

Reston 20194

ZIP code · VA · Virginia > Fairfax County > Reston

STRONG SELLER'S MARKET

\$716K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

212

SALES (12 MO)

\$825K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

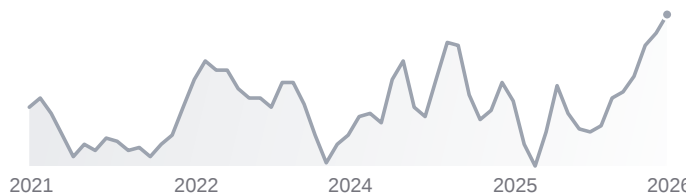
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

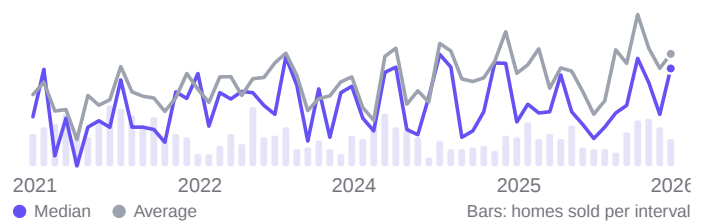
Market temperature (0–100)

83 / 100



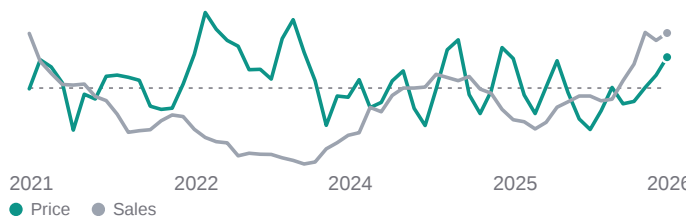
Sale prices

Median \$795K · Average \$852K



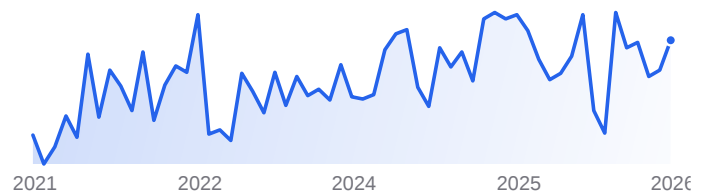
Growth (year over year)

Price +15.5% · Sales +27.7%



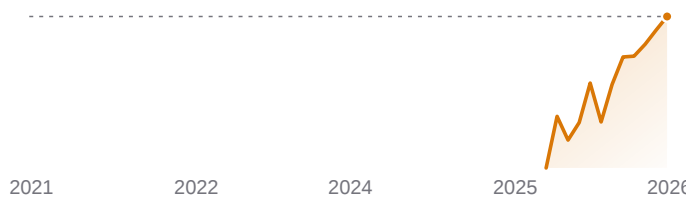
Price per square foot

\$448/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

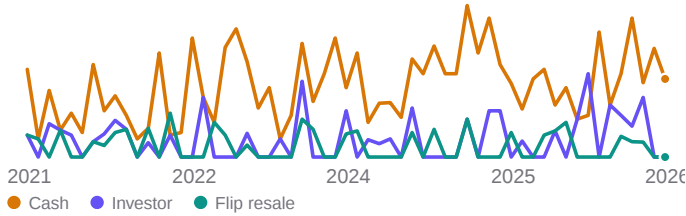
4.5%



BUYERS & OUTCOMES

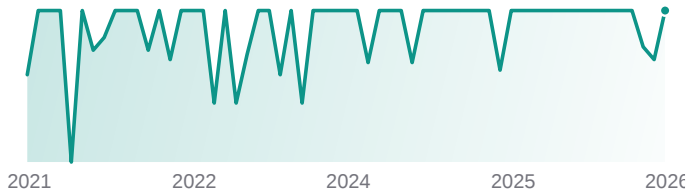
Buyer mix

Cash 19% · Investor 0% · Flip resale 0%



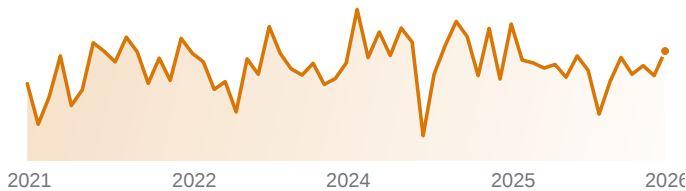
Sellers who sold at a gain

100%

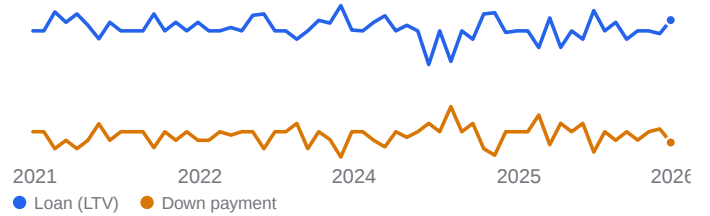


Median annualized return at resale

+4.5%

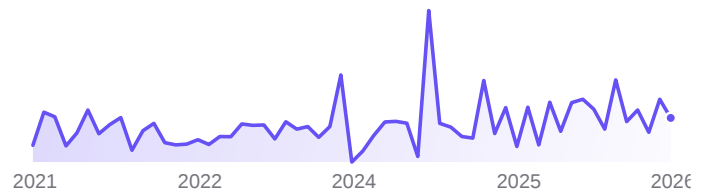


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



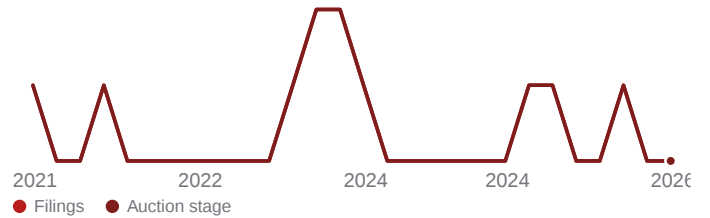
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,695
Median value (AVM)	\$825K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1989
Single family	40%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.6%
Owner occupied	87%
Company owned	15%
Median loan-to-value	53%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	12,726
Density	4,023 / mi²
Median household income	\$172K
Average household income	\$195K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	34
Homes occupied	98%
Bachelor's or higher	41%
Poverty rate	3.0%
Unemployment	0.9%
Average temp	54°F
Annual precip	43 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.