

A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on either side of the door and a brass mailbox below the right one. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building has a red brick facade and a small arched window above the door.

**LONG & FOSTER®**  
— REAL ESTATE —

## Neighborhood Market Report

**Old Town**

Alexandria, Virginia

November 2025



## About Old Town

Welcome to your personalized market report for Old Town in Alexandria, 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 Old  
Town.



# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Old Town. 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	19	20	▼ 5%	15	▲ 27%
Median Sale Price	\$1,120,000	\$1,232,553	▼ 9%	\$1,635,000	▼ 31%
Median List Price	\$1,150,000	\$1,134,000	▲ 1%	\$1,650,000	▼ 30%
Sale to List Price Ratio	98%	102%	▼ 4%	98%	0%
Sales Volume	\$26,056,000	\$38,729,206	▼ 33%	\$23,506,900	▲ 11%
Median Days on Market	12 days	5 days	▲ 7 days	16 days	▼ 4 days
Homes Sold Year to Date	164	145	▲ 13%	154	▲ 6%

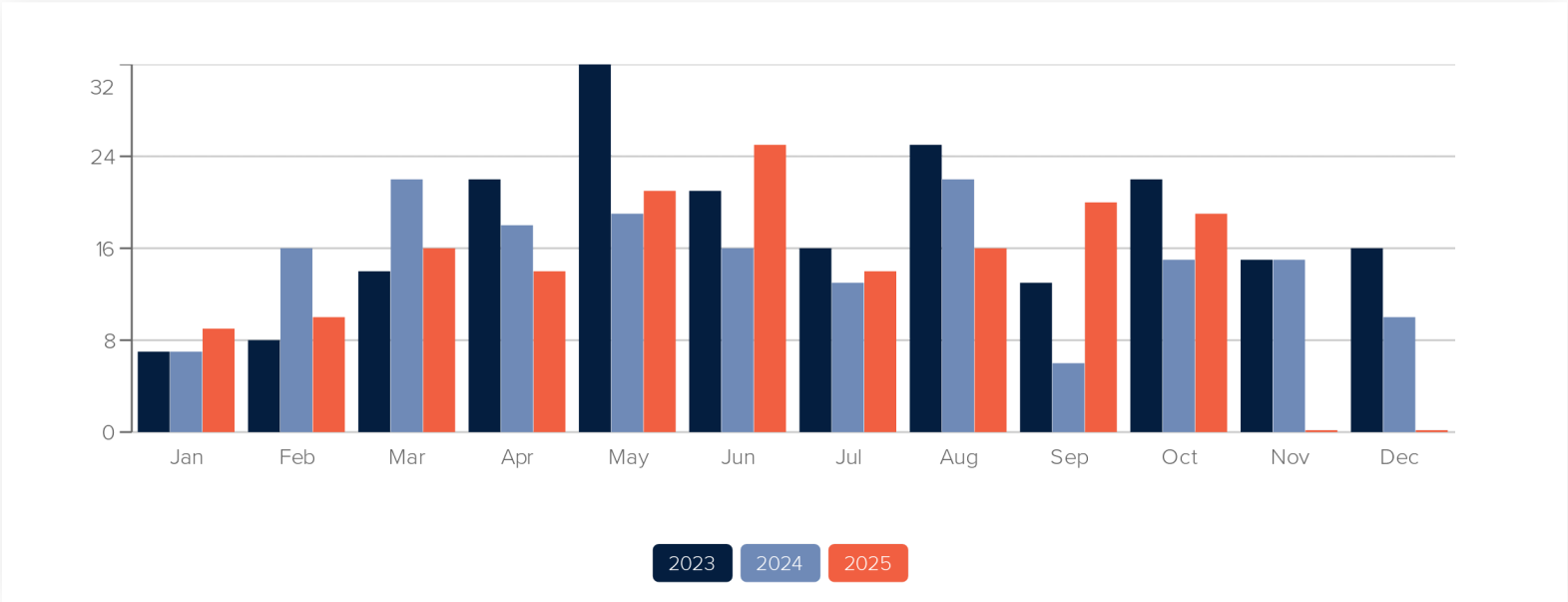
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 25, 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.

