

A photograph of a red brick building with a yellow door. The door has a small window with a grid pattern. Above the door is an arched window with vertical blinds. To the right of the door is a window with vertical blinds. A white bicycle is parked against the wall to the right of the door. 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. The building is set on a concrete sidewalk.

**LONG & FOSTER®**  
REAL ESTATE

## Neighborhood Market Report

**Old Town**

Alexandria, Virginia

May 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.



Scan to view the full digital market report for 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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
<b>Homes Sold</b>	21	15	▲ 40%	14	▲ 50%
<b>Median Sale Price</b>	\$1,250,000	\$1,325,000	▼ 6%	\$1,472,000	▼ 15%
<b>Median List Price</b>	\$1,295,000	\$1,320,000	▼ 2%	\$1,472,000	▼ 12%
<b>Sale to List Price Ratio</b>	99%	102%	▼ 3%	99%	0%
<b>Sales Volume</b>	\$28,164,346	\$26,948,709	▲ 5%	\$19,114,000	▲ 47%
<b>Median Days on Market</b>	7 days	7 days	▲ 0 days	8 days	▼ 1 day
<b>Homes Sold Year to Date</b>	59	38	▲ 55%	49	▲ 20%

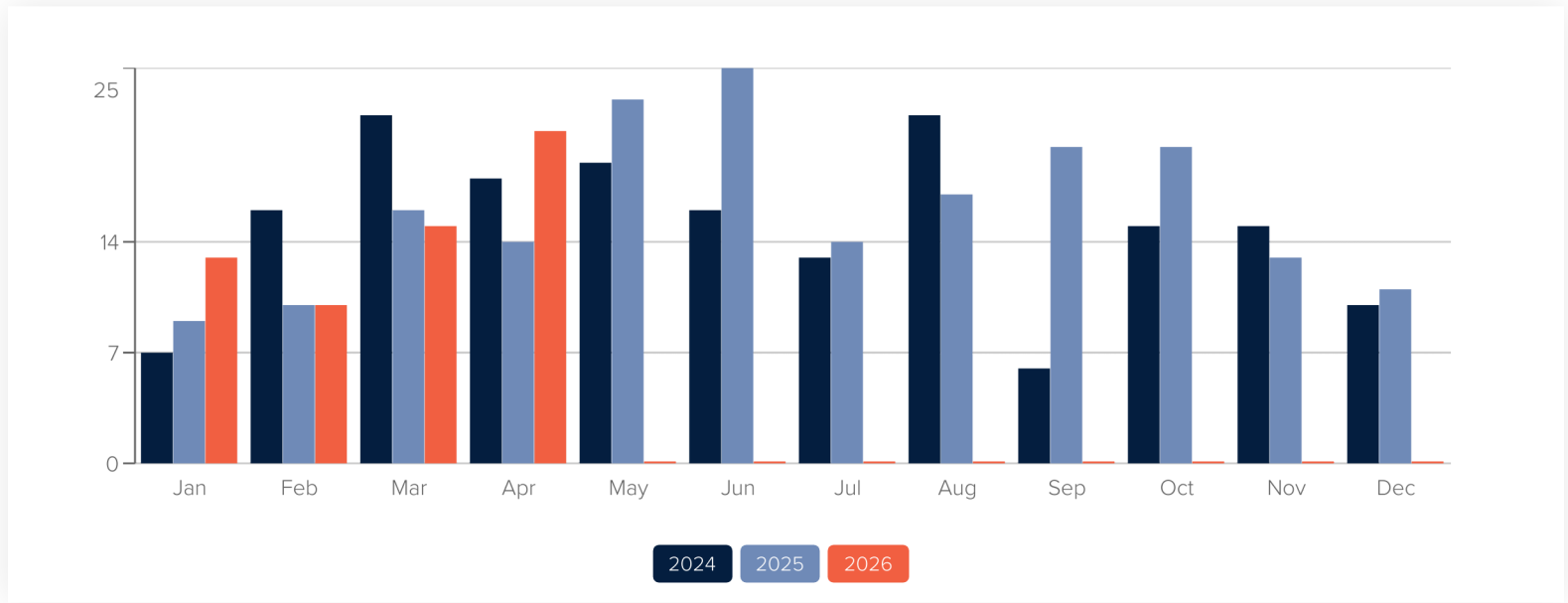
## Current Market

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.

