

Reston 20191

ZIP code · VA · Virginia > Fairfax County > Reston

SELLER'S MARKET

\$651K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

478

SALES (12 MO)

\$665K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

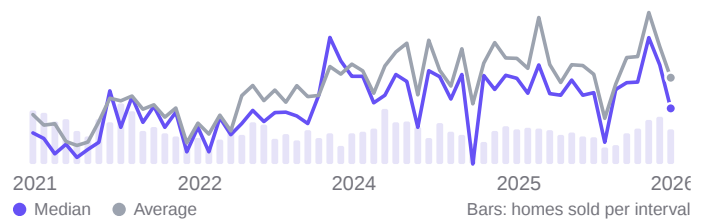
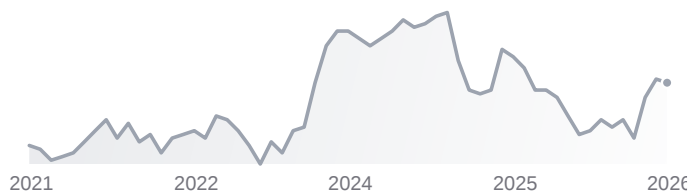
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$550K · Average \$631K

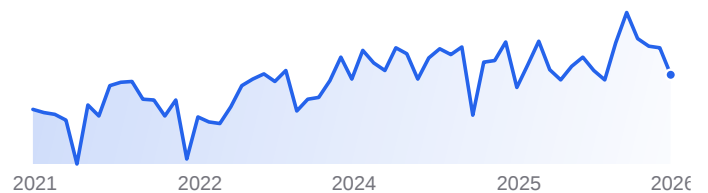
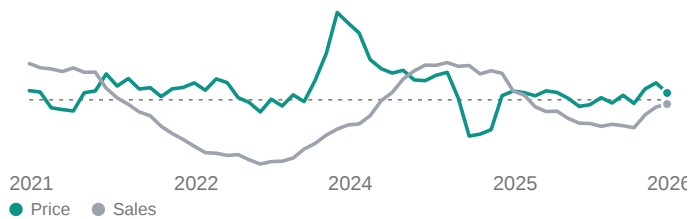


Growth (year over year)

Price +3.6% · Sales -2.2%

Price per square foot

\$391/ft²

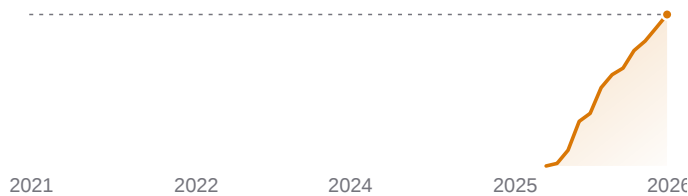


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

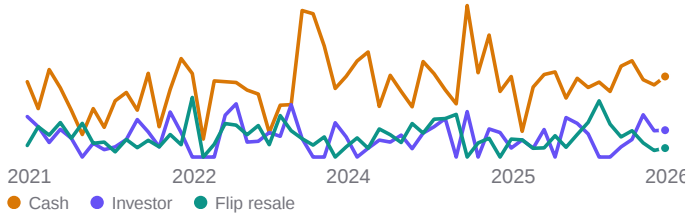
4.5%



BUYERS & OUTCOMES

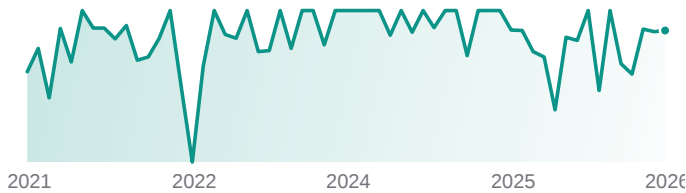
Buyer mix

Cash 20% · Investor 6.8% · Flip resale 2.3%



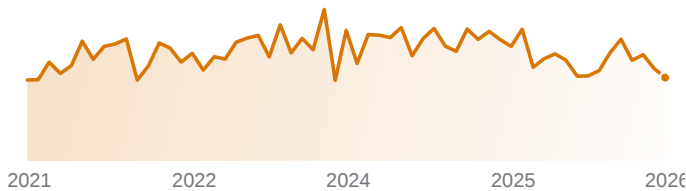
Sellers who sold at a gain

97%

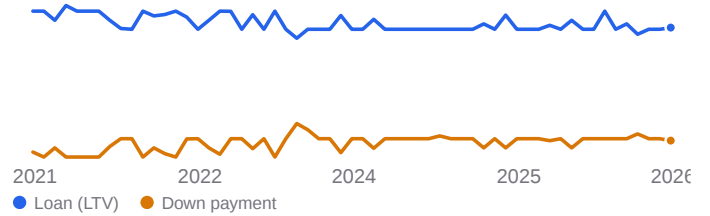


Median annualized return at resale

+3.4%

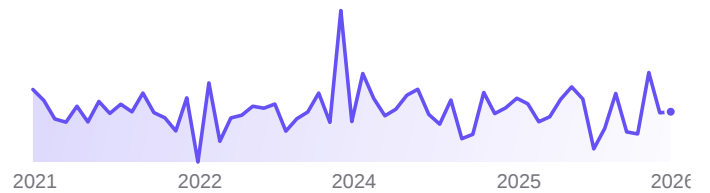


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,547
Median value (AVM)	\$665K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1976
Single family	35%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	14%
Median loan-to-value	52%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	30,650
Density	3,674 / mi²
Median household income	\$139K
Average household income	\$166K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	5.0%
Unemployment	0.8%
Average temp	55°F
Annual precip	44 in
Sunshine	63%

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.