

THE LONG & FOSTER MARKET MINUTE™

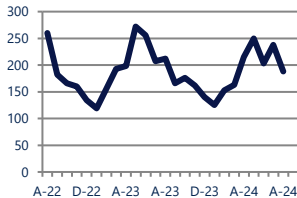
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

AUGUST 2024

Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

Units Sold

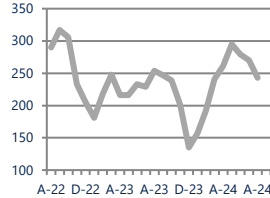
188



Down -11%
Vs. Year Ago

Active Inventory

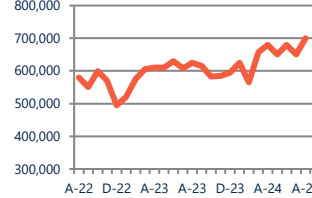
243



Down -4%
Vs. Year Ago

Median Sale Price

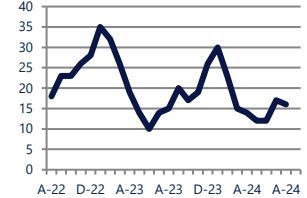
\$700,000



Up 12%
Vs. Year Ago

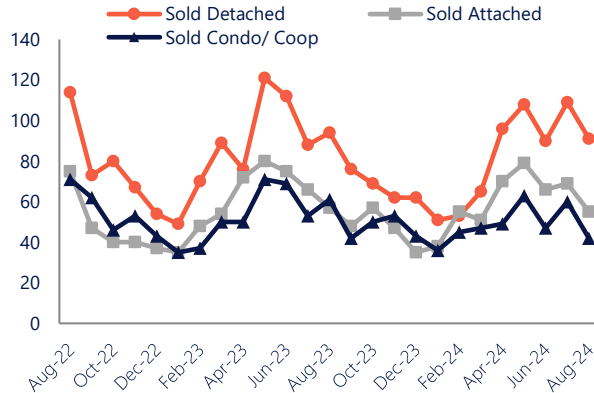
Days On Market

16



Up 7%
Vs. Year Ago

Units Sold*



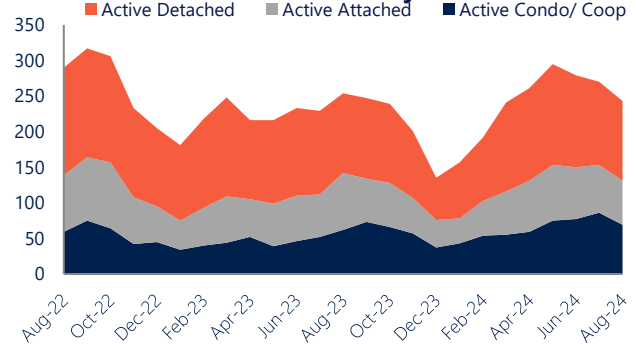
Units Sold

There was a decrease in total units sold in August, with 188 sold this month in Alexandria versus 238 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 11% versus August 2023.

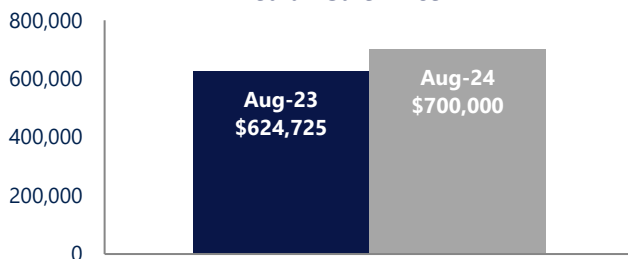
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 4%. The total number of active inventory this August was 243 compared to 254 in August 2023. This month's total of 243 is lower than the previous month's total supply of available inventory of 270, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria Homes was \$624,725. This August, the median sale price was \$700,000, an increase of 12% or \$75,275 compared to last year. The current median sold price is 8% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Alexandria are defined as properties listed in zip code/s 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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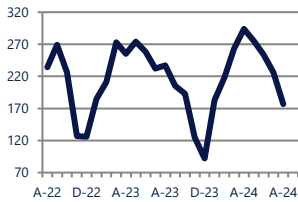
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

AUGUST 2024

Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

New Listings

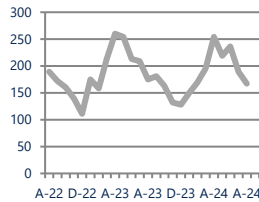
177



Down -25%
Vs. Year Ago

Current Contracts

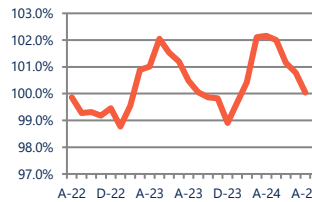
167



Down -5%
Vs. Year Ago

Sold Vs. List Price

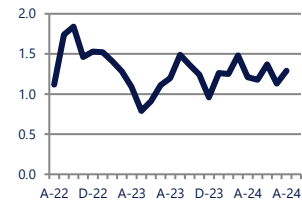
100.0%



No Change
Vs. Year Ago

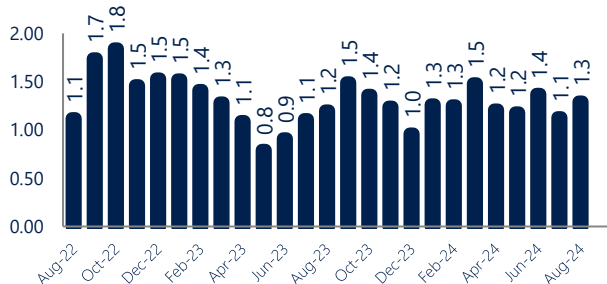
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

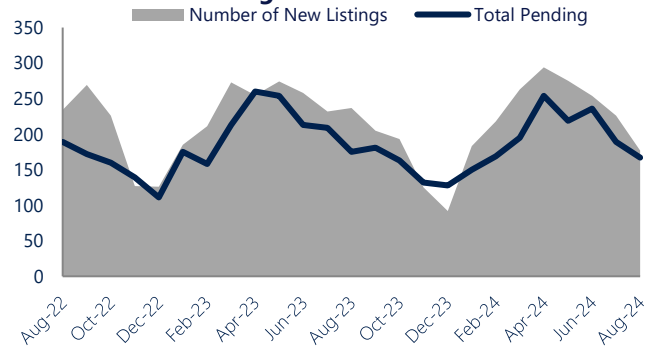
In August, there was 1.3 months of supply available in Alexandria. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

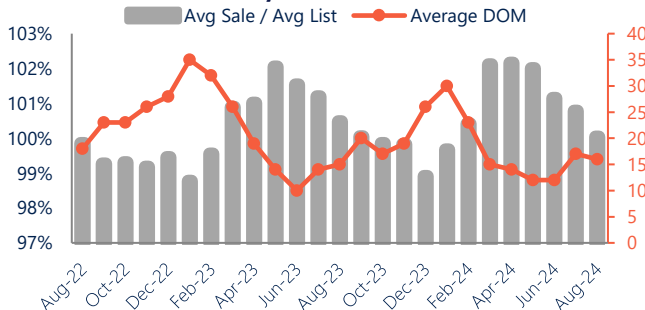
New Listings & Current Contracts

This month there were 177 homes newly listed for sale in Alexandria compared to 237 in August 2023, a decrease of 25%. There were 167 current contracts pending sale this August compared to 175 a year ago. The number of current contracts is 5% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Alexandria was 100.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 15, an increase of 7%.

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