

# THE LONG & FOSTER MARKET MINUTE™

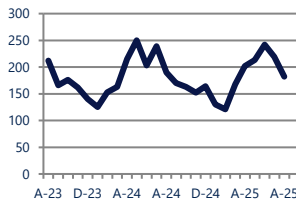
FOCUS ON: **ALEXANDRIA HOUSING MARKET**

AUGUST 2025

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

## Units Sold

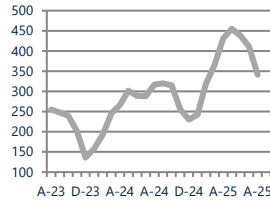
182



**Down -4%**  
Vs. Year Ago

## Active Inventory

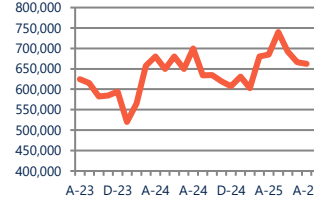
341



**Up 8%**  
Vs. Year Ago

## Median Sale Price

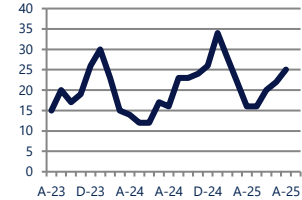
\$662,500



**Down -5%**  
Vs. Year Ago

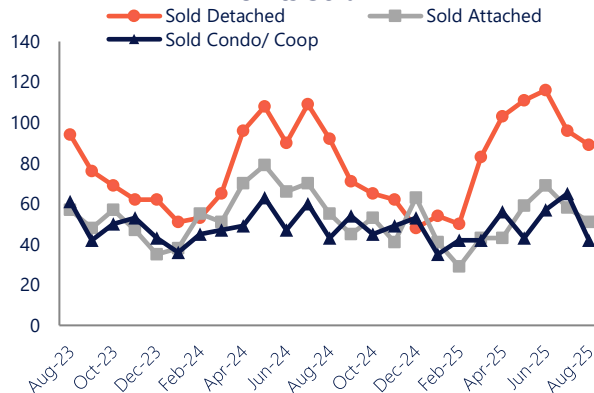
## Days On Market

25



**Up 56%**  
Vs. Year Ago

## Units Sold\*



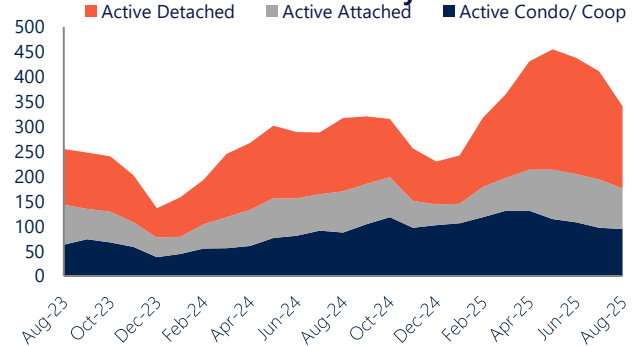
## Units Sold

There was a decrease in total units sold in August, with 182 sold this month in Alexandria versus 219 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 4% versus August 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 8%. The total number of active inventory this August was 341 compared to 317 in August 2024. This month's total of 341 is lower than the previous month's total supply of available inventory of 411, a decrease of 17%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last August, the median sale price for Alexandria Homes was \$700,000. This August, the median sale price was \$662,500, a decrease of 5% or \$37,500 compared to last year. The current median sold price is 1% lower 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.

**LONG & FOSTER**  
REAL ESTATE



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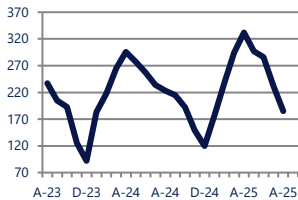
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AUGUST 2025

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## New Listings

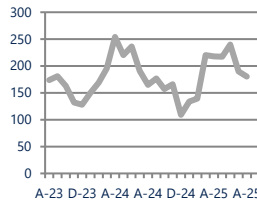
185



**Down -17%**  
Vs. Year Ago

## Current Contracts

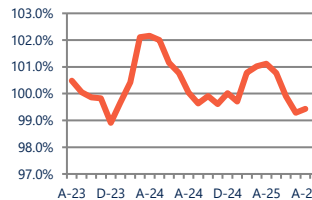
180



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

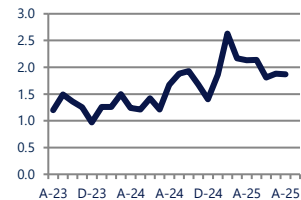
99.4%



**Down -0.6%**  
Vs. Year Ago

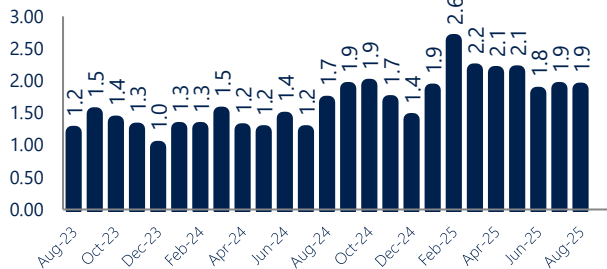
## Months of Supply

1.9



**Up 12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

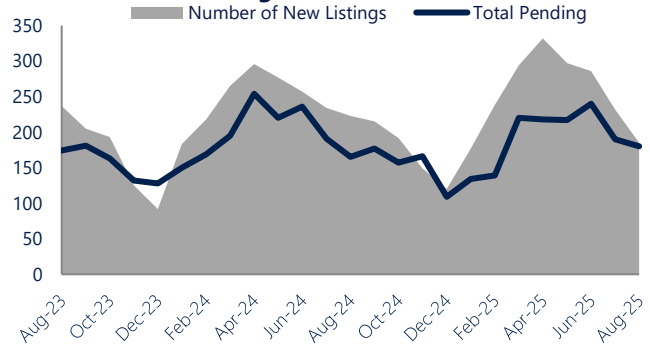
In August, there was 1.9 months of supply available in Alexandria, compared to 1.7 in August 2024. That is an increase of 12% versus a year ago.

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.

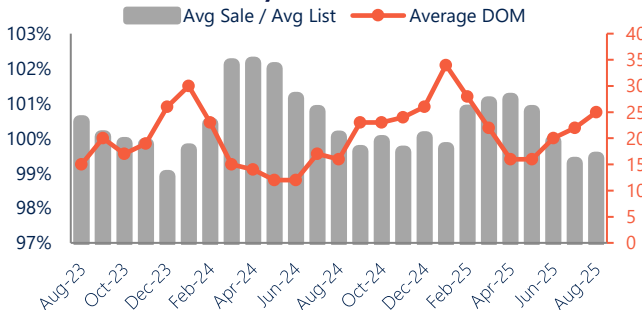
## New Listings & Current Contracts

This month there were 185 homes newly listed for sale in Alexandria compared to 223 in August 2024, a decrease of 17%. There were 180 current contracts pending sale this August compared to 165 a year ago. The number of current contracts is 9% higher 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 99.4% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 16, an increase of 56%.

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