

A photograph of a red brick building with a yellow door. The door has a transom window with six panes. Above the door is a brick arch. To the right of the door is a brass mailbox and two black lantern-style light fixtures. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The ground is a concrete sidewalk.

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— REAL ESTATE —

Neighborhood Market Report

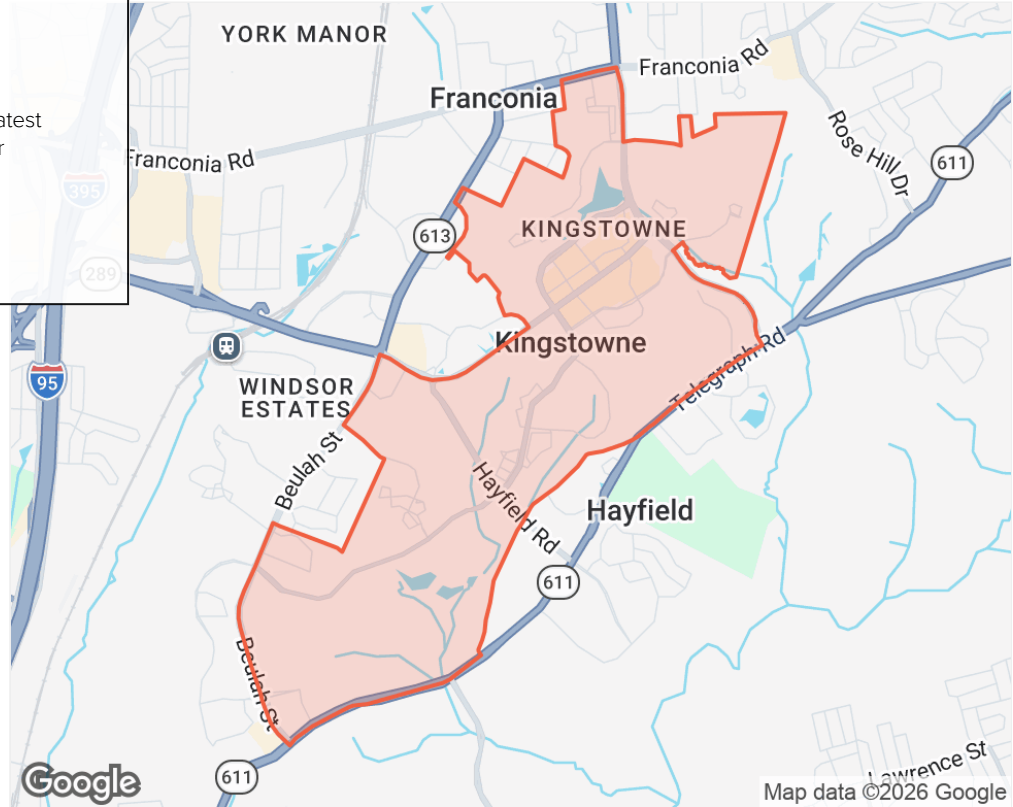
Kingstowne

Alexandria, Virginia

July 2026

About Kingstowne

Welcome to your personalized market report for Kingstowne 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 Kingstowne.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Kingstowne. 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	22	17	▲ 29%	26	▼ 15%
Median Sale Price	\$680,500	\$810,000	▼ 16%	\$692,000	▼ 2%
Median List Price	\$672,000	\$799,000	▼ 16%	\$689,500	▼ 3%
Sale to List Price Ratio	100%	100%	0%	99%	▲ 1%
Sales Volume	\$16,328,500	\$12,387,731	▲ 32%	\$19,357,400	▼ 16%
Median Days on Market	6 days	8 days	▼ 2 days	8 days	▼ 2 days
Homes Sold Year to Date	95	73	▲ 30%	111	▼ 14%

