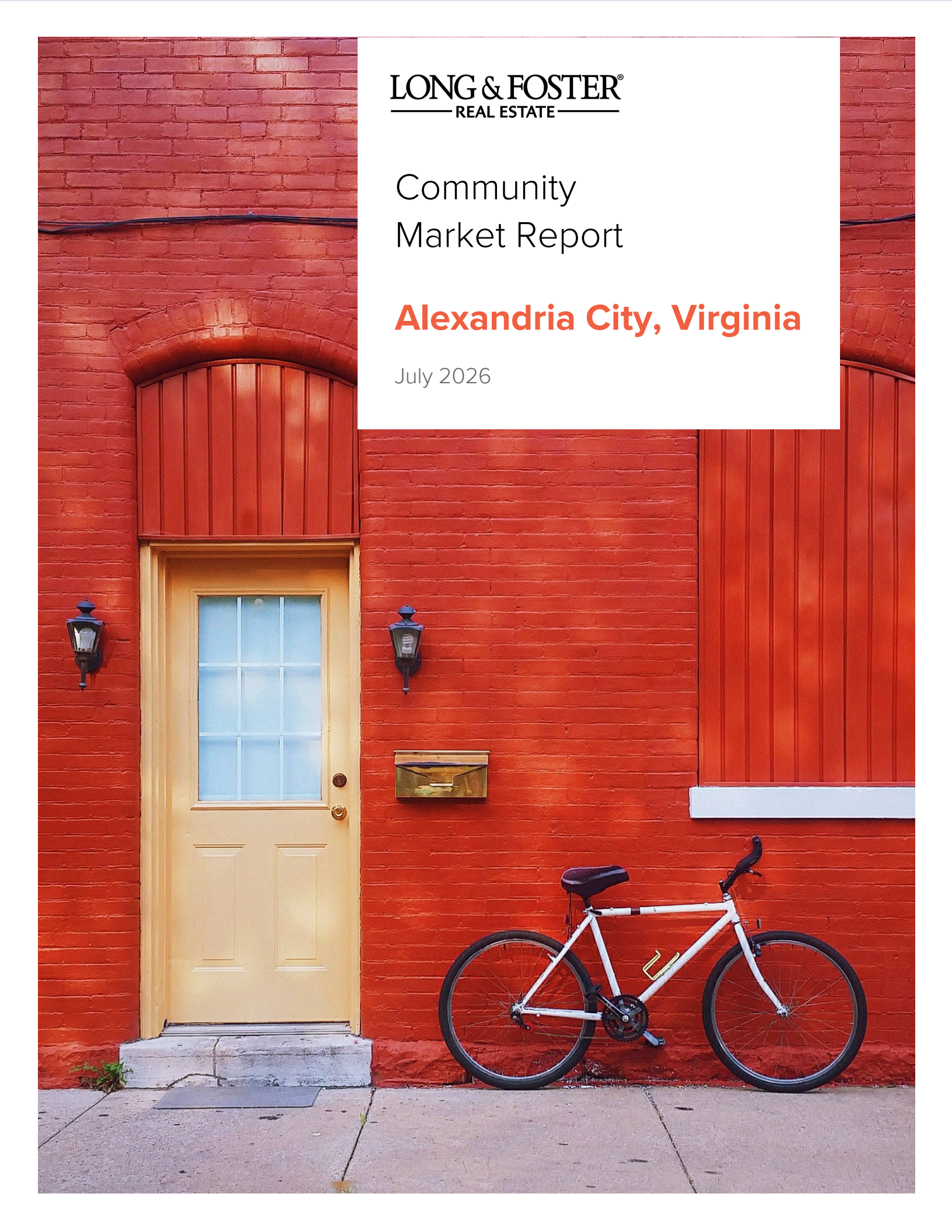


A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door is yellow with a glass insert and is set within a red brick archway. A white bicycle is parked against the red brick wall to the right of the door. A small mailbox is mounted on the wall above the bicycle. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. The background is a solid red brick wall.

