



2022 First Half Market Update

All of Reston Single Family Homes

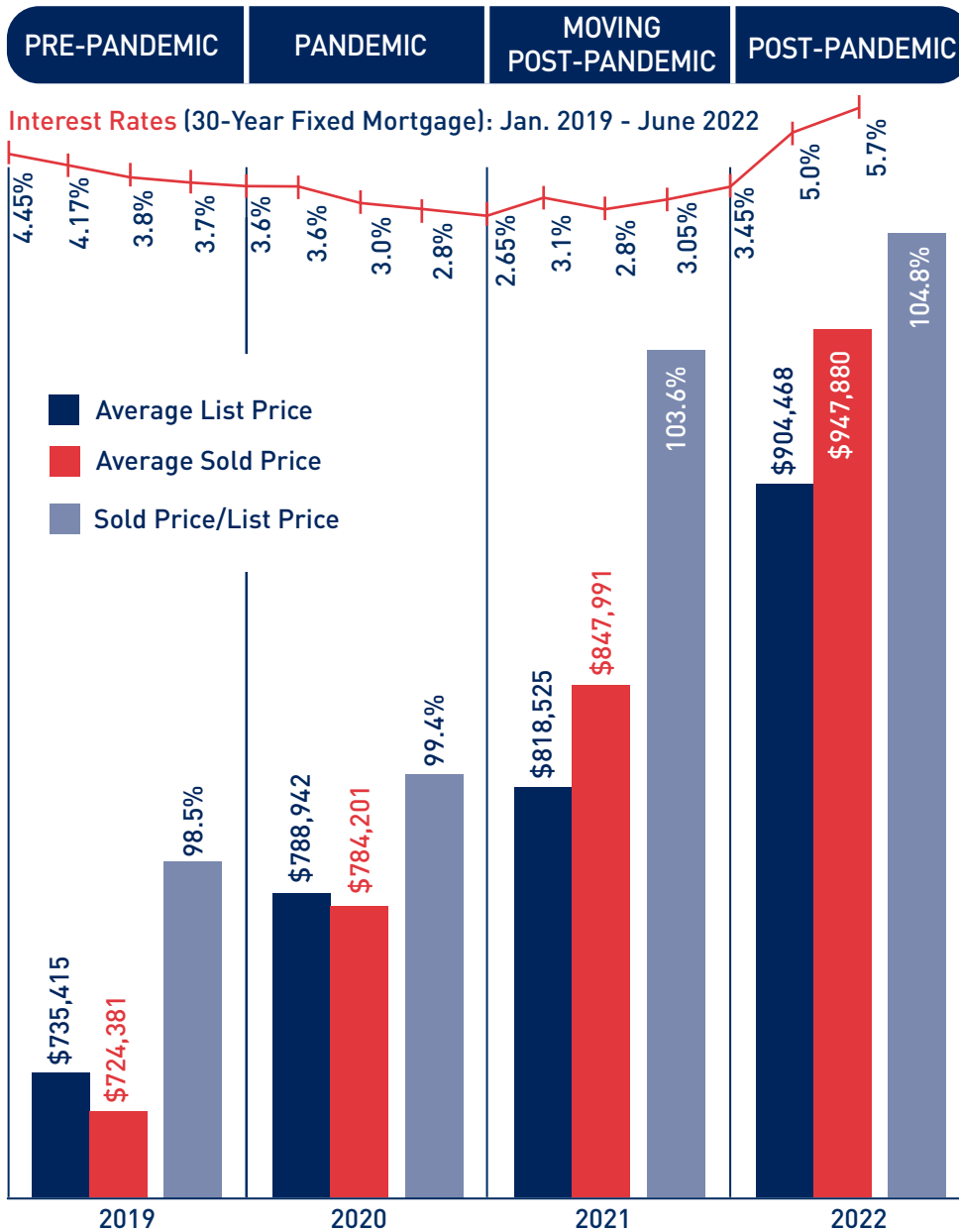
Reston's single family home market has been booming! The first half of 2022 brought significant price increases and reductions in 'days on the market.' Available inventory is at its lowest point in many years, which is definitely contributing to the strength of the demand. Currently we are observing a calming of market intensity. The average days on the market for existing active single family listings is 21 vs. the 9 day average from properties closed to date. This is a trend being felt nationwide as interest rates climb to offset inflation. We will continue to analyze how the evolution of market activity impacts us in Reston. Look for ongoing updates, and give us a call for an evaluation targeted to your property.