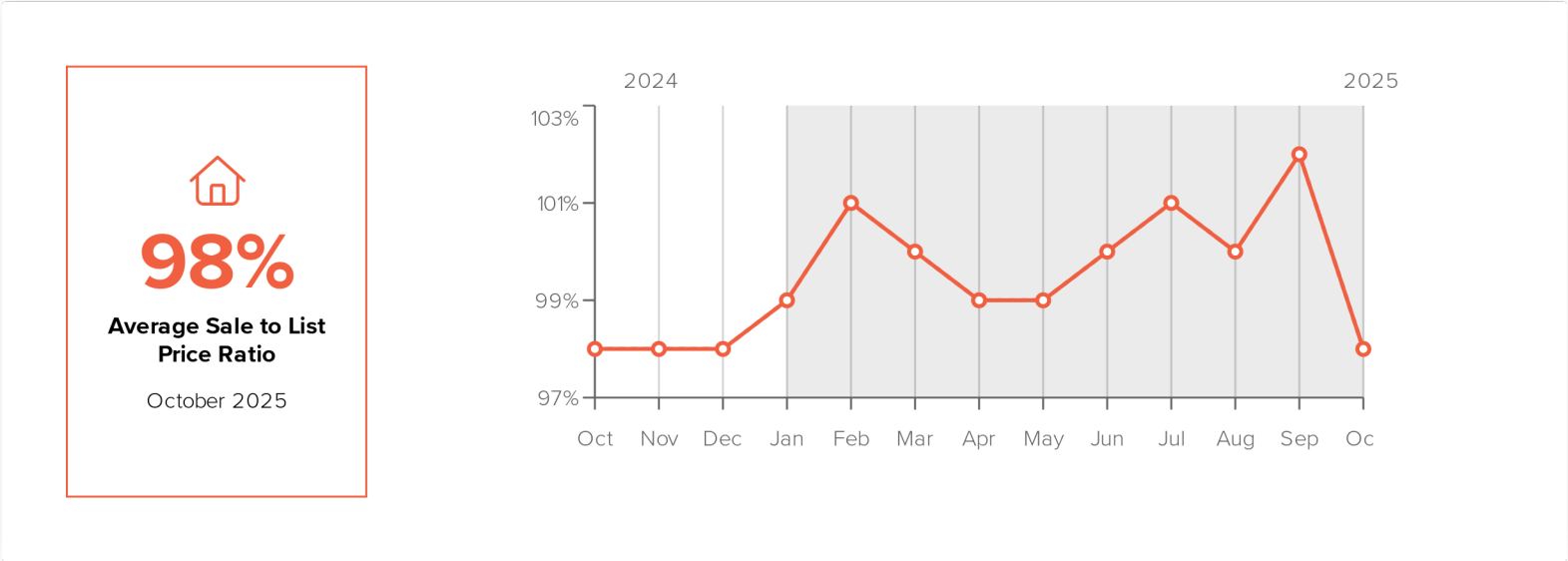
25 Homes for Sale	\$1,495,000 Median List Price	66 Median Days on Market
14 Homes Under Contract	\$8,500,000 High Price	\$215,000 Low Price

