A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small 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 brick wall to the right of the door. The building has a small arched window above the door.

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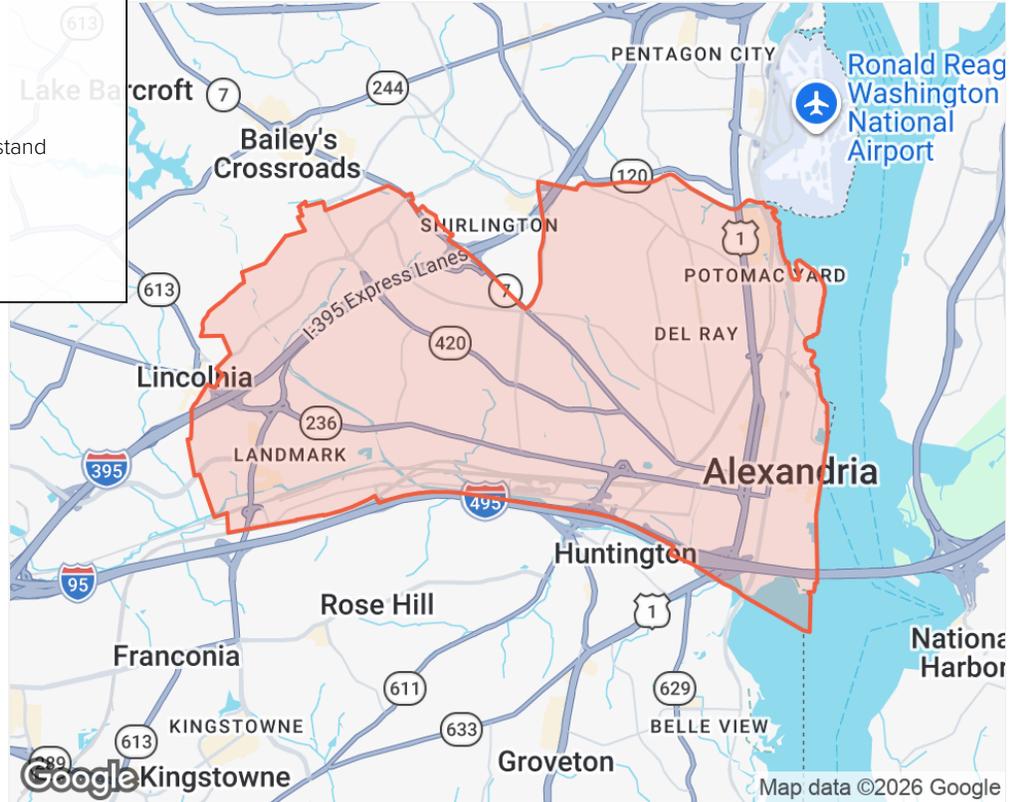
County
Market Report

Alexandria, Virginia

February 2026

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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	99	145	▼ 32%	126	▼ 21%
Median Sale Price	\$520,000	\$605,000	▼ 14%	\$660,000	▼ 21%
Median List Price	\$525,000	\$599,900	▼ 12%	\$657,450	▼ 20%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$77,666,138	\$102,891,655	▼ 25%	\$94,074,659	▼ 17%
Median Days on Market	48 days	36 days	▲ 12 days	25 days	▲ 23 days
Homes Sold Year to Date	99	2,038	▼ 95%	126	▼ 21%