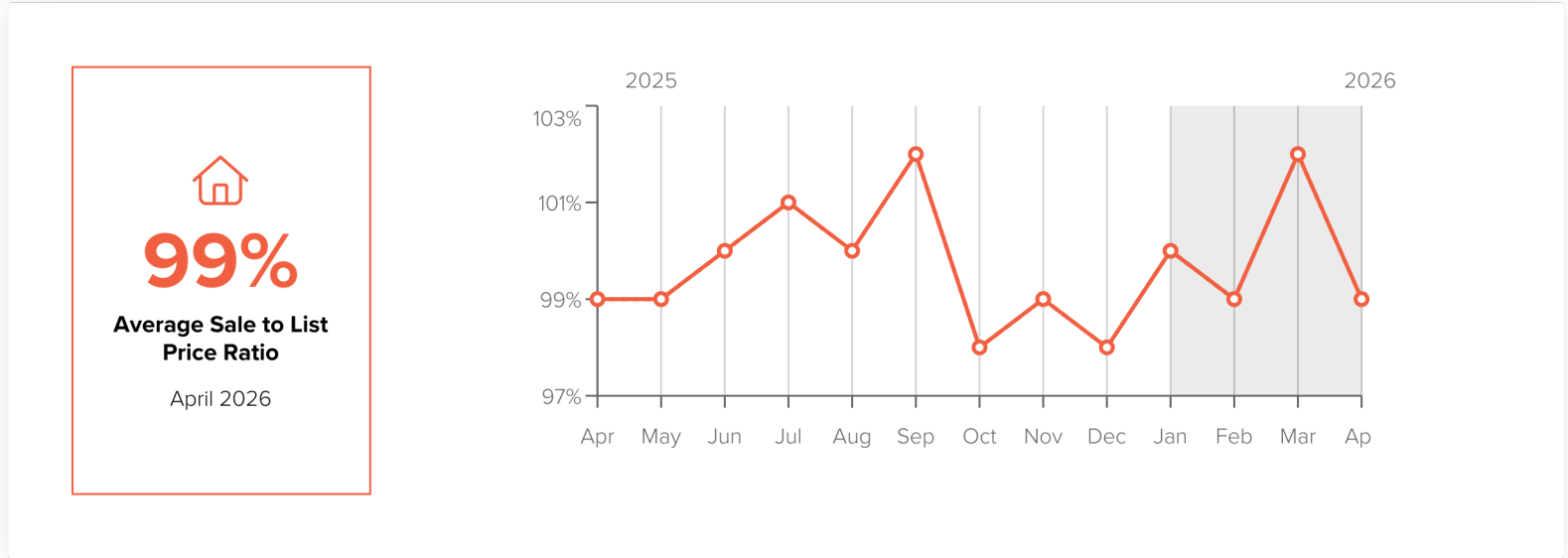
<b>25</b> Homes for Sale	<b>\$1,374,900</b> Median List Price	<b>27</b> Median Days on Market
<b>28</b> Homes Under Contract	<b>\$3,500,000</b> High Price	<b>\$265,000</b> Low Price