of Single Family and Townhomes Listed & Sold
 Jan. 1, 2019 - July 7, 2022

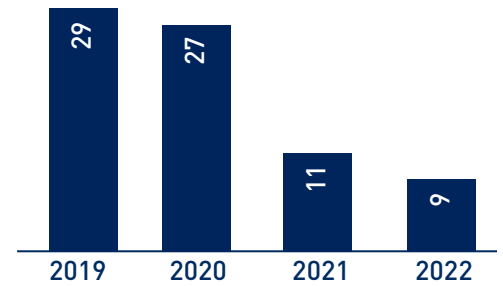
The O'Gorman Team 63

Next Agent 39

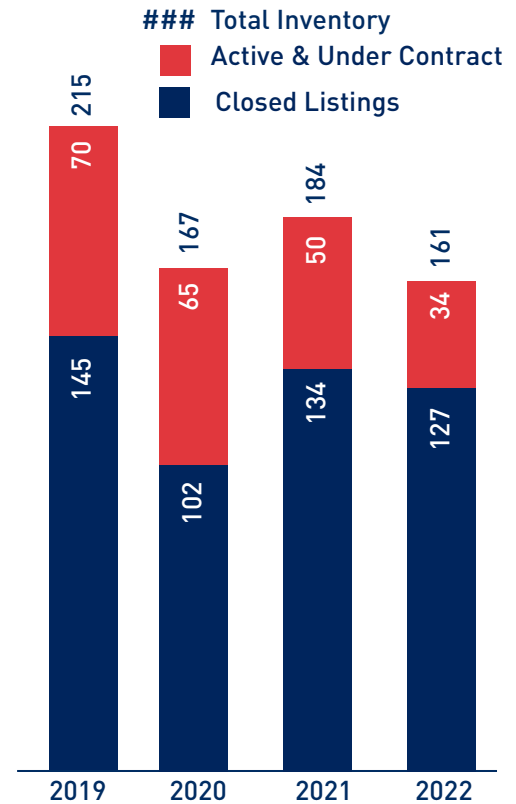
All of Reston Single Family Homes: First Half of Each Year



Average Days on the Market



Inventory



Call The O'Gorman Team Today

If your property is currently listed with a Realtor, this is not a solicitation of that listing.