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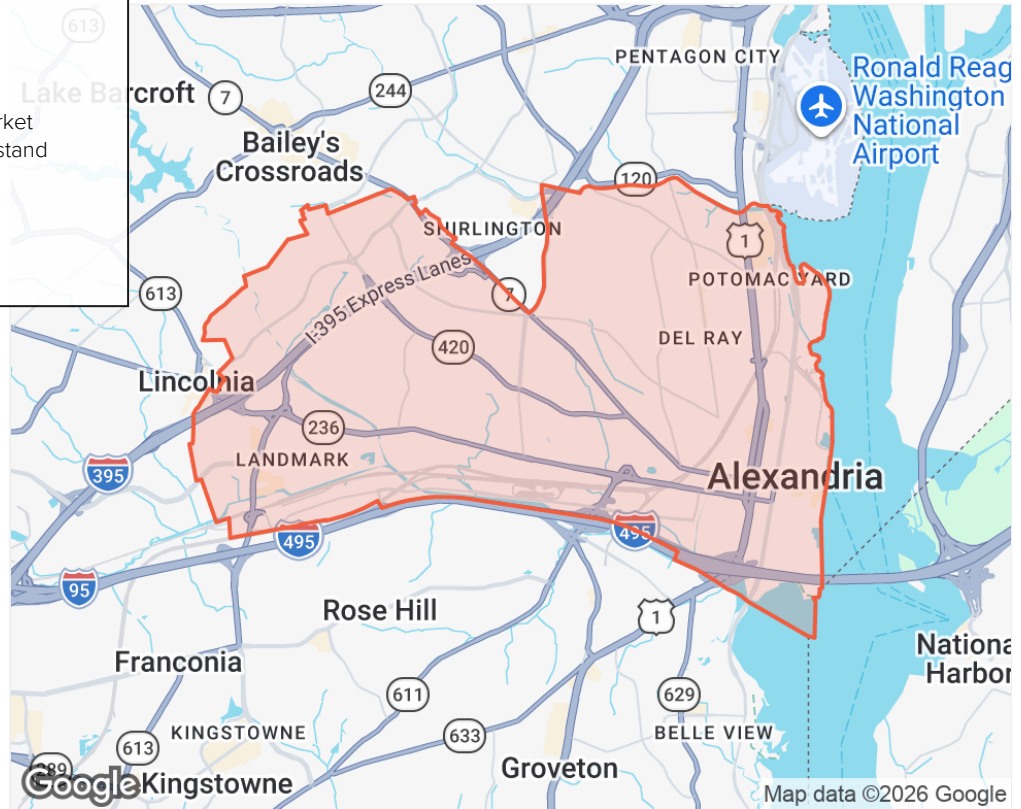
Community Market Report

Alexandria City, Virginia

July 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 June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	209	230	▼ 9%	240	▼ 13%
Median Sale Price	\$760,000	\$709,500	▲ 7%	\$717,500	▲ 6%
Median List Price	\$759,000	\$704,450	▲ 8%	\$720,000	▲ 5%
Sale to List Price Ratio	100%	101%	▼ 1%	100%	0%
Sales Volume	\$179,071,877	\$201,751,222	▼ 11%	\$202,054,518	▼ 11%
Median Days on Market	10 days	7 days	▲ 3 days	10 days	▲ 0 days
Homes Sold Year to Date	1,076	867	▲ 24%	1,057	▲ 2%

