

A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door has a transom window with a grid pattern. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. A white mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building is made of red brick, and the door is yellow with a transom window. The bicycle is white with black tires and a black seat. The mailbox is white and has a black slot for mail. The light fixtures are black and have a lantern-like design. The overall scene is a typical urban or suburban street scene.

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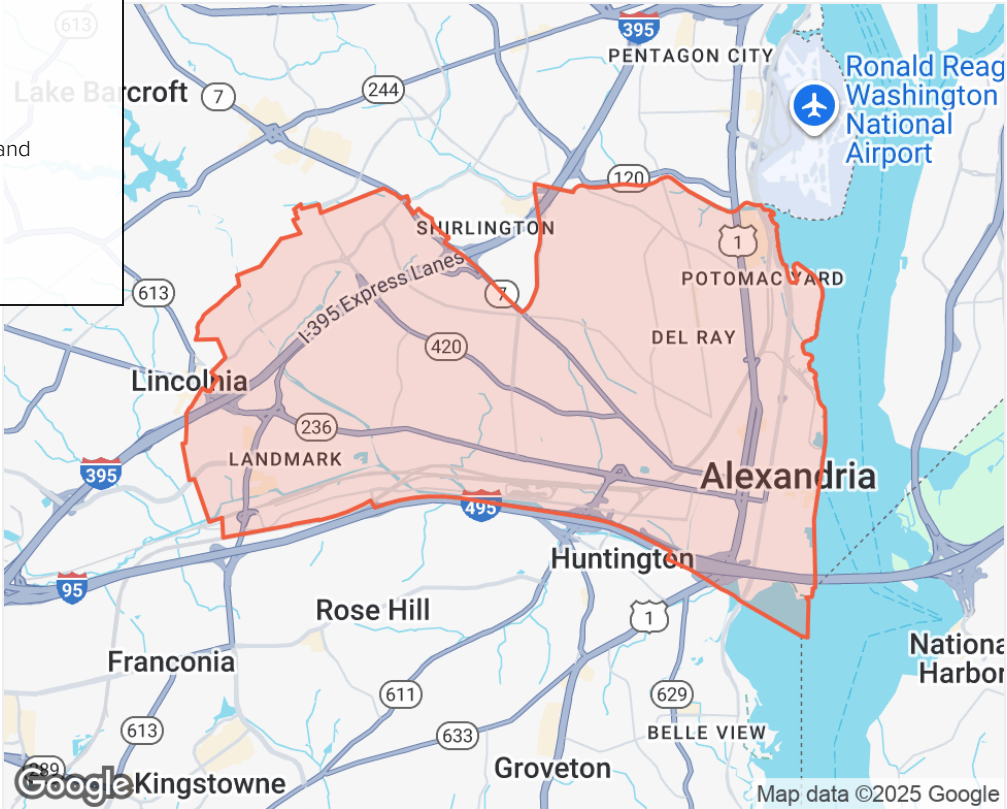
County Market Report

Alexandria, Virginia

November 2025

About Alexandria

Welcome to your personalized market report for Alexandria in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get
the full Market
Report and to learn
more about
Alexandria.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Alexandria, Virginia. The data in the Sold Listings table is based on homes sold within the month of October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	175	170	▲ 3%	165	▲ 6%
Median Sale Price	\$750,000	\$745,875	▲ 1%	\$627,000	▲ 20%
Median List Price	\$750,000	\$744,500	▲ 1%	\$625,000	▲ 20%
Sale to List Price Ratio	99%	100%	▼ 1%	100%	▼ 1%
Sales Volume	\$152,383,192	\$145,891,882	▲ 4%	\$127,231,820	▲ 20%
Median Days on Market	12 days	13 days	▼ 1 day	11 days	▲ 1 day
Homes Sold Year to Date	1,767	1,592	▲ 11%	1,733	▲ 2%