703-472-7040

www.theogormanteam.com

2022 Listings: All Detached Homes in Reston

Properties Listed January 1 - July 7, 2022

Status	Address	List Price	Sold Price	Subsidy	Style	BR	FB	HB	DOM/CDOM
ACT	2320 Archdale Rd	\$699,900			Colonial	4	2	1	2 / 8
ACT	2044 Beacon Pl	\$1,050,000			Contemporary	4	3	1	8 / 8
ACT	11311 Bright Pond Ln	\$1,595,000			Colonial	5	4	1	21 / 21
ACT	2324 Colts Brook Dr	\$925,000			Traditional	4	2	1	14 / 14
ACT	12044 Creekbend Dr	\$1,285,000			Colonial	5	4	1	9 / 9
ACT	11304 Geddys Ct	\$599,900			Contemporary	3	2		10 / 10
ACT	11129 Glade Dr	\$865,000			Contemporary	3	2	1	16 / 64
ACT	11428 Purple Beech Dr	\$980,000			Contemporary	4	3	1	1 / 1
ACT	2321 Saint Bedes Ct	\$749,000			Colonial	4	2	1	22 / 22
ACT	2302 Staley Rd	\$650,000			Ranch/Rambler	3	2		56 / 56
ACT	11270 Stones Throw Dr	\$1,599,000			Colonial	5	4	1	43 / 46
ACT	1642 Stowe Rd	\$840,000			Colonial	4	2	1	1 / 1
ACT	2501 Wood Fern Ct	\$799,000			Colonial	4	2	1	22 / 22
A/C	1438 Aldenham Ln	\$750,000			Split Level	5	2	1	14 / 14
A/C	2050 Cobblestone Ln	\$749,900			Colonial	4	3	1	6 / 6
A/C	2040 Durand Dr	\$899,900			Colonial	5	2	1	6 / 6
A/C	2617 Fox Mill Rd	\$1,100,000			Ranch/Rambler	4	4		15 / 48
A/C	12601 Noble Victory Ln	\$820,000			Colonial	4	3	1	10 / 10
A/C	2024 Peppermint Ct	\$1,148,000			Contemp. Mid-Century Modern	4	3		4 / 4
A/C	2403 Red Maple Ln	\$800,000			Contemporary	4	3	1	8 / 8
A/C	11628 Sourwood Ln	\$950,000			Colonial	5	3	1	8 / 8
A/C	11300 Water Pointe Cir	\$1,100,000			Contemporary	5	3	1	7 / 7
PND	2298 Archdale Rd	\$800,000			Colonial	4	2	1	3 / 9
PND	10900 Baron Cameron Ave	\$1,200,000			Traditional	4	3	1	55 / 55
PND	2333 Colts Brook Dr	\$749,900			Colonial	4	3	1	2 / 2
PND	1618 Greenbriar Ct	\$769,000			Contemporary	4	2	1	6 / 6
PND	11305 Harborside Cluster	\$900,000			Contemporary	3	2	1	13 / 13
PND	12037 Lake Newport Rd	\$925,000			Colonial	5	3	1	6 / 6
PND	1158 Meadowlook Ct	\$1,250,000			Colonial	4	3	1	5 / 5
PND	2423 Pony Ln	\$825,000			Ranch/Rambler	4	3		50 / 50
PND	11673 Post Mills Ln	\$975,000			Colonial	4	3	1	7 / 7
PND	11631 Quail Ridge Ct	\$925,000			Colonial	5	3	1	4 / 4
PND	12003 Walnut Branch Rd	\$850,000			Contemporary	3	2	1	0 / 0
PND	1650 Wild Pine Way	\$1,100,000			Contemporary	6	3	1	3 / 3
CLS	12004 Aintree Ln	\$950,000	\$1,108,208		Contemporary	5	3		7 / 7
CLS	12265 Angel Wing Ct	\$799,786	\$800,000		Colonial	4	3	1	9 / 9
CLS	2313 Archdale Rd	\$692,000	\$740,000		Colonial	4	2	1	4 / 4
CLS	2316 Ballycairne Ct	\$725,000	\$780,000		Colonial	4	2	1	4 / 4
CLS	2109 S Bay Ln	\$900,000	\$865,000		Contemporary	3	2	1	9 / 9
CLS	2029 Beacon	\$839,900	\$800,000		Contemporary	3	2	1	85 / 85
CLS	1224 Bishopsgate Way	\$1,200,000	\$1,315,000		Colonial, Traditional	4	4	1	5 / 5
CLS	11050 Bishopsgate Ct	\$900,000	\$920,000	\$2,000	Victorian	4	2	1	5 / 5
CLS	2411 Black Cap Ln	\$874,500	\$976,500		Split Level	4	3		5 / 5
CLS	11828 Blue Spruce Rd	\$829,900	\$875,000		Contemporary	4	2	1	3 / 3
CLS	2420 Bramblebush Ct	\$799,900	\$820,000		Colonial	5	3	1	17 / 17
