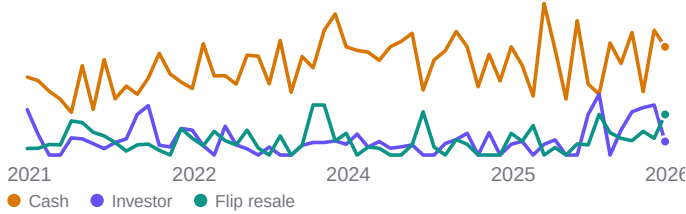
5.6%



## BUYERS & OUTCOMES

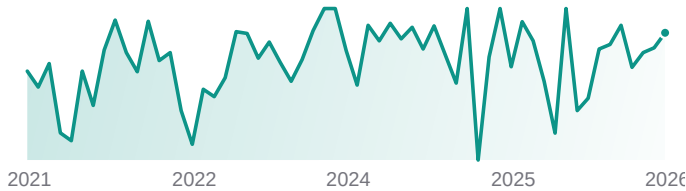
### Buyer mix

Cash 33% · Investor 4.2% · Flip resale 13%



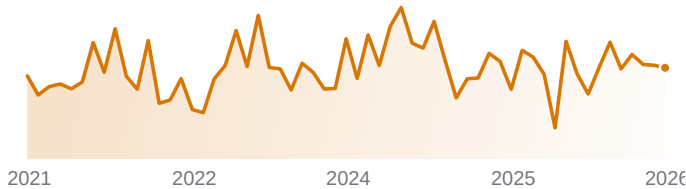
### Sellers who sold at a gain

95%

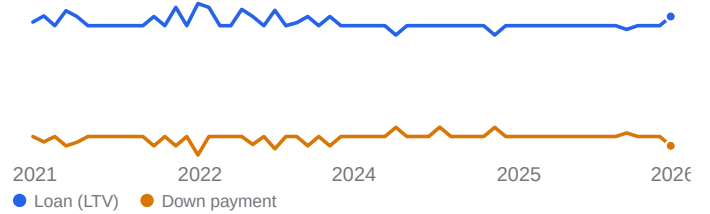


### Median annualized return at resale

+2.8%

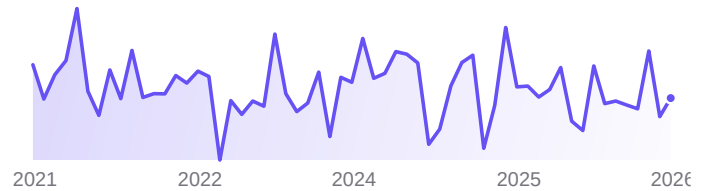


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



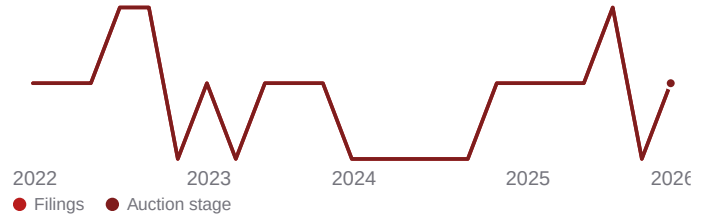
### Typical hold before selling

5.6 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 7,047     |
| Median value (AVM) | \$581K    |
| Median size        | 1,353 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1985      |
| Single family      | 6.0%      |
| Condos             | 60%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 46%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 77%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 54%  |

Typical ownership tenure

**7.9 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>20,832</b>                 |
| Density                          | <b>4,593 / mi<sup>2</sup></b> |
| Median household income          | <b>\$126K</b>                 |
| Average household income         | <b>\$155K</b>                 |
| Crime index (US avg 100)         | <b>155</b>                    |
| Air pollution index (US avg 100) | <b>82</b>                     |
| Earthquake index (US avg 100)    | <b>39</b>                     |
| Homes occupied                   | <b>93%</b>                    |
| Bachelor's or higher             | <b>38%</b>                    |
| Poverty rate                     | <b>6.1%</b>                   |
| Unemployment                     | <b>0.9%</b>                   |
| Average temp                     | <b>55°F</b>                   |
| Annual precip                    | <b>43 in</b>                  |
| Sunshine                         | <b>63%</b>                    |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.