



2023 First Half Market Update

All Reston Single Family Homes Compared To Zip Code 20191 Single Family Homes

For many years, the phrase that has been repeated is 'limited inventory.' There are years when the statistics do not support this perception. Those times frequently produce more buyers who absorb existing inventory quickly, yielding diminished active inventory.

The statistics clearly show that Reston, like much of the region, is experiencing significantly diminished inventory. Single family listings are down over 26% year over year. This percentage mirrors a comparable downturn in all Reston listings.

Why?

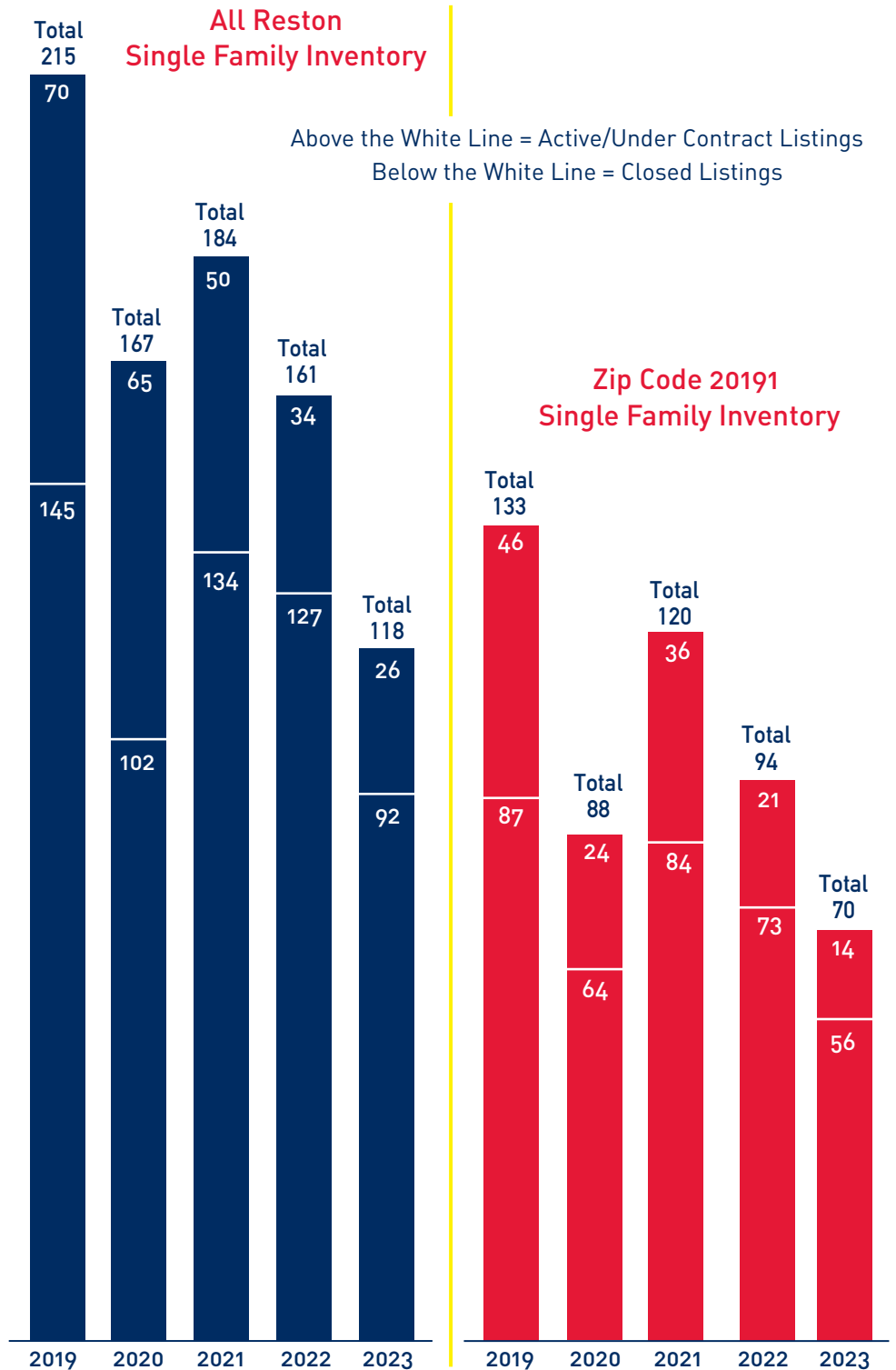
How is the market responding?

