

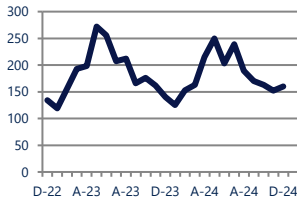
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA HOUSING MARKET** DECEMBER 2024

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

Units Sold

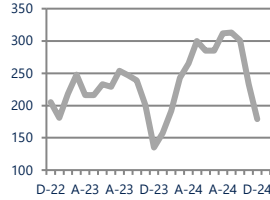
160



Up 14%
Vs. Year Ago

Active Inventory

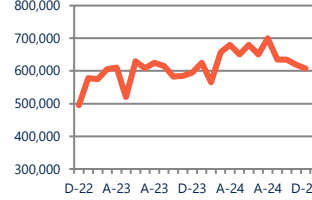
179



Up 33%
Vs. Year Ago

Median Sale Price

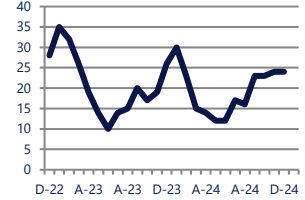
\$607,500



Up 2%
Vs. Year Ago

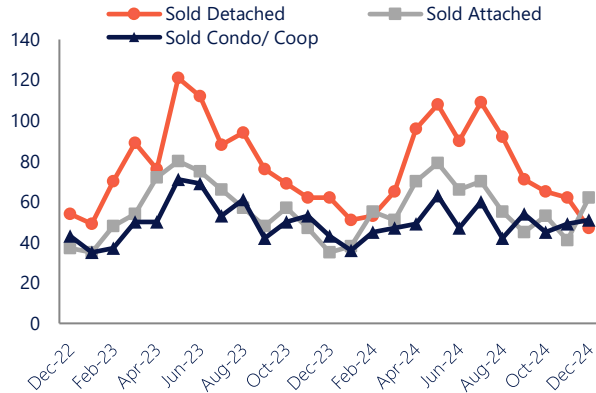
Days On Market

24



Down -8%
Vs. Year Ago

Units Sold*



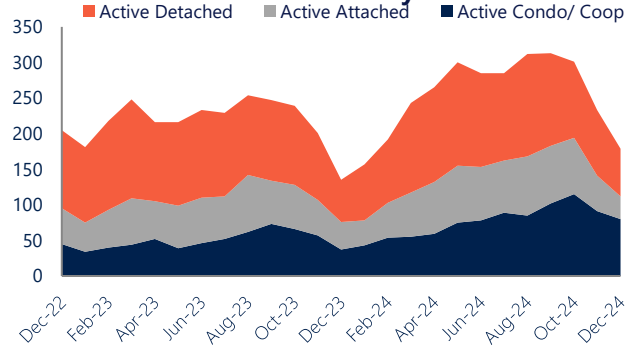
Units Sold

There was an increase in total units sold in December, with 160 sold this month in Alexandria versus 152 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 14% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 33%. The total number of active inventory this December was 179 compared to 135 in December 2023. This month's total of 179 is lower than the previous month's total supply of available inventory of 233, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Alexandria Homes was \$594,500. This December, the median sale price was \$607,500, an increase of 2% or \$13,000 compared to last year. The current median sold price is 2% lower than in November.

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.

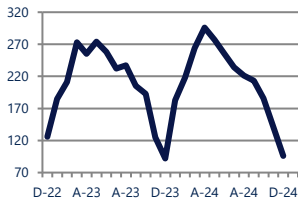
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA HOUSING MARKET** DECEMBER 2024

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

New Listings

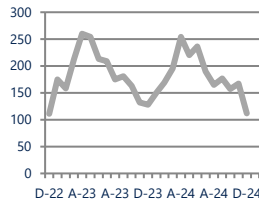
96



Up 4%
Vs. Year Ago

Current Contracts

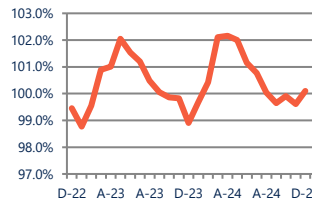
112



Down -13%
Vs. Year Ago

Sold Vs. List Price

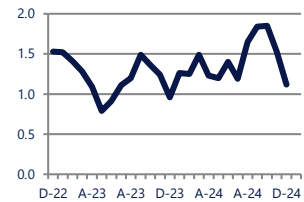
100.1%



Up 1.2%
Vs. Year Ago

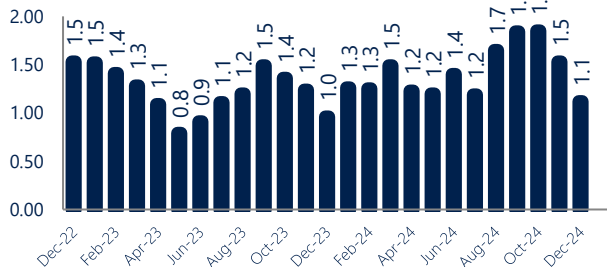
Months of Supply

1.1



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

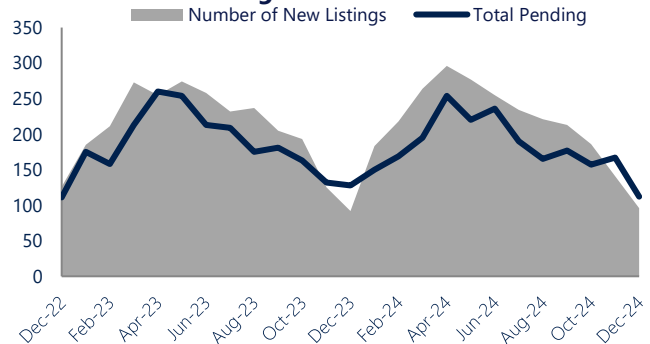
In December, there was 1.1 months of supply available in Alexandria, compared to 1.0 in December 2023. That is an increase of 16% versus a year ago.

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.

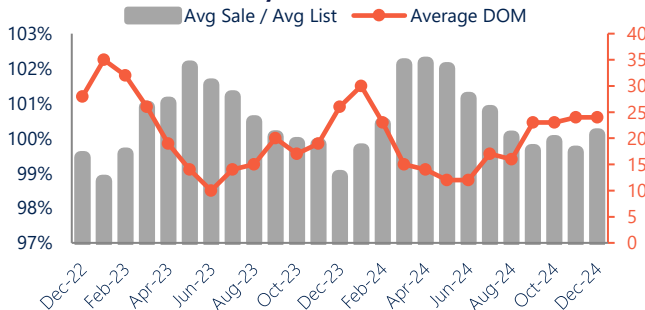
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Alexandria compared to 92 in December 2023, an increase of 4%. There were 112 current contracts pending sale this December compared to 128 a year ago. The number of current contracts is 13% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Alexandria was 100.1% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 26, a decrease of 8%.

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.