Values pulled on 11/25/2025

Homes Sold



Sale to List Price Ratio

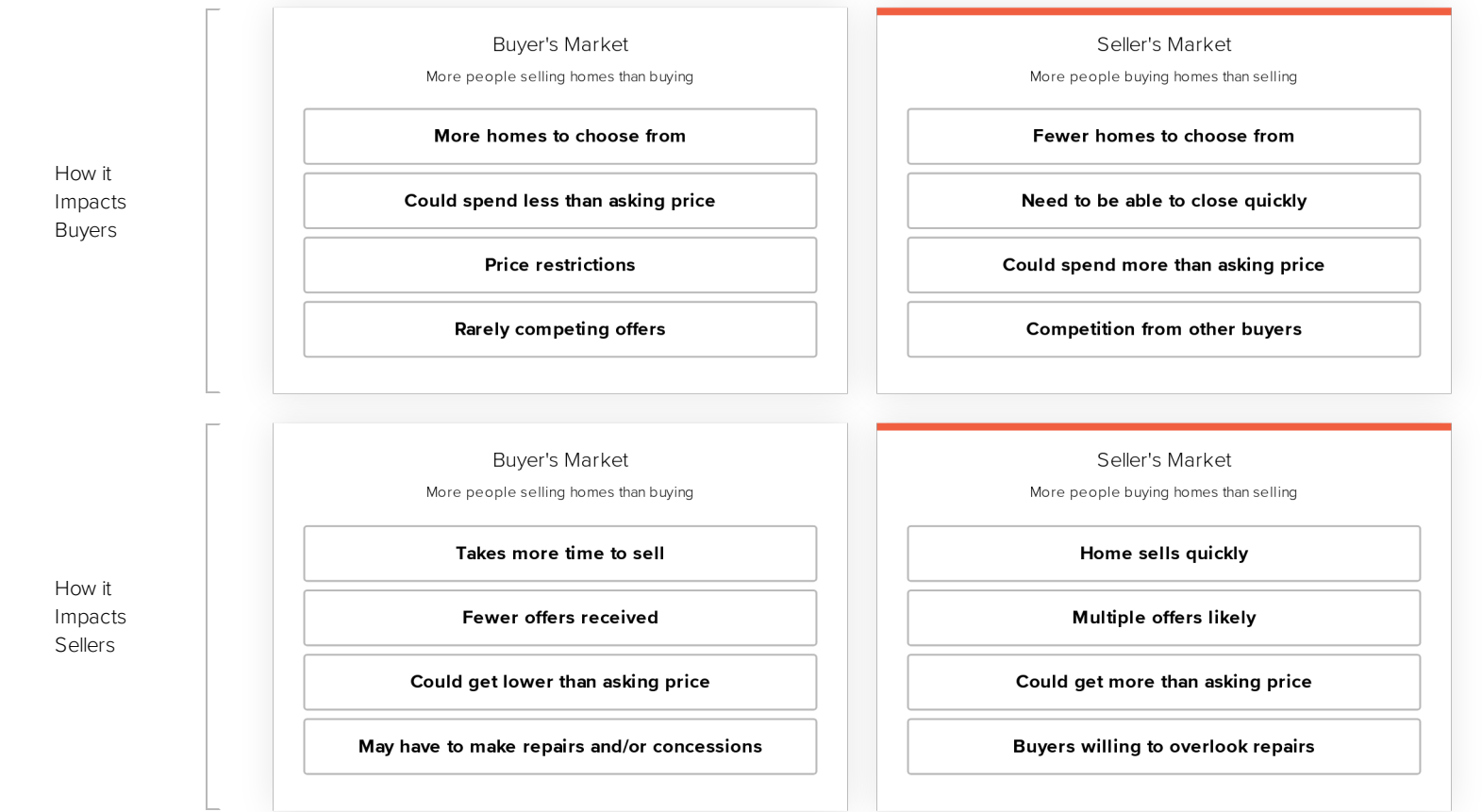


# Market Conditions



## 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 11/25/25	Current Period Oct 2025	3 Month Trend	Current Period Oct 2025	6 Month Avg	
All Price Ranges	25	1.3	0.5	19	19	Seller's	
< \$400,000	2	2.0	0.5	1	1	● Seller's	
\$400,000 - \$800,000	3	0.6	0.3	5	3	● Seller's	
\$800,000 - \$1,200,000	4	1.0	0.4	4	4	● Seller's	
\$1,200,000 - \$1,600,000	3	1.0	0.2	3	4	● Seller's	
\$1,600,000 - \$2,000,000	1	0.5	0.3	2	1	● Seller's	
\$2,000,000 - \$2,400,000	2	2.0	1.0	1	0	● Seller's	
\$2,400,000 - \$2,800,000	5	2.5	1.7	2	1	● Seller's	
\$2,800,000 - \$3,200,000	0	—	—	0	0	—	
\$3,200,000 - \$3,600,000	3	—	—	0	0	—	
\$3,600,000 - \$4,000,000	1	—	—	0	0	—	
> \$4,000,000	1	1.0	0.2	1	1	● Seller's	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

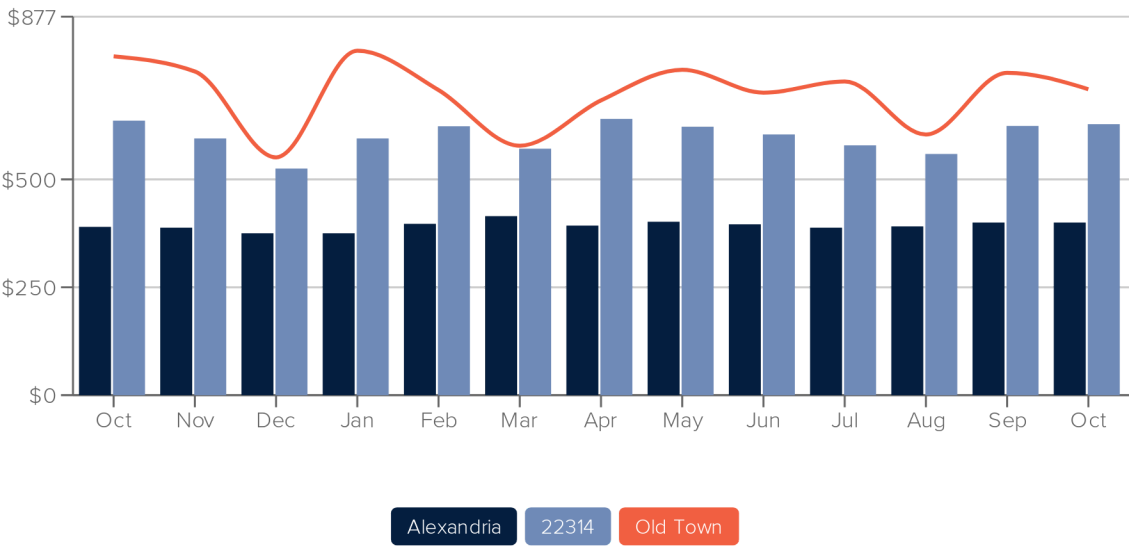
Buyer's Market

More than 6 months of inventory

# Compare Old Town to Zip Code and City

The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

## Average Price per Square Foot



## Median Sale Price



# 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 Old Town. The values are based on closed transactions in October 2025.