Answers to 'why' usually come long after the phenomenon has passed, but current speculation credits rising interest rates. Owners have purchased or refinanced into very low-rate mortgages, and the rise in rates disincentivizes a discretionary move. There is also a self-fulfilling factor – lower inventory presents fewer options for a move. The market is responding with slightly higher prices, but not the dramatic increases we've experienced over the last few years. Those higher rates have impacted buying power.

What's Next? How can we help?

We will watch the progression of the market over the second half of the year and analyze the trends for you. As always, we look forward to being your Reston market experts. Call us with any real estate need!

Inventory Over The Last 5 Years: First Half Of Each Year
All Reston Single Family Homes vs. Zip Code 20191 Single Family Homes





LIVE • WORK • PLAY

CELEBRATING THE BEST OF RESTON!

Margaret's experience guided us while listening closely to our needs. We trusted her evaluations and candid opinions. She is extremely pleasant and committed to providing the best professional support imaginable. Making a home purchase is a huge decision and having Margaret to work with provided confidence and integrity to the process.

Terre and Polly Jones: First Half 2023

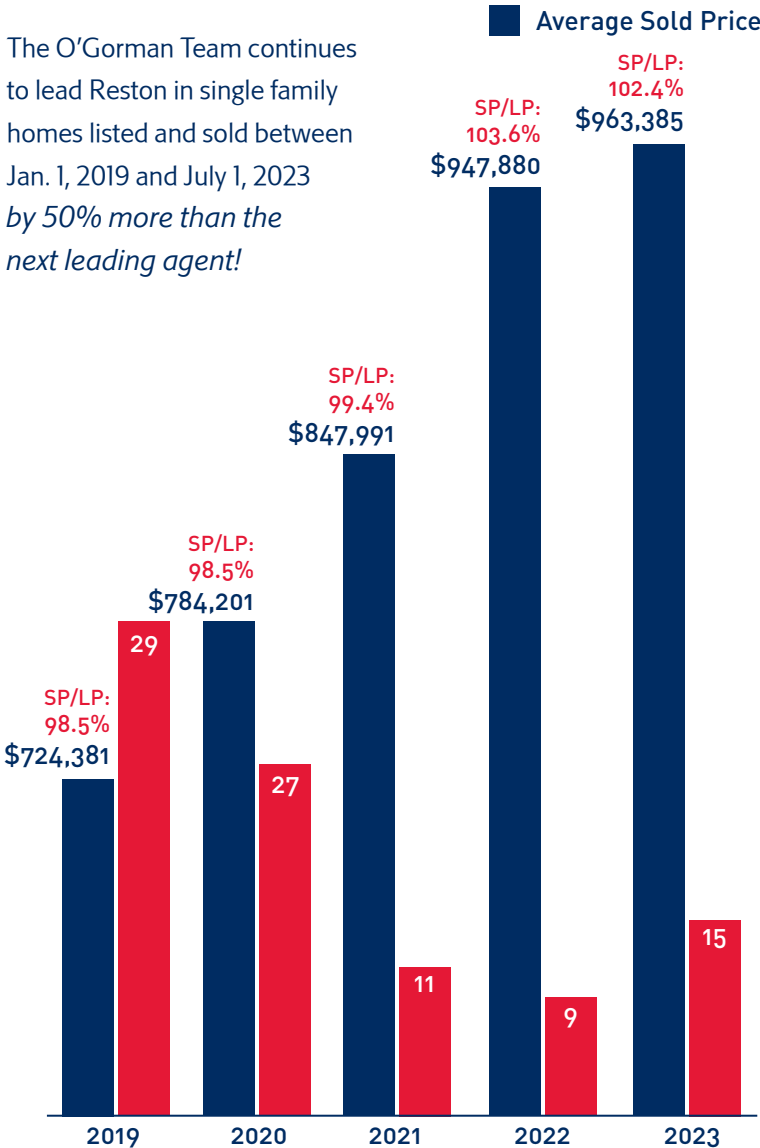
2023 First Half Reston Market Update

Interest Rates (30-Year Fixed Mortgage): June of each year



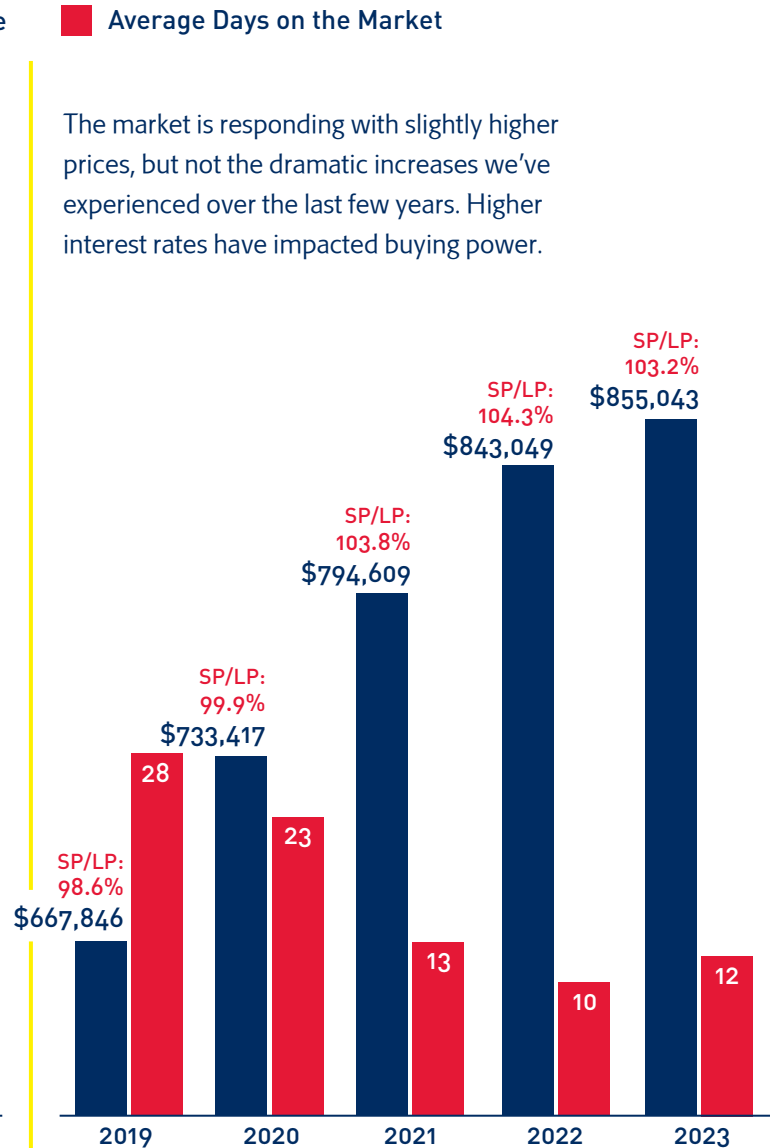
All Reston Single Family Homes: First Half

The O'Gorman Team continues to lead Reston in single family homes listed and sold between Jan. 1, 2019 and July 1, 2023 by 50% more than the next leading agent!



Zip Code 20191 Single Family Homes: First Half

The market is responding with slightly higher prices, but not the dramatic increases we've experienced over the last few years. Higher interest rates have impacted buying power.