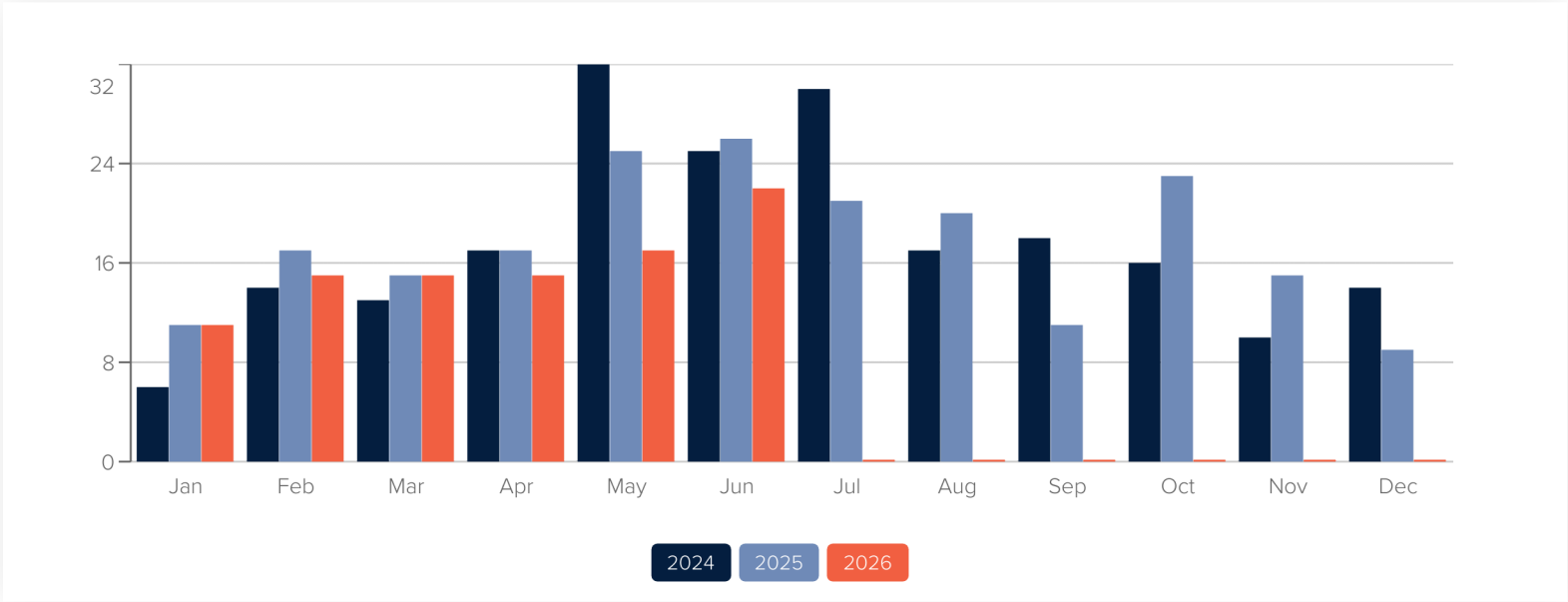
Current Market

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.

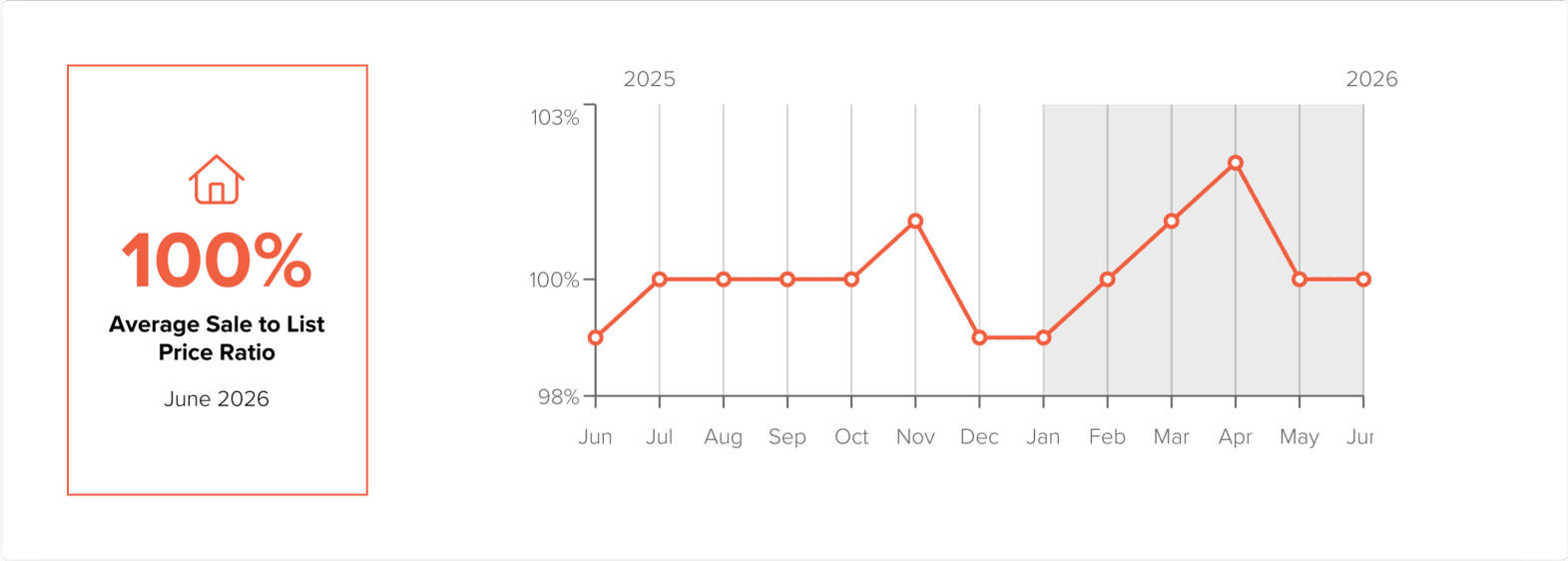
28 Homes for Sale	\$679,500 Median List Price	41 Median Days on Market
23 Homes Under Contract	\$1,200,000 High Price	\$232,859 Low Price

