

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 the wall, one on each side of the door. A brass 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 has a red brick facade and a yellow door with a small window. A white bicycle is parked against the wall to the right of the door. The overall scene is a classic urban street scene.

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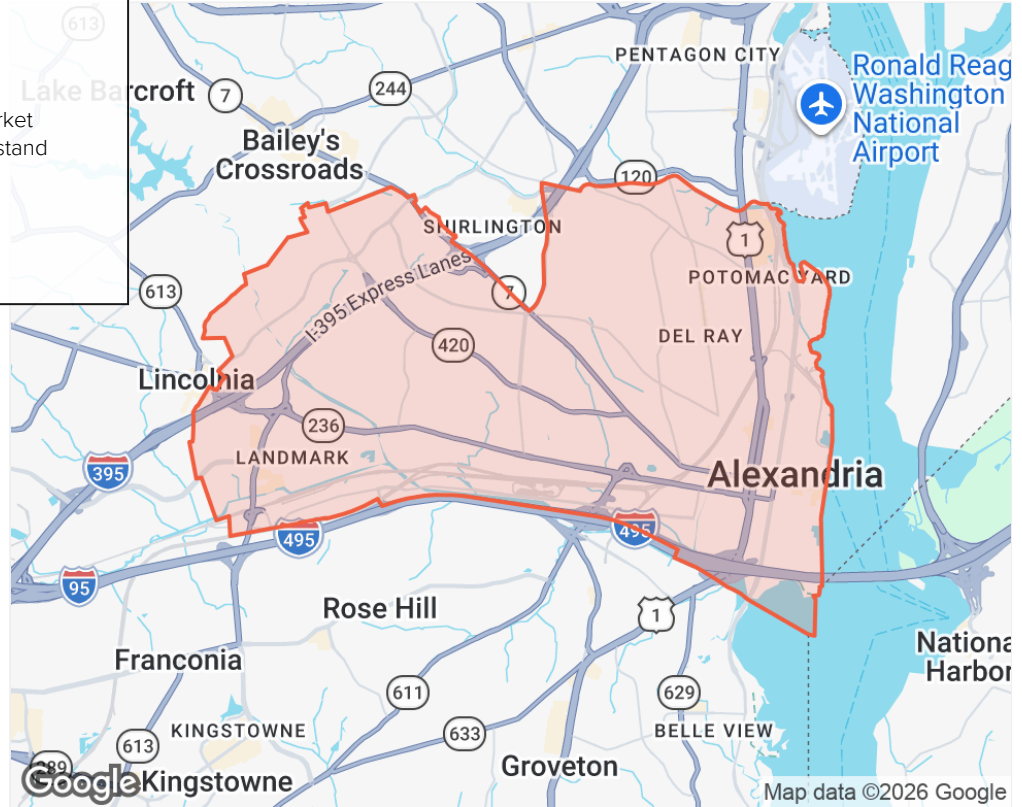
Community Market Report

Alexandria City, Virginia

May 2026

About Alexandria City

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



Scan to view the full digital market report for Alexandria City.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Alexandria City, Virginia. The data in the Sold Listings table is based on homes sold within the month of April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	221	188	▲ 18%	176	▲ 26%
Median Sale Price	\$760,000	\$662,500	▲ 15%	\$790,000	▼ 4%
Median List Price	\$759,000	\$659,500	▲ 15%	\$763,344	▼ 1%
Sale to List Price Ratio	100%	100%	0%	101%	▼ 1%
Sales Volume	\$195,918,827	\$153,369,173	▲ 28%	\$149,761,365	▲ 31%
Median Days on Market	8 days	8 days	▲ 0 days	6 days	▲ 2 days
Homes Sold Year to Date	630	409	▲ 54%	599	▲ 5%