Call The O'Gorman Team Today

703-472-7040
www.theogormanteam.com

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

2023 Listings: All Detached Homes in Reston

Properties Listed January 1 - July 1, 2023

Status	Address	List Price	Sold Price	Subsidy	Style	BR	FB	HB	DOM/CDOM
ACT	2259 Cocquina Dr	\$560,000			Split Level	4	3		40 / 40
ACT	10724 Cross School Rd	\$969,000			Contemporary	3	3	1	6 / 6
ACT	2413 Myrtle Ln	\$650,000			Colonial	4	2	1	6 / 6
ACT	11600 Springhouse Pl	\$850,000			Cottage	3	2	1	5 / 5
ACT	1113 Water Pointe Ln	\$1,269,000			Contemporary	4	3	1	34 / 34
ACT	1433 Waterfront Rd	\$1,299,000			Contemporary	5	3	1	20 / 20
A/C	2333 Bedfordshire Cir	\$687,000			Colonial	4	2	1	4 / 4
A/C	12308 Coleraine Ct	\$670,000			Split Level	4	2	1	5 / 5
A/C	1314 Gatesmeadow Way	\$1,180,000			Colonial	4	3	1	4 / 4
A/C	11312 Handlebar Rd	\$849,900			Split Level	5	2	1	5 / 5
A/C	2526 Heath Pl	\$969,900			Colonial	4	3	2	5 / 5
A/C	10801 Midsummer Dr	\$869,000			Ranch/Rambler	5	3		24 / 24
A/C	11921 Moss Point Ln	\$875,000			Contemporary	4	4		6 / 6
A/C	11412 Night Star Way	\$1,139,000			Colonial, Contemp, Craftsman	5	3	1	12 / 12
A/C	12701 Thunder Chase Dr	\$785,000			Colonial	4	2	1	1 / 1
A/C	11104 Tommye Ln	\$1,400,000			Colonial	4	4	1	19 / 19
PND	2075 Amberjack Ct	\$899,000			Contemporary	4	2	1	5 / 5
PND	1203 Bishopsgate Way	\$2,195,000			Farmhouse/National Folk	7	6	1	3 / 3
PND	2450 Fox Trot Ter	\$849,900			Transitional	4	3	1	12 / 12
PND	11205 Leatherwood Dr	\$850,000			Contemporary	3	2	1	6 / 6
PND	1111 Northwind Dr	\$949,900			Colonial	5	3	1	86 / 86
PND	1391 Old Quincy Ln	\$1,020,000			Colonial, Victorian	5	3	1	4 / 4
PND	12710 Thunder Chase Dr	\$799,900			Colonial	4	3	1	3 / 3
PND	1211 Tottenham Ct	\$1,775,000			Colonial	4	4	2	1 / 1
PND	1505 Turtle Rock Ln	\$1,025,000			Colonial	5	3	1	5 / 5
PND	2207 Wakerobin Ln	\$950,000			Colonial	5	3		3 / 3
CLS	1303 Aldbury Way	\$1,199,999	\$1,250,000		Colonial	6	4	1	7 / 7
CLS	12261 Angel Wing Ct	\$500,000	\$586,000		Bi-Level	5	3	1	9 / 9
CLS	12268 Angel Wing Ct	\$749,950	\$750,000	\$20,000	Colonial	5	2	1	11 / 11
CLS	2455 Arctic Fox Way	\$825,000	\$785,000		Colonial	4	4	1	13 / 13
CLS	1956 Barton Hill Rd	\$999,999	\$1,130,500		Colonial	4	3	1	4 / 4
CLS	1964 Barton Hill Rd	\$1,050,000	\$1,050,000		Colonial	5	4		1 / 1
