

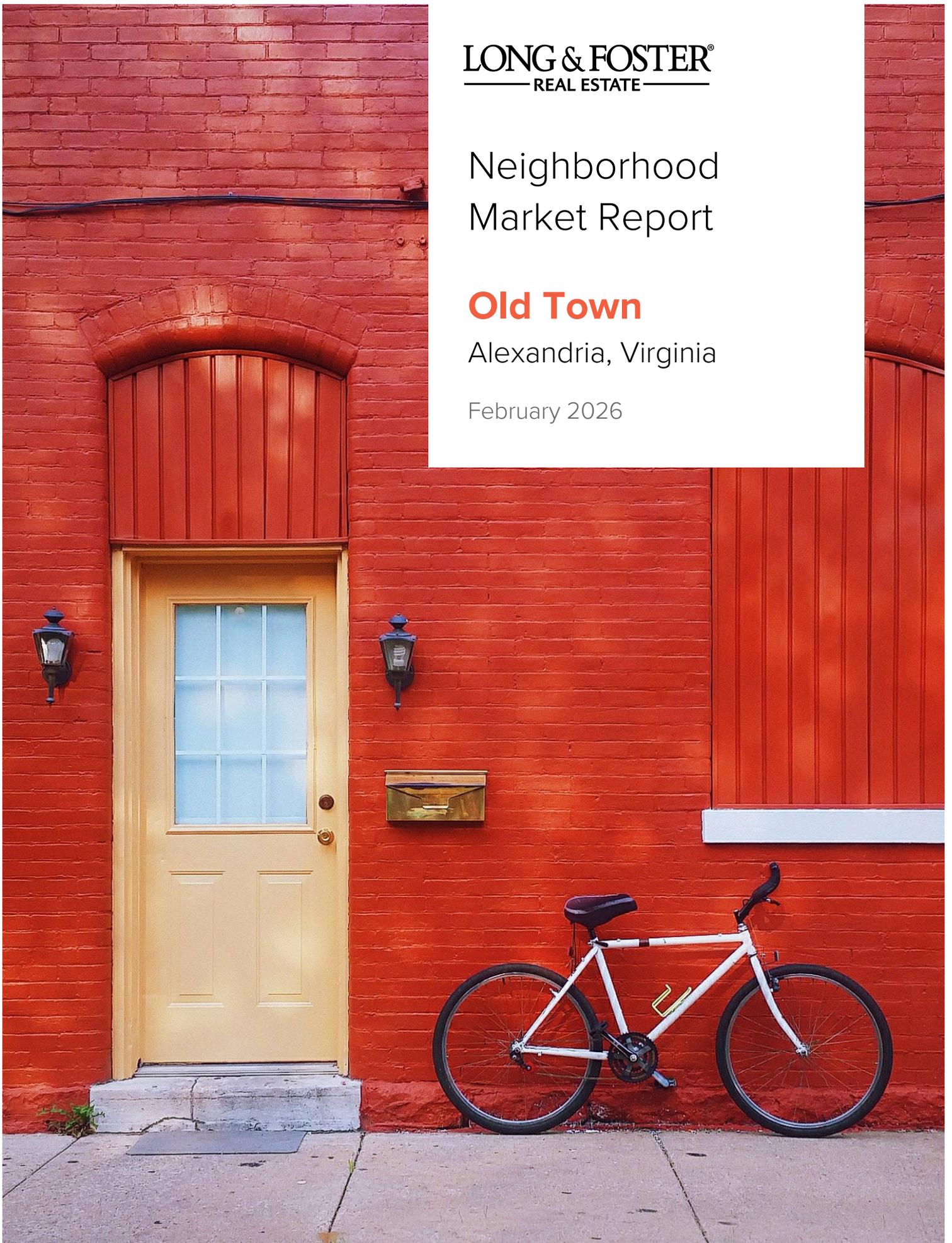
LONG & FOSTER[®]
— REAL ESTATE —

Neighborhood Market Report

Old Town

Alexandria, Virginia

February 2026



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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	13	11	▲ 18%	9	▲ 44%
Median Sale Price	\$1,235,000	\$1,320,000	▼ 6%	\$1,104,900	▲ 12%
Median List Price	\$1,225,000	\$1,374,900	▼ 11%	\$1,099,900	▲ 11%
Sale to List Price Ratio	100%	98%	▲ 2%	99%	▲ 1%
Sales Volume	\$21,422,500	\$16,625,052	▲ 29%	\$13,071,400	▲ 64%
Median Days on Market	6 days	60 days	▼ 54 days	24 days	▼ 18 days
Homes Sold Year to Date	13	192	▼ 93%	9	▲ 44%