Values pulled on 7/15/2026

Homes Sold



Sale to List Price Ratio

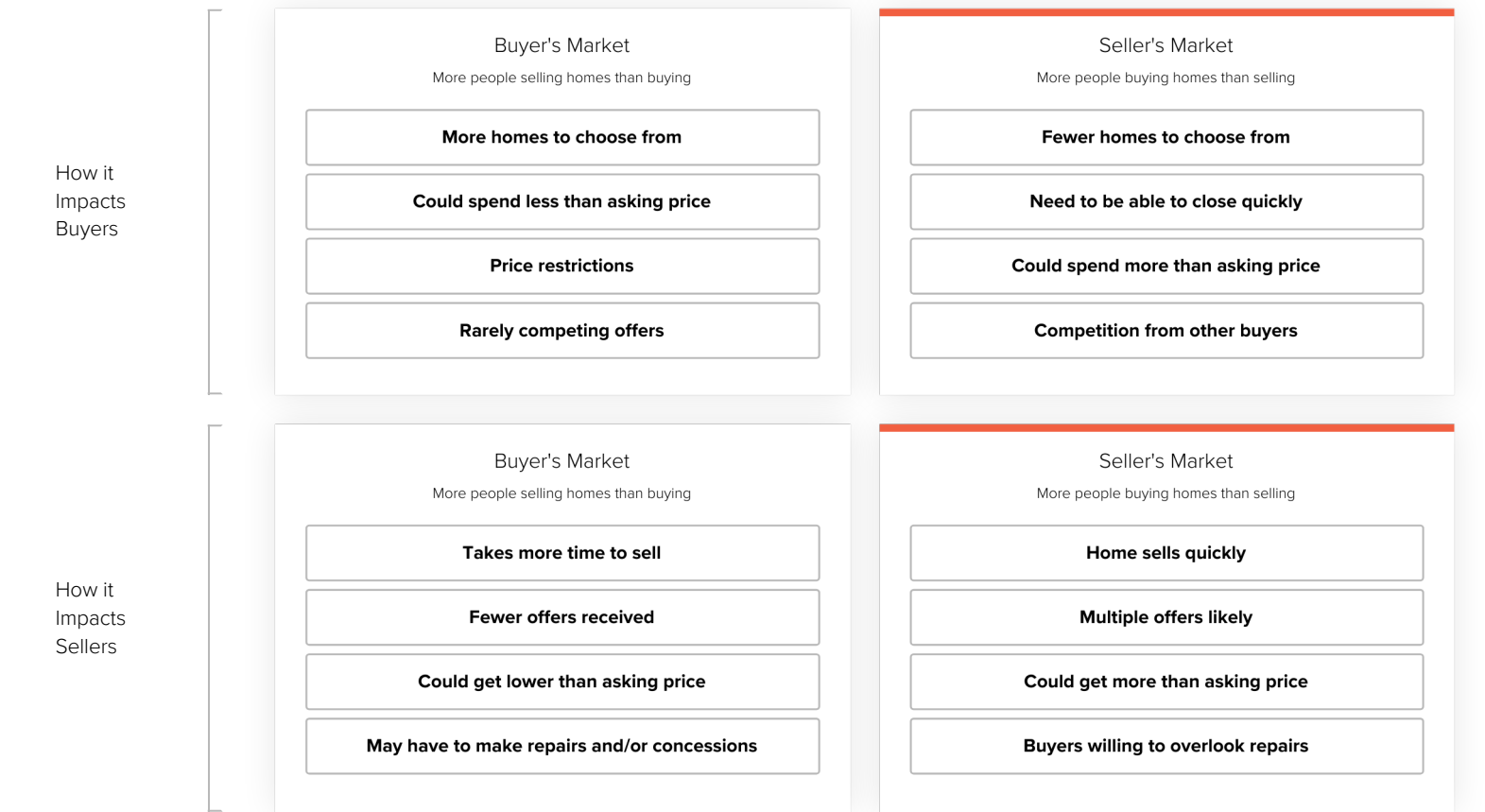


Market Conditions



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.