CLS	2004 Beacon Pl	\$1,000,000	\$1,125,000		Contemporary	4	3	1	4 / 4
CLS	2028 Beacon Pl	\$1,070,000	\$1,040,000		Contemporary	4	3	1	6 / 6
CLS	2029 Beacon Pl	\$1,011,000	\$971,000		Contemporary	3	2	1	15 / 30
CLS	1411 Belcastle Ct	\$1,025,000	\$1,025,000		Contemporary	3	2	1	13 / 13
CLS	1230 Bishopsgate Way	\$1,150,000	\$1,250,000		Victorian	4	3	1	4 / 4
CLS	2622 Black Fir Ct	\$990,000	\$1,000,000	\$10,000	Colonial, Dutch	4	3	1	8 / 8
CLS	11823 Blue Spruce Rd	\$799,900	\$795,000	\$7,500	Contemp, Ranch/Rambler	4	3		12 / 12
CLS	11319 Bright Pond Ln	\$1,499,000	\$1,450,000		Contemporary	6	4	1	7 / 7
CLS	12340 Brown Fox Way	\$850,000	\$928,000		Contemporary	4	3	1	5 / 5
CLS	12380 Brown Fox Way	\$849,990	\$853,000		Colonial	3	3	1	1 / 1
CLS	12396 Brown Fox Way	\$849,900	\$950,000		Transitional	4	2	1	5 / 5
CLS	2203 Burgee Ct	\$1,350,000	\$1,400,000		Contemporary	4	3	1	0 / 0
CLS	12018 Canter Ln	\$870,000	\$826,000	\$11,500	Colonial	4	3	1	64 / 64
CLS	11259 Center Harbor Rd	\$1,325,000	\$1,510,000		Colonial	5	4	1	3 / 3
CLS	11612 Clipstone Ln	\$750,000	\$751,000		Contemp, Ranch/Rambler	4	3		11 / 11
CLS	2048 Cobblestone Ln	\$780,000	\$820,000	\$6,000	Colonial	3	3	1	5 / 5
CLS	2236 Cocquina Dr	\$569,900	\$535,000		Split Level	3	2	0	32 / 32
CLS	2259 Cocquina Dr	\$325,000	\$422,000		Split Level	3	1	1	8 / 8
CLS	12009 Creekbend Dr	\$1,200,000	\$1,200,000	\$2,000	Colonial, Traditional	6	4	1	7 / 7
CLS	10822 Crippen Vale Ct	\$1,100,000	\$1,167,000		Colonial	4	3	1	6 / 6
CLS	10809 Dayflower Ct	\$950,000	\$966,500		Traditional	5	4	1	6 / 6
CLS	11628 Deer Forest Rd	\$875,000	\$880,000		Colonial	4	2	1	5 / 5
CLS	2052 Eakins Ct	\$899,900	\$915,400		Colonial	5	4	0	4 / 4
CLS	1404 Earnshaw Ct	\$1,025,000	\$1,010,000		Cape Cod	4	3	1	8 / 56
CLS	2514 Fauquier Ln	\$639,000	\$580,000		Colonial	4	2		48 / 48
CLS	11875 Fawn Ridge Ln	\$980,000	\$980,000	\$10,000	Colonial	4	2	1	10 / 10
CLS	2467 Freetown Dr	\$699,900	\$750,000		Split Level	4	3		5 / 5
CLS	2509 Goldcup Ln	\$785,000	\$840,000		Ranch/Rambler	4	3	0	2 / 2
CLS	1288 Golden Eagle Dr	\$1,247,000	\$1,300,000		Colonial	5	3	1	6 / 6
CLS	1624 Greenbriar Ct	\$799,000	\$890,000		Contemp, Mid-Century Modern	4	2	1	4 / 4
CLS	2235 Halter Ln	\$574,900	\$640,000		Colonial	4	2	1	9 / 9
CLS	2524 Heathcliff Ln	\$974,900	\$967,000	\$5,000	Colonial	5	3	1	10 / 10

