

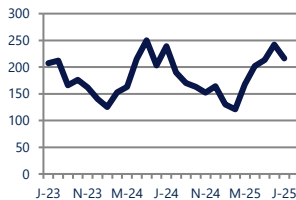
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA HOUSING MARKET**

JULY 2025

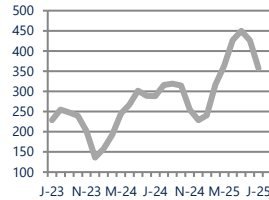
Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

Units Sold
216



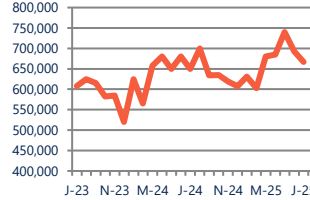
Down -10%
Vs. Year Ago

Active Inventory
357



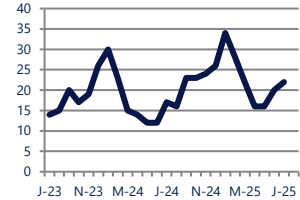
Up 24%
Vs. Year Ago

Median Sale Price
\$666,875



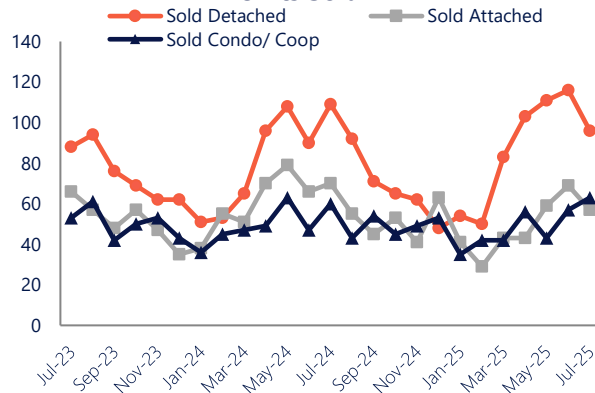
Up 3%
Vs. Year Ago

Days On Market
22



Up 29%
Vs. Year Ago

Units Sold*



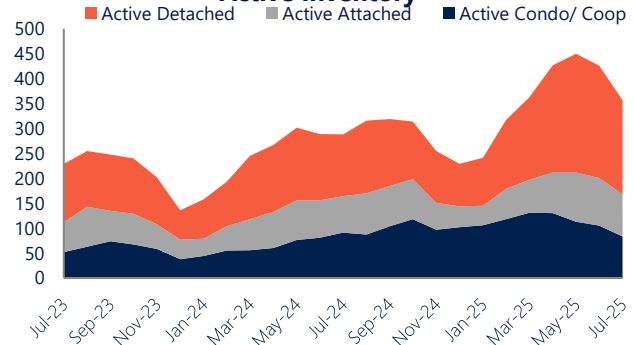
Units Sold

There was a decrease in total units sold in July, with 216 sold this month in Alexandria versus 242 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 69 units or 24%. The total number of active inventory this July was 357 compared to 288 in July 2024. This month's total of 357 is lower than the previous month's total supply of available inventory of 426, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Alexandria Homes was \$650,000. This July, the median sale price was \$666,875, an increase of 3% or \$16,875 compared to last year. The current median sold price is 4% lower than in June.

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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

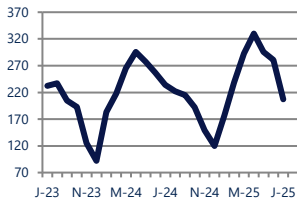
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

JULY 2025

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

New Listings

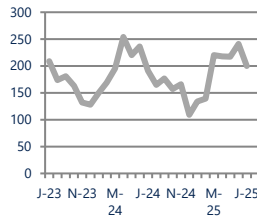
207



Down -12%
Vs. Year Ago

Current Contracts

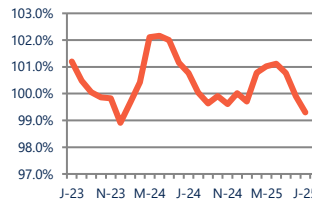
200



Up 5%
Vs. Year Ago

Sold Vs. List Price

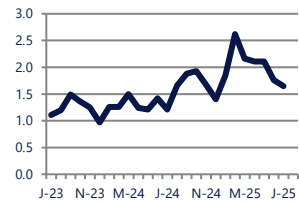
99.3%



Down -1.5%
Vs. Year Ago

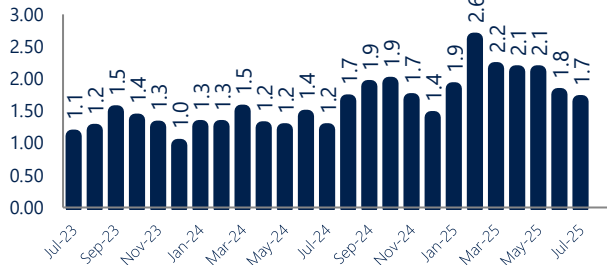
Months of Supply

1.7



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

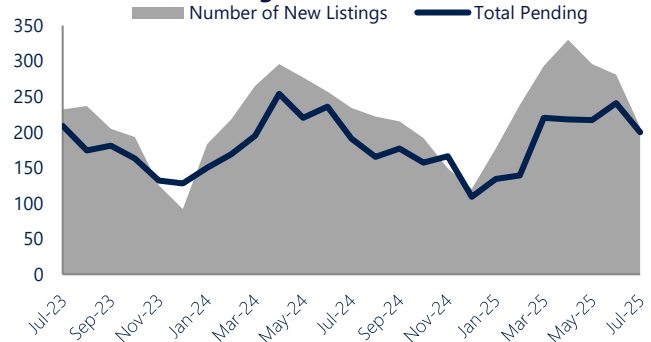
In July, there was 1.7 months of supply available in Alexandria, compared to 1.2 in July 2024. That is an increase of 37% versus a year ago.

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.

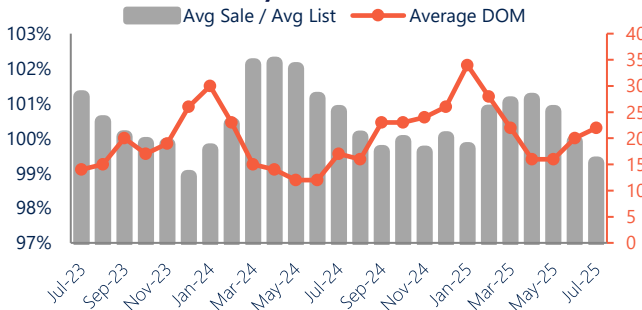
New Listings & Current Contracts

This month there were 207 homes newly listed for sale in Alexandria compared to 234 in July 2024, a decrease of 12%. There were 200 current contracts pending sale this July compared to 191 a year ago. The number of current contracts is 5% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Alexandria was 99.3% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 17, an increase of 29%.

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.