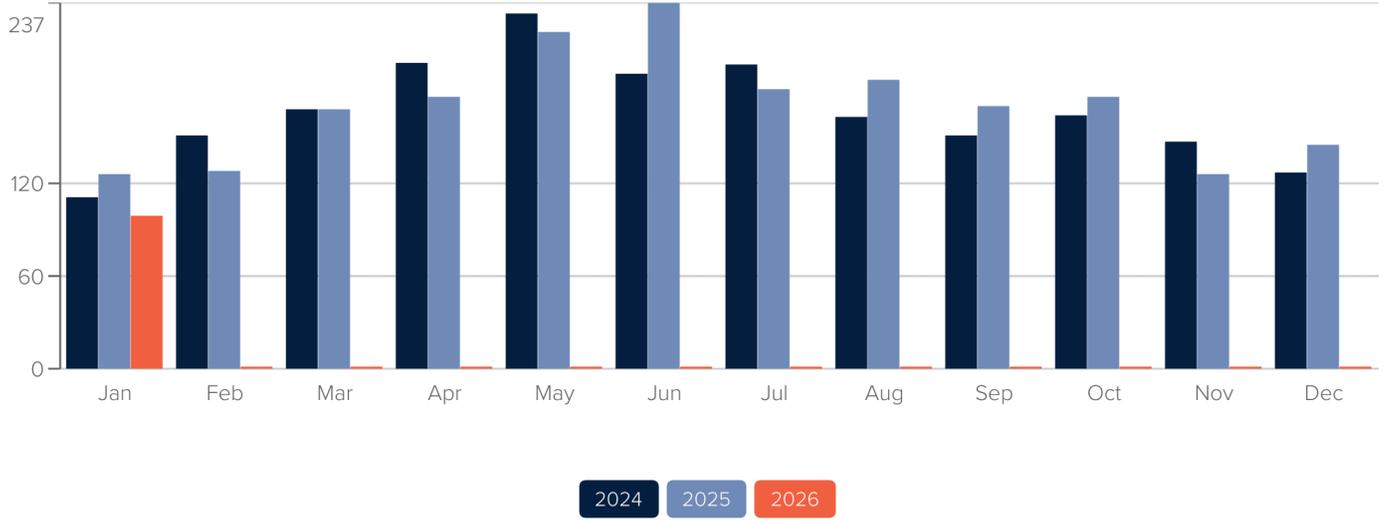
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 16, 2026. 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.

235 Homes for Sale	\$562,500 Median List Price	40 Median Days on Market
171 Homes Under Contract	\$8,500,000 High Price	\$145,000 Low Price

Values pulled on 2/16/2026

Homes Sold



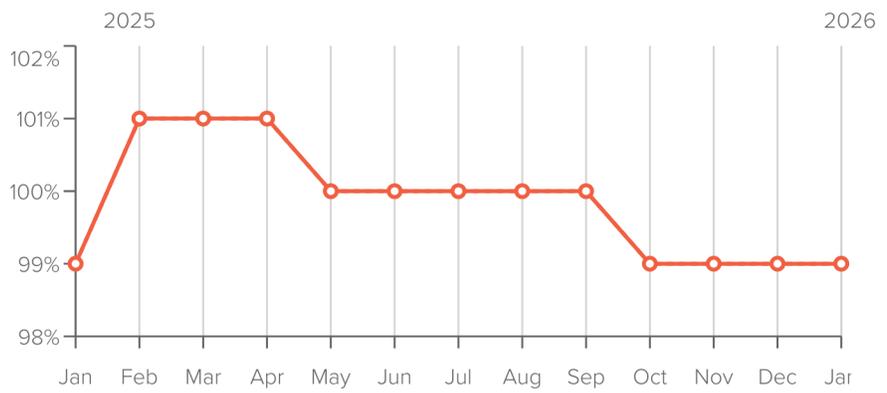
Sale to List Price Ratio



99%

Average Sale to List Price Ratio

January 2026



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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	<ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
How it Impacts Sellers	<ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<ul style="list-style-type: none"> Home sells quickly Multiple offers likely Could get more than asking price Buyers willing to overlook repairs

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 As of 2/16/26	Months of Inventory			Sales		Market Climate
		Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg		
All Price Ranges	235	2.4	0.6	99	151	Seller's	
< \$200,000	3	0.6	0.3	5	4	● Seller's	
\$200,000 - \$400,000	101	3.1	0.8	33	40	● Seller's	
\$400,000 - \$600,000	36	2.6	0.7	14	21	● Seller's	
\$600,000 - \$800,000	35	1.9	0.6	18	28	● Seller's	
\$800,000 - \$1,000,000	19	2.1	0.4	9	20	● Seller's	
\$1,000,000 - \$1,200,000	6	1.2	0.4	5	8	● Seller's	
\$1,200,000 - \$1,400,000	12	1.7	0.5	7	9	● Seller's	
\$1,400,000 - \$1,600,000	4	4.0	0.4	1	6	● Balanced	
\$1,600,000 - \$1,850,000	5	5.0	0.5	1	4	● Balanced	
\$1,850,000 - \$2,000,000	0	—	0.0	0	0	—	
> \$2,000,000	14	2.3	0.8	6	6	● 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 January 2026.