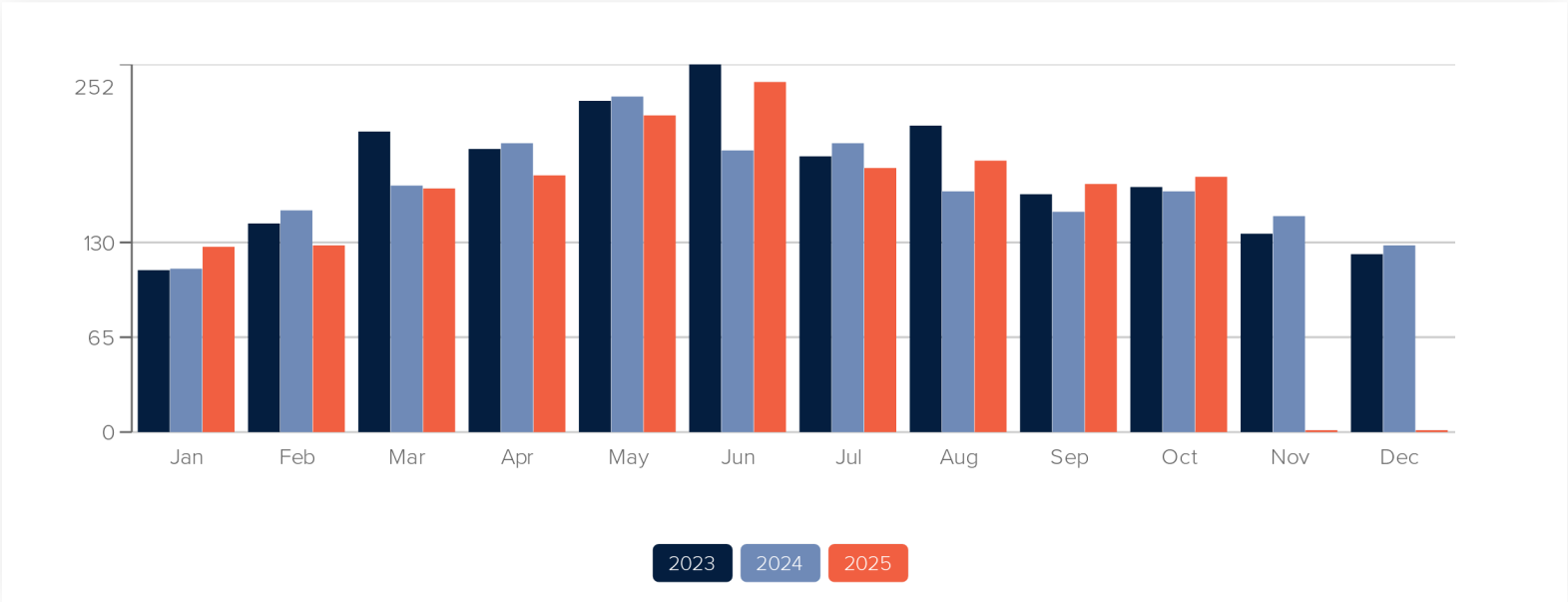
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 17, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

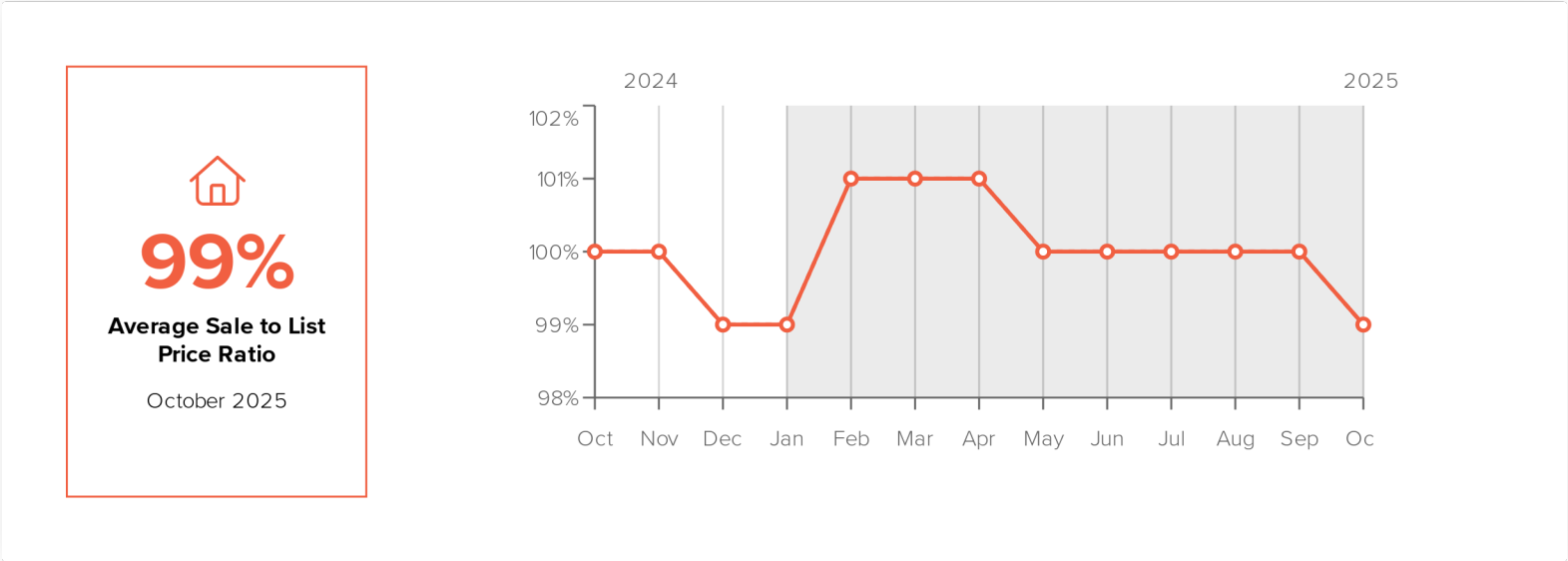
336 Homes for Sale	\$539,500 Median List Price	46 Median Days on Market
160 Homes Under Contract	\$8,500,000 High Price	\$149,000 Low Price