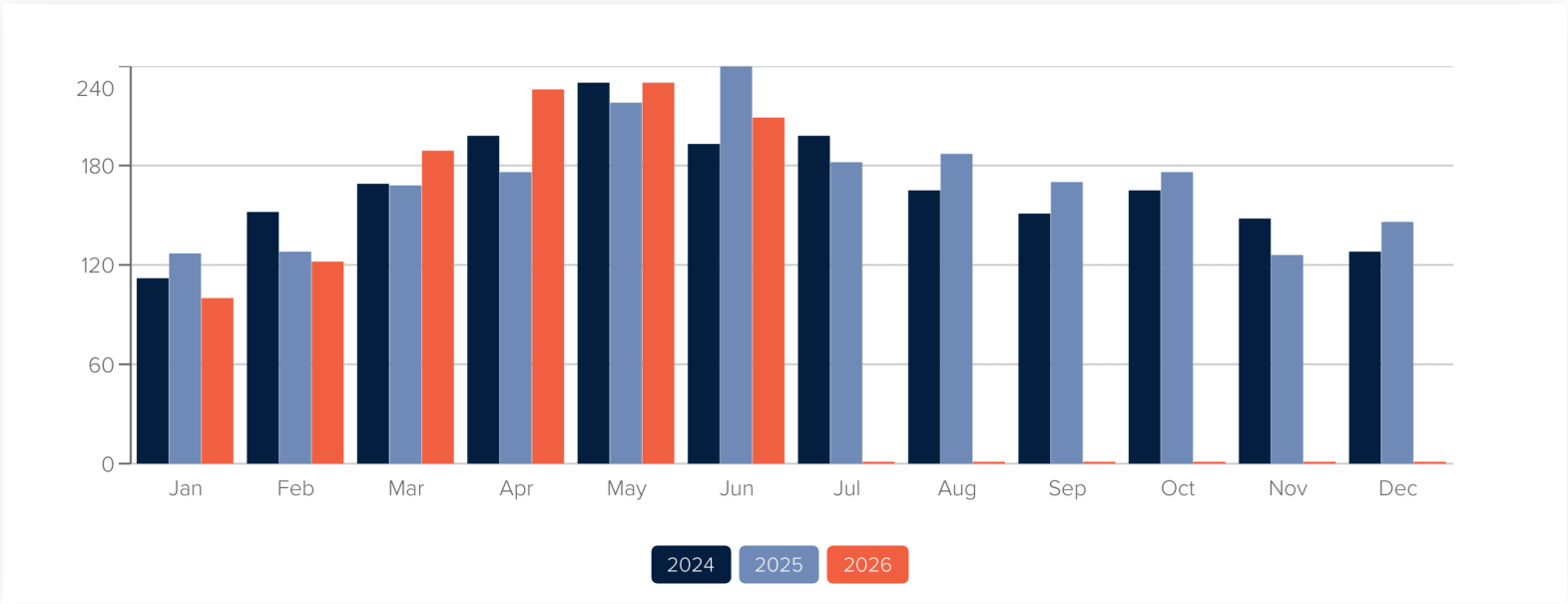
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 15, 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.

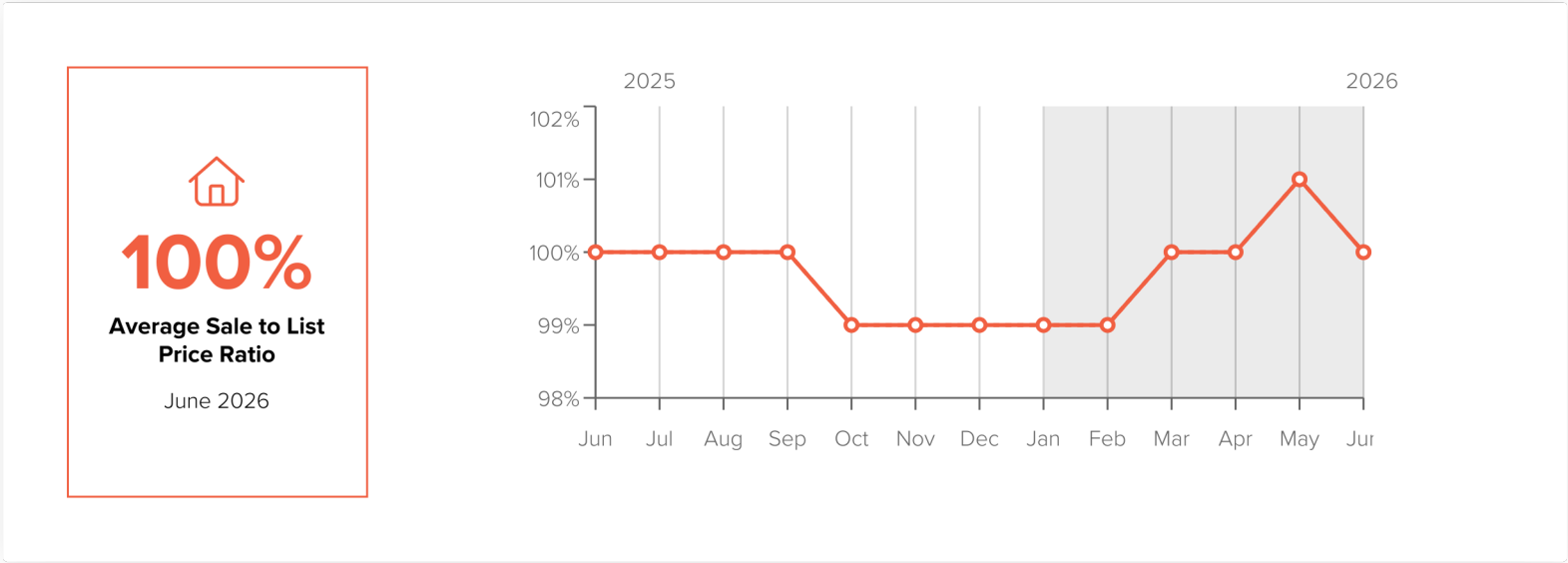
397 Homes for Sale	\$539,900 Median List Price	43 Median Days on Market
171 Homes Under Contract	\$5,595,000 High Price	\$145,000 Low Price