CLS	11250 Bright Pond Ln	\$1,175,000	\$1,272,200	\$3,600	Contemporary	5	4	1	0 / 0
CLS	11264 Bright Pond Ln	\$1,799,000	\$1,735,000		Colonial, Contemporary, Trans	5	4	1	2 / 2
CLS	2407 Bugle Ln	\$679,999	\$764,000	\$7,000	Ranch/Rambler	4	3		7 / 7
CLS	2201 Burgee Ct	\$2,050,000	\$2,000,000		Contemporary	4	3	1	6 / 6
CLS	2207 Burgee Ct	\$1,675,000	\$1,675,000		Contemporary	5	5	1	1 / 1
CLS	11103 Burywood Ln	\$1,350,000	\$1,450,000		Colonial	4	4	2	7 / 7
CLS	1323 Buttermilk Ln	\$939,000	\$939,000		Colonial	4	3	1	4 / 4
CLS	12013 Canter Ln	\$859,900	\$953,088		Contemporary	5	3		2 / 2
CLS	12024 Canter Ln	\$884,900	\$915,000	\$10,000	Colonial	4	2	2	4 / 4
CLS	1657 Cedar Hollow Way	\$812,000	\$830,000		Contemporary	4	3	1	7 / 7
CLS	1670 Cedar Hollow Way	\$780,000	\$807,500		Contemporary	3	3		6 / 6
CLS	1677 Cedar Hollow Way	\$900,000	\$915,000		Contemporary	3	3		5 / 5
CLS	1255 Center Harbor Pl	\$1,295,000	\$1,300,000		Colonial	5	3	1	4 / 19
CLS	2087 Cobblestone Ln	\$705,000	\$705,000		Colonial	4	3	1	1 / 1
CLS	2228 Cocquina Dr	\$479,999	\$512,000		Split Level	4	2		6 / 6
CLS	2285 Cocquina Dr	\$460,000	\$460,000	\$4,600	Split Foyer, Split Level	4	2	1	0 / 0
CLS	2288 Cocquina Dr	\$525,000	\$525,000		Split Level	4	3		0 / 0
CLS	2327 Colts Brook Dr	\$799,900	\$760,000		Colonial	4	3	1	10 / 10
CLS	1809 Cranberry Ln	\$785,000	\$750,000		Split Foyer	3	3		31 / 31
CLS	1811 Cranberry Ln	\$725,000	\$735,000		Split Foyer	3	3		10 / 10
CLS	10726 Cross School Rd	\$879,000	\$980,000		Contemporary	6	3		2 / 2
CLS	10809 Cross School Rd	\$825,000	\$910,000		Colonial	4	3	1	6 / 6
CLS	11206 Crossbeam Ct	\$855,000	\$857,000		Contemporary	5	3	1	7 / 7
CLS	1333 Deep Run Ln	\$884,500	\$915,000		Colonial	6	3	1	7 / 7
CLS	2605 Deerdell Ln	\$840,000	\$825,000		Split Level	5	3		30 / 30
CLS	2286 Dositia Ct	\$750,000	\$710,000	\$21,300	Colonial	5	2	1	25 / 25
CLS	2400 Earlsgate Ct	\$725,000	\$728,000		Colonial	4	2	1	7 / 7
CLS	2522 Farrier Ln	\$849,900	\$885,000		Traditional	5	3	1	5 / 5
CLS	2524 Farrier Ln	\$839,900	\$831,000		Traditional	4	2	1	7 / 7
CLS	11874 Fawn Ridge Ln	\$1,039,000	\$1,165,000		Colonial	5	3	1	7 / 7
CLS	11924 Fawn Ridge Ln	\$975,000	\$1,110,000		Colonial	4	3	1	5 / 5
CLS	11302 Fieldstone Ln	\$750,000	\$925,000		Contemporary	4	2	1	2 / 2
CLS	12505 Fox View Way	\$800,000	\$868,000		Colonial	4	3	1	4 / 4
CLS	2510 Foxcroft Way	\$899,000	\$966,111		Colonial	5	3		4 / 4
CLS	2431 Freetown Dr	\$850,000	\$850,000		Contemporary	5	4	1	6 / 6
CLS	2517 Freetown Dr	\$759,000	\$860,100		Contemporary	4	2	1	5 / 5
CLS	1297 Golden Eagle Dr	\$1,150,000	\$1,250,000		Colonial	5	3	1	5 / 5
CLS	1625 Greenbriar Ct	\$710,000	\$836,000		Contemporary	3	2	1	5 / 5
CLS	1701 Greenbriar Cir	\$999,995	\$937,500		Split Level	4	3		14 / 14
CLS	11955 Grey Squirrel Ln	\$885,000	\$840,000		Traditional	5	3	1	1 / 91
CLS	10863 Grovehampton Ct	\$949,900	\$1,000,000		Colonial	4	3	1	3 / 3
CLS	11223 Handlebar Rd	\$800,000	\$900,000		Split Foyer	6	3		2 / 2