Values pulled on 11/17/2025

Homes Sold



Sale to List Price Ratio

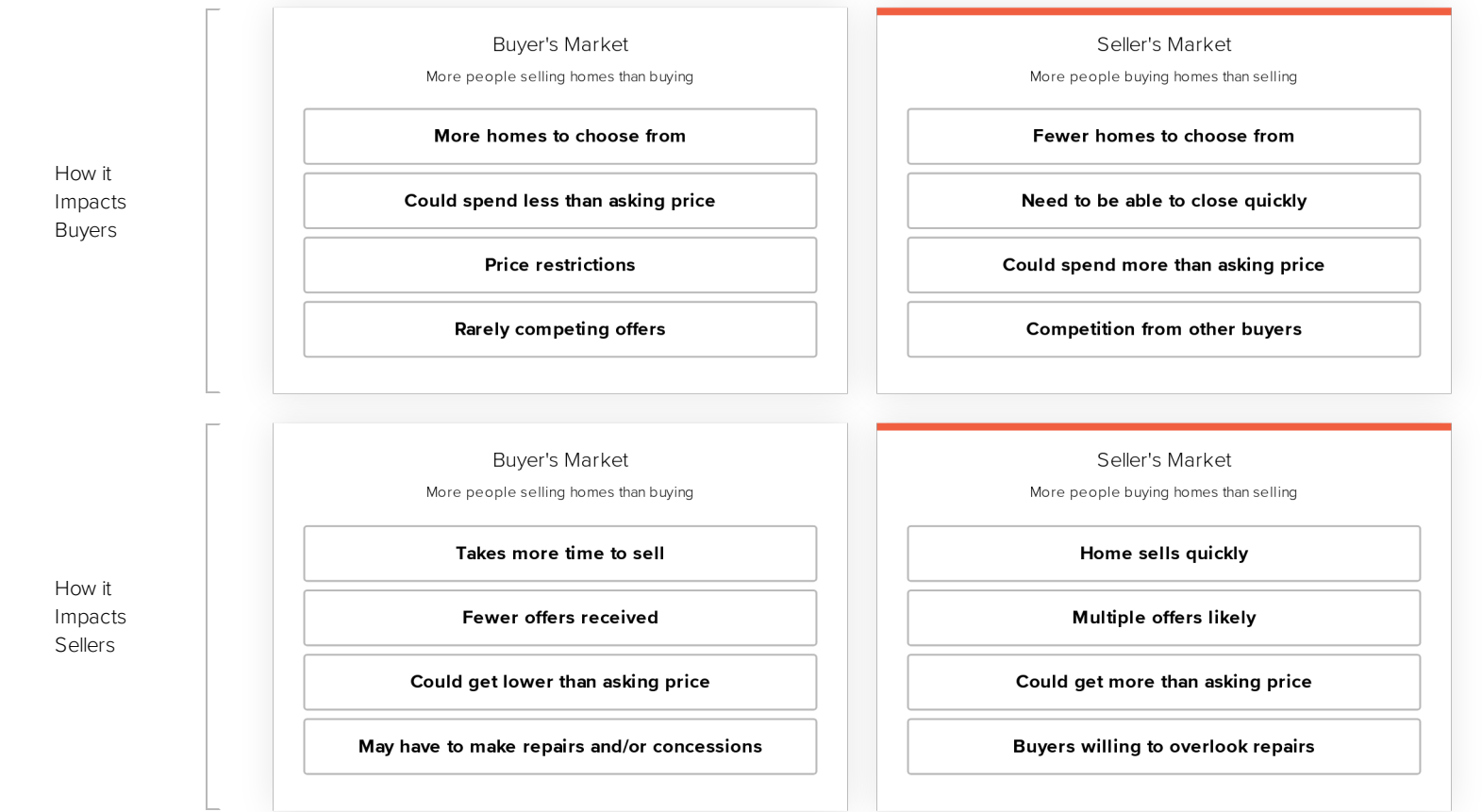


Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		As of 11/17/25	Current Period Oct 2025	3 Month Trend	Current Period Oct 2025	6 Month Avg
All Price Ranges	339	1.9	0.6	177	195	Seller's
< \$200,000	8	1.3	0.5	6	4	● Seller's
\$200,000 - \$400,000	139	4.1	1.1	34	45	● Balanced
\$400,000 - \$600,000	54	2.6	0.7	21	31	● Seller's
\$600,000 - \$800,000	55	1.4	0.5	38	29	● Seller's
\$800,000 - \$1,000,000	28	1.3	0.4	22	31	● Seller's
\$1,000,000 - \$1,200,000	11	0.7	0.3	16	13	● Seller's
\$1,200,000 - \$1,400,000	10	0.8	0.3	12	15	● Seller's
\$1,400,000 - \$1,600,000	8	0.6	0.3	13	9	● Seller's
\$1,600,000 - \$1,850,000	4	0.7	0.3	6	4	● Seller's
\$1,850,000 - \$2,000,000	2	1.0	0.5	2	1	● Seller's
> \$2,000,000	20	2.9	1.1	7	7	● Seller's

Seller's Market
Less than 4 months of inventory

Balanced Market
Between 4-6 months of inventory

Buyer's Market
More than 6 months of inventory

Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Alexandria, Virginia. The values are based on closed transactions in October 2025.