Values pulled on 7/15/2026

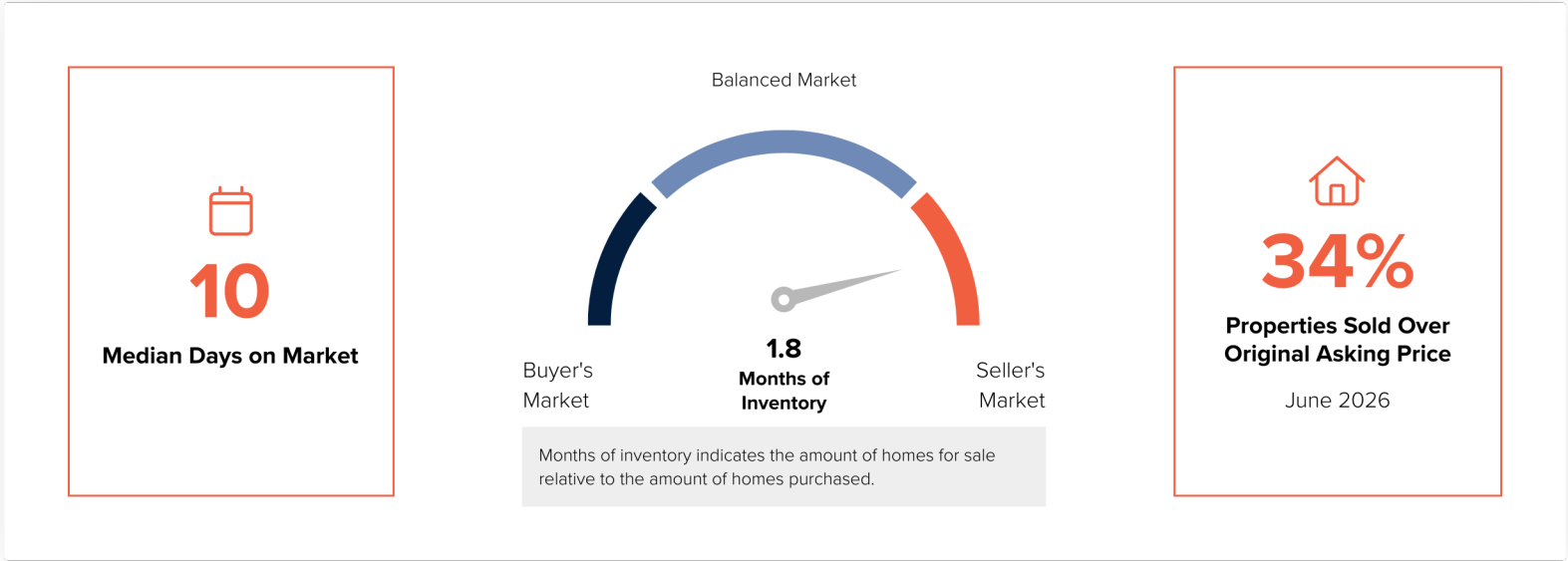
Homes Sold



Sale to List Price Ratio

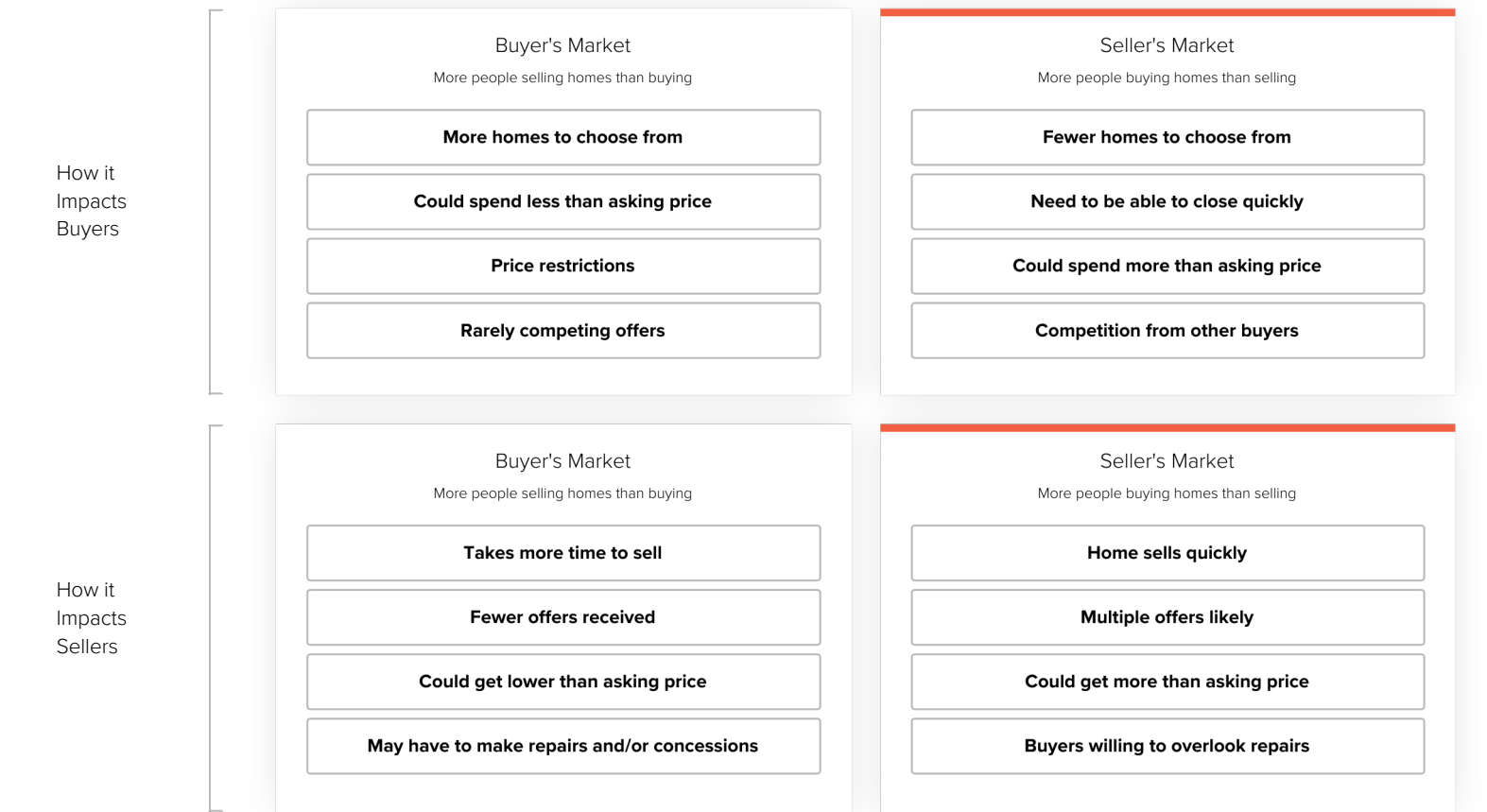


Market Conditions



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 7/15/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg	
All Price Ranges	397	1.8	0.6	218	181	Seller's
< \$300,000	86	3.7	1.1	23	24	● Seller's
\$300,000 - \$400,000	92	4.4	1.1	21	23	● Balanced
\$400,000 - \$500,000	27	1.4	0.6	19	13	● Seller's
\$500,000 - \$600,000	30	1.6	0.7	19	10	● Seller's
\$600,000 - \$700,000	27	1.6	0.5	17	15	● Seller's
\$700,000 - \$800,000	29	1.3	0.5	22	14	● Seller's
\$800,000 - \$900,000	26	1.0	0.4	25	16	● Seller's
\$900,000 - \$1,000,000	16	4.0	0.5	4	10	● Balanced
\$1,000,000 - \$1,100,000	6	0.5	0.2	11	7	● Seller's
\$1,100,000 - \$1,200,000	7	0.5	0.2	13	8	● Seller's
> \$1,200,000	51	1.2	0.4	44	35	● 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 June 2026.