2022 Listings: All Detached Homes in Reston

Properties Listed January 1 - July 7, 2022

Status	Address	List Price	Sold Price	Subsidy	Style	BR	FB	HB	DOM/CDOM
CLS	11232 Handlebar Rd	\$698,500	\$750,000	\$800	Contemporary	4	2	1	2 / 2
CLS	11241 Handlebar Rd	\$775,000	\$750,000	\$13,000	Colonial	4	3	1	9 / 9
CLS	11578 Hemingway Dr	\$875,000	\$906,000		Contemporary	3	2	1	5 / 5
CLS	12711 Hitchcock Ct	\$850,000	\$900,000		Colonial	5	3		7 / 7
CLS	2309 Hurlingham Ln	\$925,000	\$935,000	\$15,000	Colonial	4	3	1	0 / 0
CLS	12406 Kings Lake Dr	\$674,990	\$750,000		Split Level	4	2	1	4 / 4
CLS	12416 Kings Lake Dr	\$700,000	\$830,000		Colonial	4	2	1	4 / 4
CLS	11314 Links Ct	\$729,000	\$830,000		Contemporary	3	2	1	4 / 4
CLS	1160 Markell Ct	\$1,499,999	\$1,750,000		Colonial	5	4	1	2 / 2
CLS	11668 Mediterranean Ct	\$775,000	\$820,000		Contemporary, Mediterranean	5	3	1	4 / 4
CLS	2200 Milburn Ln	\$879,900	\$900,000		Colonial	4	2	1	3 / 3
CLS	11917 Moss Point Ln	\$820,000	\$790,000		Contemporary	4	3		41 / 41
CLS	2613 Mountain Laurel Pl	\$830,000	\$811,000		Colonial	4	2	2	5 / 5
CLS	11318 Myrtle Ln	\$700,000	\$806,962		Ranch/Rambler	4	3		7 / 7
CLS	1268 New Bedford Ln	\$1,399,000	\$1,400,000		Colonial	5	4	1	6 / 6
CLS	1204 Night Star Ct	\$975,000	\$1,170,000		Contemporary	5	3	1	0 / 0
CLS	1112 Northwind Dr	\$989,000	\$1,100,000		Transitional	5	3	1	0 / 0
CLS	2304 November Ln	\$775,000	\$781,000		Contemporary	3	2	1	14 / 14
CLS	12201 Nutmeg Ln	\$550,000	\$575,000		Ranch/Rambler	3	2		5 / 5
CLS	11708 Old Bayberry Ln	\$785,000	\$850,000		Colonial	3	3	1	5 / 5
CLS	11709 Old Bayberry Ln	\$775,000	\$890,000		Colonial	4	3	1	4 / 4
CLS	11713 Old Bayberry Ln	\$877,500	\$877,500		Traditional	3	2	1	1 / 1
CLS	11600 Old Brookville Ct	\$885,000	\$885,000		Transitional	3	3	1	4 / 4
CLS	2352 Old Trail Dr	\$560,000	\$615,000		Contemporary	3	2	1	3 / 3
CLS	10712 Oldfield Dr	\$735,000	\$765,000		Split Foyer	3	3		4 / 4
CLS	10717 Oldfield Dr	\$839,900	\$880,000		Colonial	3	3	1	6 / 6
CLS	2114 Owls Cove Ln	\$650,000	\$650,000		Contemporary	3	2	1	1 / 1
CLS	2360 Paddock Ln	\$795,000	\$825,000		Split Level	5	3		11 / 11
CLS	2023 Peppermint Ct	\$1,160,000	\$1,200,000		Contemporary	6	4		8 / 8
CLS	1808 Post Oak Trl	\$799,000	\$861,808		Colonial	4	3	1	5 / 5
CLS	1839 Post Oak Trl	\$1,100,000	\$1,120,000		Contemporary, Craftsman, Trad	6	3	1	9 / 9
CLS	1867 Post Oak Trl	\$765,000	\$850,000		Colonial	4	2	1	2 / 2
CLS	10905 Quimby Point Ln	\$845,000	\$950,000		Colonial	4	2	1	8 / 8
CLS	1300 Red Hawk Cir	\$1,150,000	\$1,160,000		Contemporary	5	4		1 / 1
CLS	1336 Red Hawk Cir	\$1,099,000	\$1,210,000		Traditional	4	4	1	2 / 2
CLS	1338 Red Hawk Cir	\$949,900	\$1,160,000		Contemporary, Loft	5	4		2 / 2
CLS	11591 Red Leaf Ct	\$550,000	\$540,000	\$10,000	Split Foyer	4	2		69 / 69
CLS	1560 Regatta Ln	\$1,050,000	\$1,025,000		Colonial	4	3	1	9 / 9
CLS	1589 Regatta Ln	\$999,000	\$1,050,000		Transitional	4	4	1	4 / 4
CLS	11807 Riders Ln	\$799,000	\$833,000		Contemporary	4	3		4 / 4