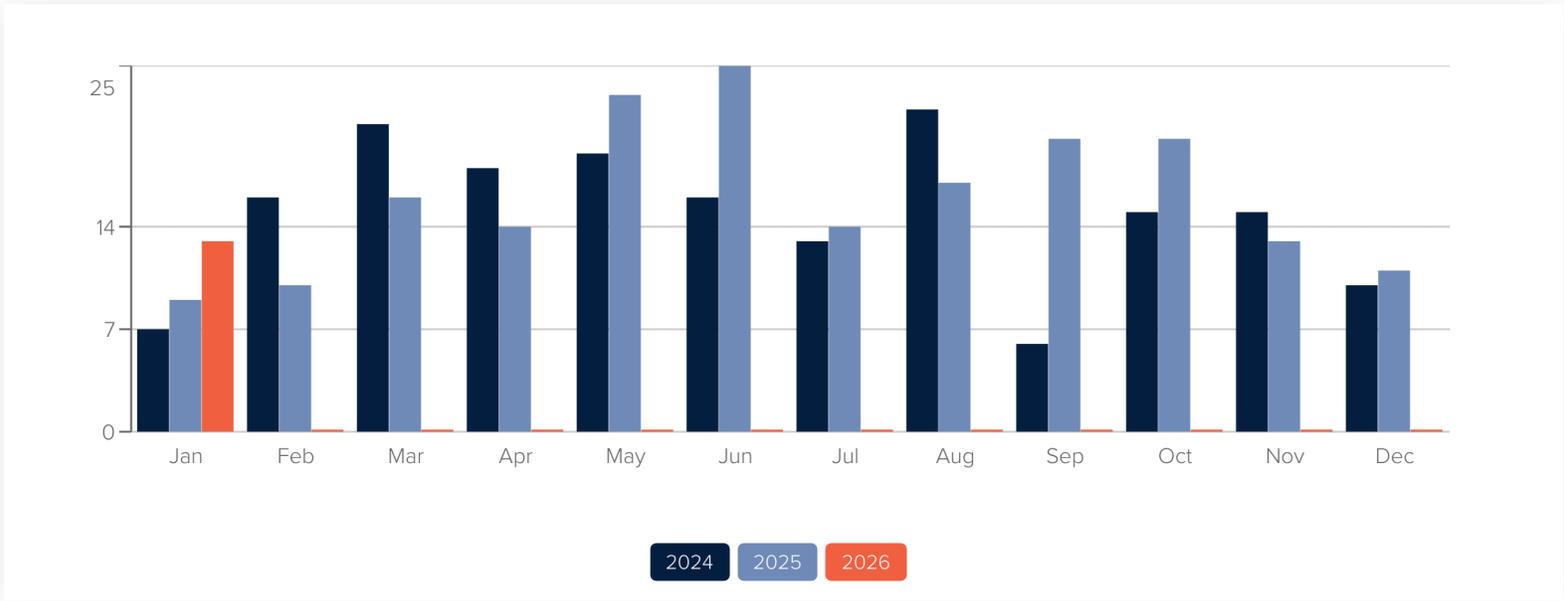
Current Market

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.

14 Homes for Sale	\$1,585,000 Median List Price	86 Median Days on Market
12 Homes Under Contract	\$8,500,000 High Price	\$265,000 Low Price

Values pulled on 2/16/2026

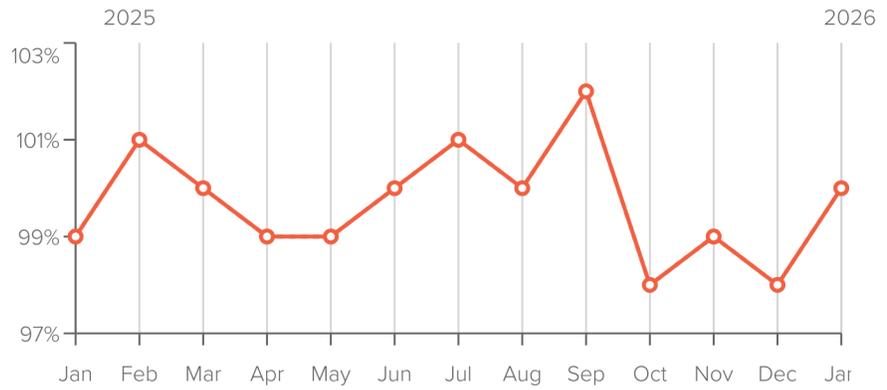
Homes Sold



Sale to List Price Ratio



100%
Average Sale to List Price Ratio
January 2026



Market Conditions



6
Median Days on Market




54%
Properties Sold Over Original Asking Price
January 2026

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.

How it Impacts Buyers	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <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
	<p>Buyer's Market More people selling homes than buying</p> <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 	<p>Seller's Market More people buying homes than selling</p> <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	14	1.1	0.4	13	16	Seller's	
< \$400,000	1	—	1.0	0	0	—	
\$400,000 - \$800,000	2	0.7	0.3	3	3	● Seller's	
\$800,000 - \$1,200,000	1	0.3	0.1	3	3	● Seller's	
\$1,200,000 - \$1,600,000	4	1.3	0.4	3	3	● Seller's	
\$1,600,000 - \$2,000,000	0	—	0.0	0	1	—	
\$2,000,000 - \$2,400,000	0	—	0.0	0	0	—	
\$2,400,000 - \$2,800,000	4	2.0	2.0	2	0	● Seller's	
\$2,800,000 - \$3,200,000	0	0.0	0.0	1	0	● Seller's	
\$3,200,000 - \$3,600,000	1	—	1.0	0	0	—	
\$3,600,000 - \$4,000,000	0	—	0.0	0	0	—	
> \$4,000,000	1	1.0	0.5	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 January 2026.