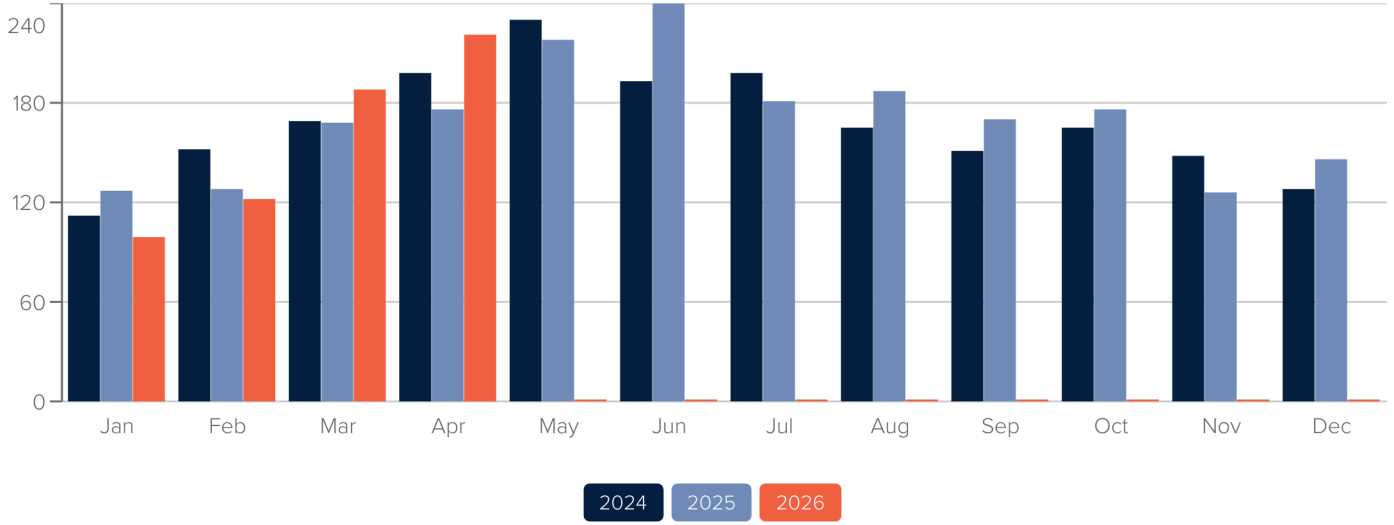
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 14, 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.

351 Homes for Sale	\$599,700 Median List Price	29 Median Days on Market
261 Homes Under Contract	\$5,595,000 High Price	\$125,000 Low Price

Values pulled on 5/14/2026

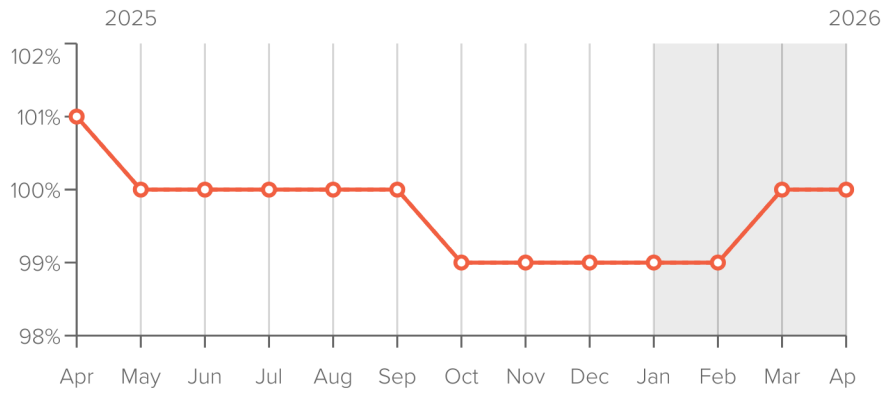
Homes Sold



Sale to List Price Ratio



100%
Average Sale to List
Price Ratio
April 2026

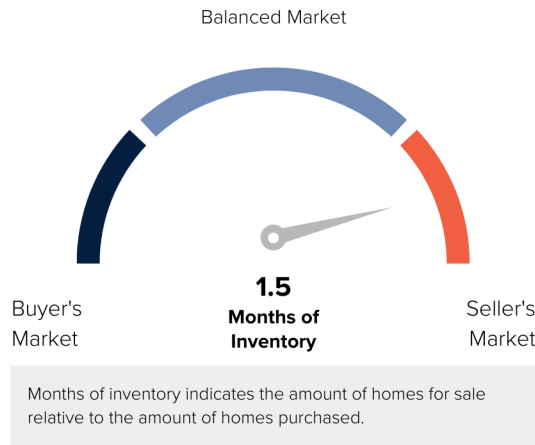



Market Conditions



8

Median Days on Market

31%

Properties Sold Over Original Asking Price

April 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 5/14/26	Months of Inventory			Sales		Market Climate
		Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg		
All Price Ranges	351	1.5	0.6	231	152	Seller's	
< \$500,000	184	2.8	1.0	66	57	● Seller's	
\$500,000 - \$600,000	23	1.8	0.8	13	8	● Seller's	
\$600,000 - \$700,000	19	0.9	0.4	21	13	● Seller's	
\$700,000 - \$800,000	20	1.0	0.5	20	12	● Seller's	
\$800,000 - \$900,000	18	0.8	0.4	24	12	● Seller's	
\$900,000 - \$1,000,000	15	1.0	0.4	15	9	● Seller's	
\$1,000,000 - \$1,100,000	8	1.6	0.4	5	4	● Seller's	
\$1,100,000 - \$1,200,000	12	0.9	0.4	13	6	● Seller's	
\$1,200,000 - \$1,300,000	9	0.9	0.5	10	5	● Seller's	
\$1,300,000 - \$1,400,000	7	0.6	0.4	11	4	● Seller's	
> \$1,400,000	36	1.1	0.5	33	17	● 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 City, Virginia. The values are based on closed transactions in April 2026.