CLS	11933 Riders Ln	\$995,000	\$950,000		Colonial	5	5	2	11 / 11
CLS	2328 Rosedown Dr	\$725,000	\$725,000		Colonial	4	2	1	9 / 9
CLS	2332 Rosedown Dr	\$729,900	\$750,000		Colonial	3	2	1	4 / 4
CLS	2414 Rosedown Dr	\$772,500	\$705,000		Colonial	5	3	1	11 / 11
CLS	1100 Round Pebble Ln	\$1,399,000	\$1,400,000		Colonial	5	4	1	7 / 7
CLS	1102 Round Pebble Ln	\$1,299,000	\$1,404,510		Colonial	5	4	1	5 / 5
CLS	2316 Saint Bedes Ct	\$795,000	\$863,500		Colonial	4	2	1	5 / 5
CLS	2240 Sanibel Dr	\$575,000	\$610,000	\$400	Split Level	4	3		4 / 4
CLS	11230 S Shore Rd	\$1,025,000	\$1,210,000		Contemporary	2	3		4 / 4
CLS	11310 S Shore Rd	\$1,635,000	\$1,635,000		Contemporary	3	3	1	1 / 1
CLS	2019 Soapstone Dr	\$800,000	\$830,000		Colonial	5	2	1	6 / 6
CLS	2600 Soapstone Dr	\$890,000	\$900,000		Dutch	5	2	1	0 / 0
CLS	1982 Solaridge Ct	\$825,000	\$835,335		Contemporary	3	2	1	4 / 4
CLS	1309 Stable Farm Ct	\$949,000	\$925,000		Other, Traditional	4	2	1	21 / 21
CLS	2639 Steeplechase Dr	\$899,900	\$875,000		Colonial	6	3	1	52 / 131
CLS	11676 Stockbridge Ln	\$824,999	\$850,000		Colonial	3	2	1	5 / 5
CLS	11684 Stockbridge Ln	\$869,900	\$890,000		Colonial	3	3	1	7 / 7
CLS	11286 Stones Throw Dr	\$1,450,000	\$1,750,000		Colonial	4	4	1	4 / 4
CLS	1622 Stowe Rd	\$799,000	\$901,000.50		Cape Cod	4	3	1	6 / 6
CLS	10904 Thanlet Ln	\$775,000	\$835,000		Transitional	3	3	1	4 / 4
CLS	2120 Thomas View Rd	\$788,000	\$806,000		Colonial	4	2	1	5 / 5
CLS	12311 Tigers Eye Ct	\$515,000	\$515,000		Split Level	3	3		10 / 10
CLS	1230 Tottenham Ct	\$1,249,000	\$1,350,000		Colonial	5	4	1	2 / 2
CLS	11808 Tree Fern Ct	\$844,900	\$885,000		Contemporary	4	3		5 / 5
CLS	11813 Triple Crown Rd	\$999,000	\$1,122,000		Colonial, Other	5	3	2	5 / 5
CLS	11508 Turnbridge Ln	\$945,000	\$945,000		Contemporary	4	3	1	10 / 10
CLS	12104 Walnut Branch Rd	\$1,200,000	\$1,100,000		Colonial	5	4	1	6 / 6
CLS	11300 Wedge Dr	\$849,000	\$849,900	\$25,497	A-Frame, Raised Ranch	5	3		6 / 6
CLS	12005 Whip Rd	\$850,000	\$910,000		Mid-Century Modern	5	3		3 / 3
CLS	2309 Whitetail Ct	\$585,000	\$625,000	\$300	Colonial	4	2	1	6 / 6
CLS	11092 Whitstone Pl	\$1,448,800	\$1,575,000		Colonial	6	5	1	0 / 0
CLS	1652 Wild Pine Way	\$950,000	\$985,000		Contemporary, Transitional	5	3		1 / 1
CLS	11330 Woodbrook Ln	\$1,075,000	\$1,075,000		Colonial	6	3	1	6 / 6
CLS	11505 Woodstock Way	\$875,000	\$890,000		Contemporary	4	2	1	11 / 23

ACT: Active properties.

A/C: Contract on property – property continues to be shown per owner’s authorization.

PND: Property is under contract – no contingencies remaining.

CLS: Property has sold and settled (only for these do we have full contract data).

DOM/CDOM: Days on the Market – number of consecutive days a property has been listed by a listing agent/
Cumulative Days on the Market – number of consecutive days a property has been listed regardless of listing agent.

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