

THE LONG & FOSTER MARKET MINUTE™

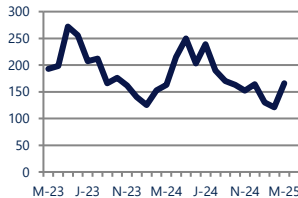
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

MARCH 2025

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

Units Sold

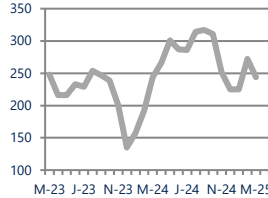
166



Up 2%
Vs. Year Ago

Active Inventory

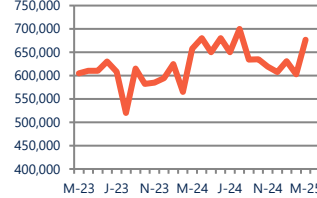
244



No Change
Vs. Year Ago

Median Sale Price

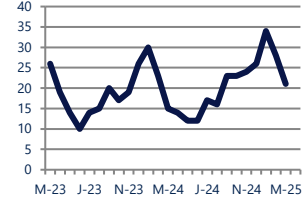
\$677,000



Up 3%
Vs. Year Ago

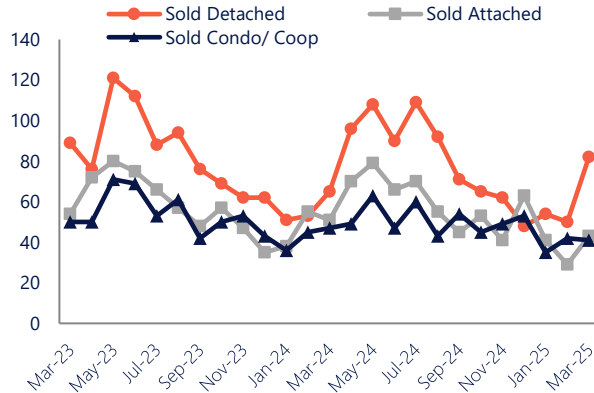
Days On Market

21



Up 40%
Vs. Year Ago

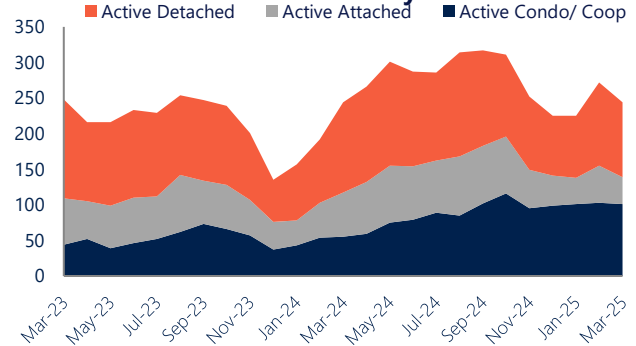
Units Sold*



Units Sold

There was an increase in total units sold in March, with 166 sold this month in Alexandria. This month's total units sold was higher than at this time last year.

Active Inventory*



Active Inventory

The total number of homes available this month is 244 units, which is similar compared to a year ago. This month's total of 244 is lower than the previous month's total supply of available inventory of 272, a decrease of 10%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Alexandria Homes was \$657,500. This March, the median sale price was \$677,000, an increase of 3% or \$19,500 compared to last year. The current median sold price is 12% higher than in February.

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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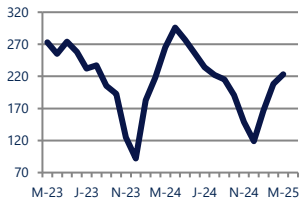
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

MARCH 2025

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

New Listings

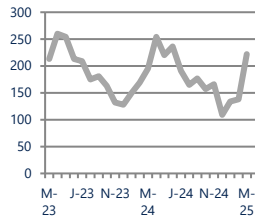
223



Down -16%
Vs. Year Ago

Current Contracts

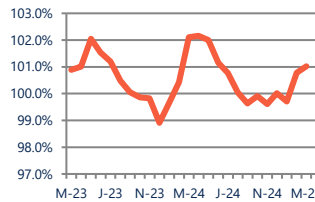
222



Up 14%
Vs. Year Ago

Sold Vs. List Price

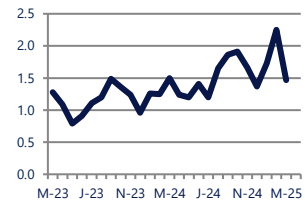
101.0%



Down -1.1%
Vs. Year Ago

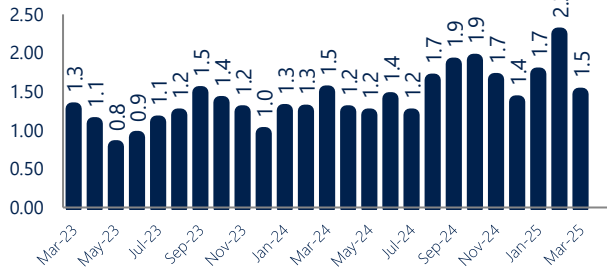
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

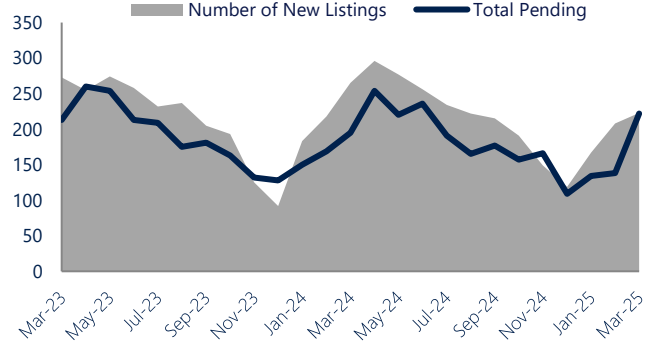
In March, there was 1.5 months of supply available in Alexandria. The amount of supply is similar compared to a year ago.

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.

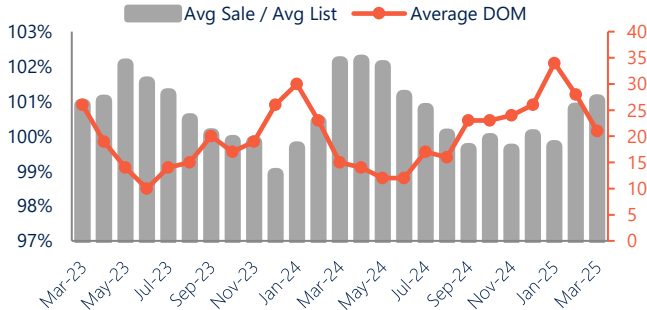
New Listings & Current Contracts

This month there were 223 homes newly listed for sale in Alexandria compared to 265 in March 2024, a decrease of 16%. There were 222 current contracts pending sale this March compared to 195 a year ago. The number of current contracts is 14% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Alexandria was 101.0% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 15, an increase of 40%.

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