2023 Listings: All Detached Homes in Reston

Properties Listed January 1 - July 1, 2023

Status	Address	List Price	Sold Price	Subsidy	Style	BR	FB	HB	DOM/CDOM
CLS	11566 Hemingway Dr	\$924,999	\$980,000		Contemporary	4	3	1	4 / 36
CLS	11025 Howland Dr	\$750,000	\$750,000	\$3,000	Split Foyer	3	2	1	7 / 7
CLS	10808 Hunt Club Rd	\$834,900	\$790,000		Colonial	5	4		69 / 69
CLS	2201 Jester Ct	\$790,000	\$795,000		Colonial	4	2	1	4 / 4
CLS	1277 Lamplighter Way	\$979,900	\$1,005,000		Cape Cod	4	3	1	3 / 3
CLS	11218 Leatherwood Dr	\$950,000	\$1,007,023		Contemporary	4	3		6 / 6
CLS	11229 Leatherwood Dr	\$549,900	\$550,000	\$2,000	Other	3	2		48 / 48
CLS	12360 Lima Ln	\$699,900	\$700,000		Contemp, Ranch/Rambler	3	2	1	5 / 5
CLS	11194 Longwood Grove Dr	\$1,189,000	\$1,080,000	\$2,000	Colonial	4	3	1	76 / 76
CLS	11204 Longwood Grove Dr	\$989,000	\$989,000		Colonial	4	2	1	12 / 12
CLS	1372 New Bedford Ln	\$1,250,000	\$1,315,000		Colonial	5	3	1	4 / 4
CLS	12600 Noble Victory Ln	\$750,000	\$730,000	\$15,000	Colonial	5	3	1	9 / 9
CLS	2317 Old Trail Dr	\$599,000	\$575,000	\$17,250	Colonial, Contemporary	4	2	1	72 / 72
CLS	2337 Old Trail Dr	\$569,900	\$586,000	\$850	Colonial	4	3	1	4 / 4
CLS	2507 Pegasus Ln	\$850,000	\$940,000		Contemp, Ranch/Rambler	5	3		5 / 5
CLS	1816 Post Oak Trl	\$850,000	\$800,000	\$5,000	Colonial	4	2	1	4 / 4
CLS	1702 Putter Ln	\$1,295,000	\$1,340,000		Contemporary	4	3	1	4 / 4
CLS	11638 Quail Ridge Ct	\$979,000	\$1,050,000		Colonial	5	3	1	3 / 3
CLS	2203 Quartermaster Ln	\$1,549,000	\$1,250,000		Contemporary	4	3	1	32 / 32
CLS	1561 Regatta Ln	\$1,090,000	\$940,000		Colonial	4	3	1	36 / 36
CLS	1584 Regatta Ln	\$1,025,000	\$950,000		Contemporary	3	4	1	52 / 52
CLS	11049 Ring Rd	\$840,000	\$825,000	\$2,100	Colonial	5	2	1	56 / 146
CLS	2323 Rosedown Dr	\$699,000	\$725,000		Colonial	4	2	1	3 / 3
CLS	2404 Rosedown Dr	\$800,000	\$700,000		Dutch	4	3	1	55 / 55
CLS	11524 Running Cedar Rd	\$775,000	\$842,500		Colonial	5	3	1	4 / 4
CLS	11576 Shadbush Ct	\$625,000	\$641,000		Split Level	3	3		3 / 3
CLS	2307 Short Ridge Rd	\$800,000	\$825,000		Colonial	5	3	1	6 / 6
CLS	2708 Soapstone Dr	\$945,000	\$960,000	\$7,000	Colonial	5	2	1	5 / 5
CLS	11039 Solaridge Dr	\$829,000	\$930,000		Contemporary, Transitional	3	2		6 / 6
CLS	11624 Sourwood Ln	\$899,000	\$950,000		Split Level	4	2	1	5 / 5
CLS	11627 Sourwood Ln	\$800,000	\$760,000		Colonial	5	3	1	9 / 9
CLS	11630 Sourwood Ln	\$950,000	\$950,000		Colonial	5	2	1	8 / 8
CLS	2528 Spanish Moss Ct	\$1,000,000	\$1,190,000		Contemporary	5	3	2	4 / 4
CLS	12146 Stirrup Rd	\$799,000	\$915,500		Contemp, Mid-Century Modern	4	2	1	4 / 4
CLS	1604 Stowe Rd	\$850,000	\$782,000	\$20,000	Colonial	4	3	1	30 / 30
CLS	2601 Tack Ln	\$1,250,000	\$1,250,000		Contemporary	6	3	1	3 / 24
CLS	10905 Thanlet Ln	\$799,900	\$875,000		Contemporary, Split Level	4	2		4 / 4
CLS	10916 Thanlet Ln	\$1,000,000	\$1,010,000		Split Level	5	4	0	4 / 4
CLS	2122 Thomas View Rd	\$820,000	\$851,000		Colonial	4	3	1	4 / 4
CLS	12630 Thunder Chase Dr	\$799,000	\$858,000		Colonial	4	3	1	3 / 3
CLS	11100 Tommye Ln	\$1,400,000	\$1,400,000	\$42,000	Colonial	5	5	1	39 / 47
CLS	11133 Tommye Ln	\$1,500,000	\$1,540,000		Colonial	5	4	1	4 / 4
CLS	1202 Tottenham Ct	\$1,675,000	\$1,675,000		Colonial	4	4	1	6 / 6
CLS	1227 Tottenham Ct	\$1,365,000	\$1,375,000		Colonial	4	3	1	3 / 3
CLS	11406 Towering Oak Way	\$1,325,000	\$1,350,000		Transitional	6	3	1	5 / 5
CLS	2520 Trophy Ln	\$750,000	\$825,000		Traditional	5	3	0	6 / 6
CLS	12262 Turkey Wing Ct	\$529,900	\$550,000	\$1,500	Contemporary	3	3	0	2 / 2
CLS	11520 Turnbridge Ln	\$1,025,000	\$1,025,000		Contemporary	4	3	1	4 / 4
CLS	2003 Upper Lake Dr	\$1,125,000	\$1,155,000	\$950	Contemporary	4	3	1	5 / 5
CLS	1108 Water Pointe Ln	\$1,155,000	\$1,111,000		Contemporary	4	3	1	12 / 12
CLS	11098 Whitstone Pl	\$1,495,000	\$1,495,000		Colonial	6	5	1	7 / 7
CLS	11913 Winstead Ln	\$995,000	\$1,050,000	\$10,000	Colonial	4	2	1	2 / 2
CLS	1911 Wintergreen Ct	\$875,000	\$945,000		Colonial	5	3	1	4 / 4
CLS	1639 York Mills Ln	\$835,000	\$885,000		Colonial	4	3	1	3 / 3

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.

Copyright © 2023 Bright MLS. Information is believed to be accurate, but should not be relied upon without verification.