Values pulled on 5/14/2026

**Homes Sold**




**Sale to List Price Ratio**



# Market Conditions



**7**  
Median Days on Market

**19%**  
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><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>

**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		
<b>All Price Ranges</b>	25	1.1	0.5	23	14	Seller's	
< \$400,000	1	0.3	0.2	3	1	● Seller's	
\$400,000 - \$800,000	2	0.7	0.3	3	2	● Seller's	
\$800,000 - \$1,200,000	5	1.7	0.6	3	2	● Seller's	
\$1,200,000 - \$1,600,000	10	1.4	1.0	7	3	● Seller's	
\$1,600,000 - \$2,000,000	2	0.7	0.3	3	1	● Seller's	
\$2,000,000 - \$2,400,000	3	3.0	0.6	1	1	● Seller's	
\$2,400,000 - \$2,800,000	2	1.0	0.5	2	1	● Seller's	
\$2,800,000 - \$3,200,000	0	—	—	0	0	—	
\$3,200,000 - \$3,600,000	0	—	0.0	0	0	—	
\$3,600,000 - \$4,000,000	0	0.0	0.0	1	0	● Seller's	
> \$4,000,000	0	—	0.0	0	0	—	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

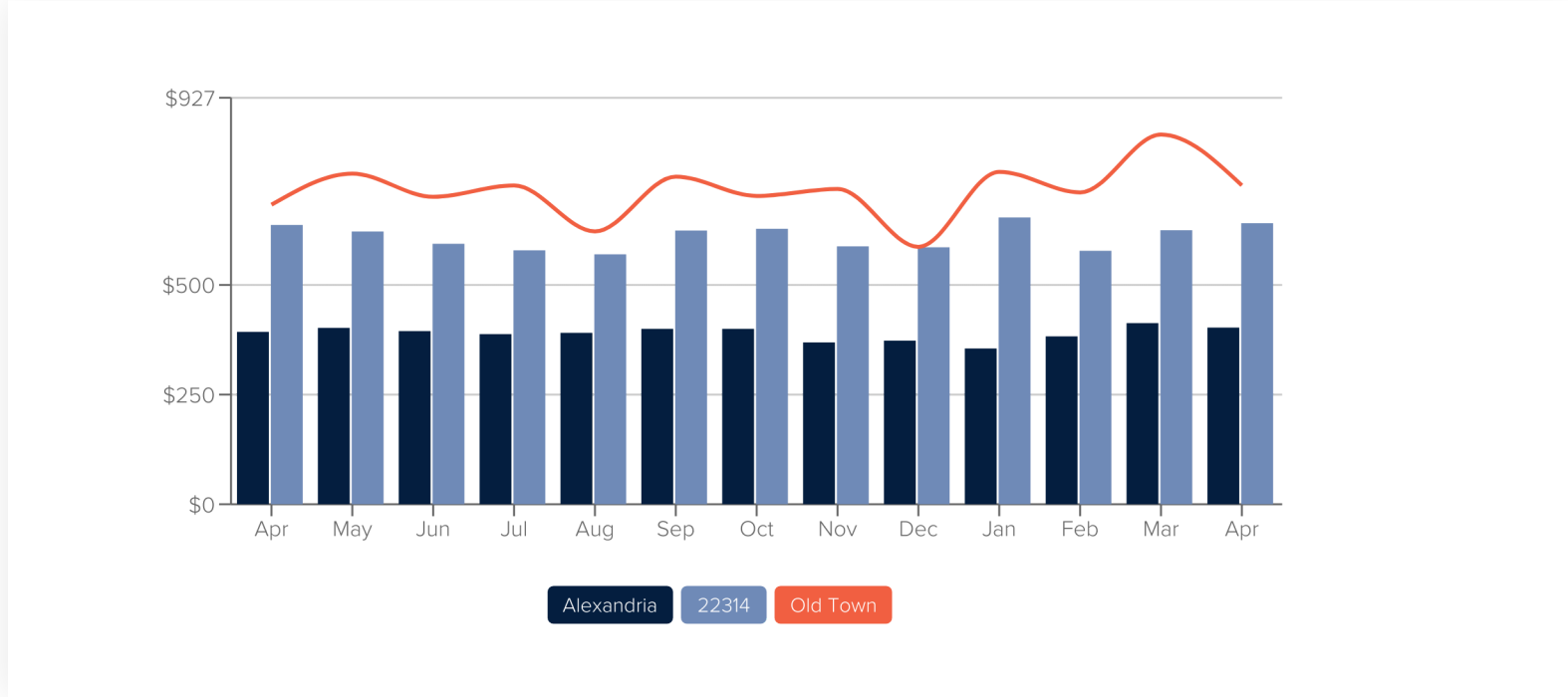
Buyer's Market

More than 6 months of inventory

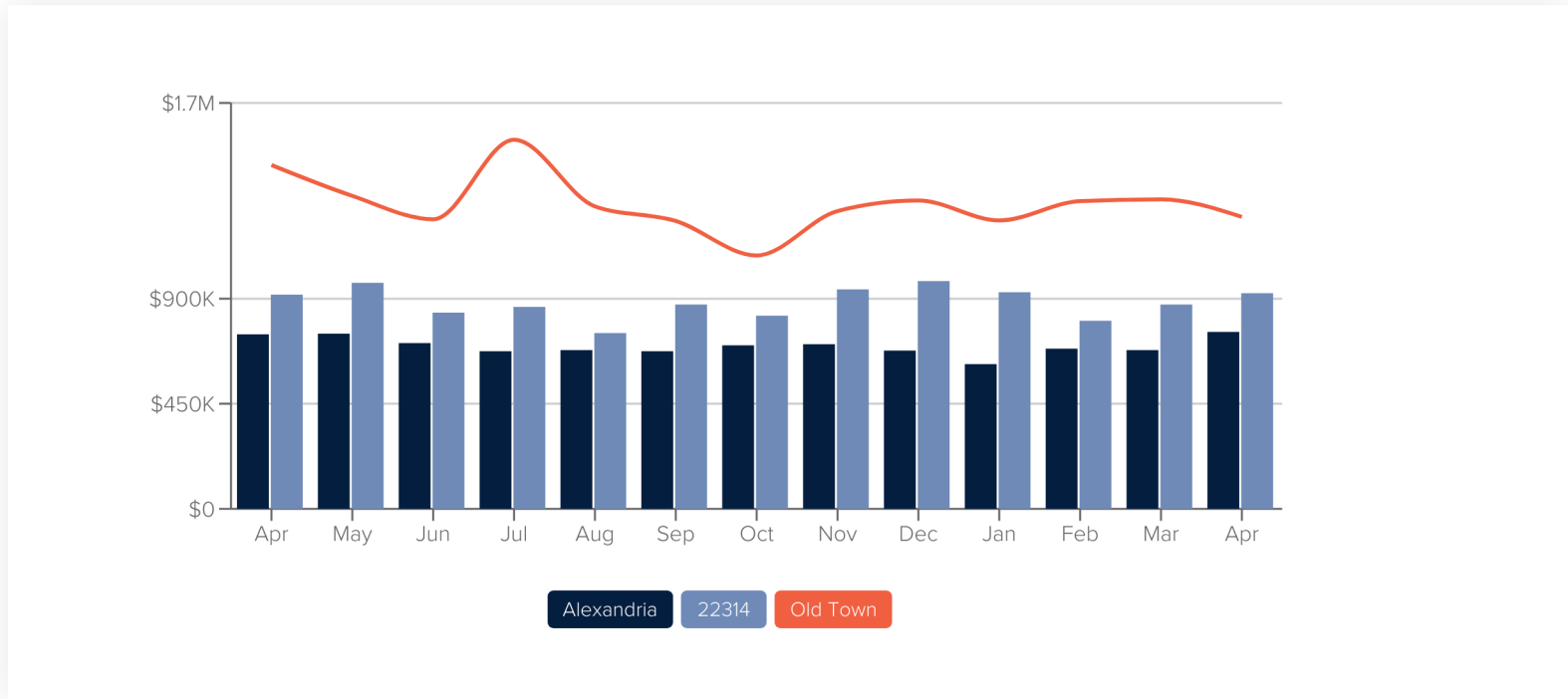
# Compare Old Town to Zip Code and City

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 April 2026.