No data available

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

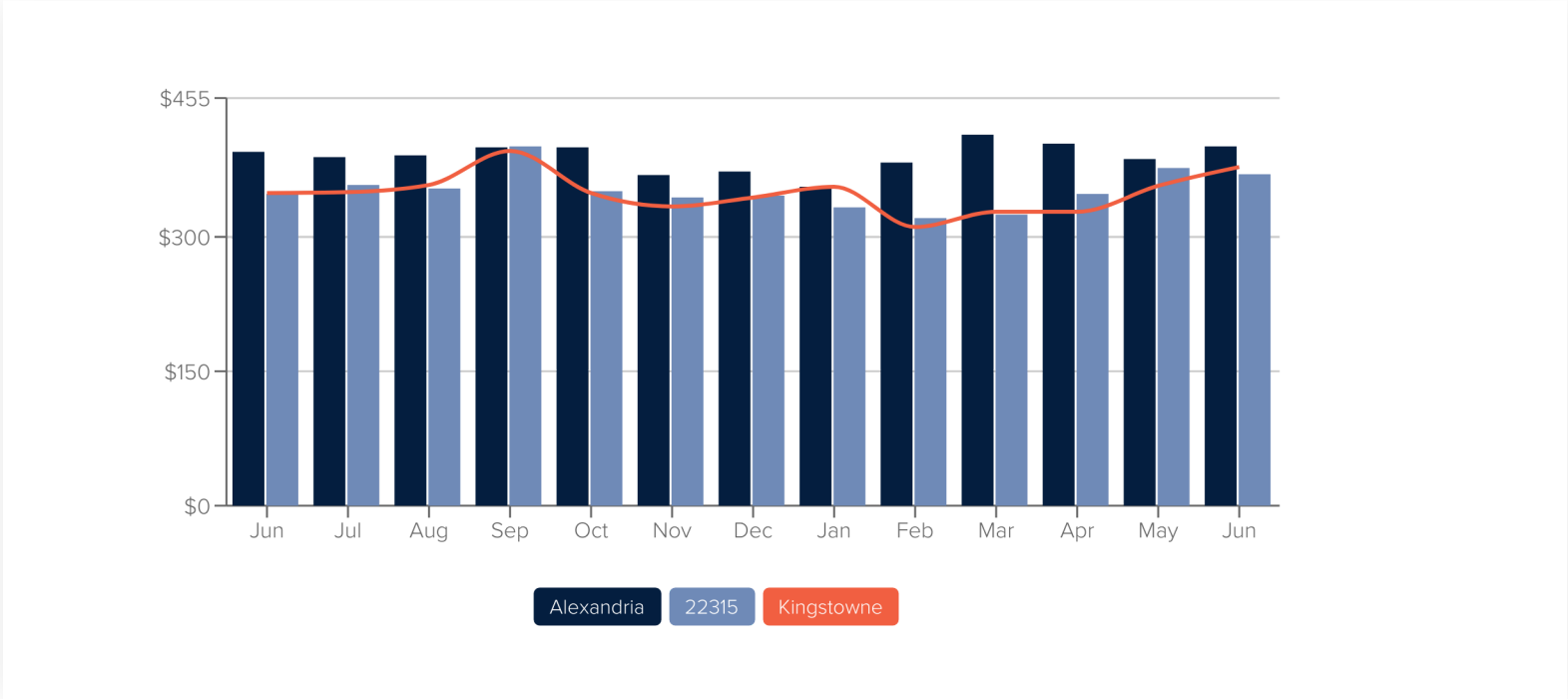
Buyer's Market

More than 6 months of inventory

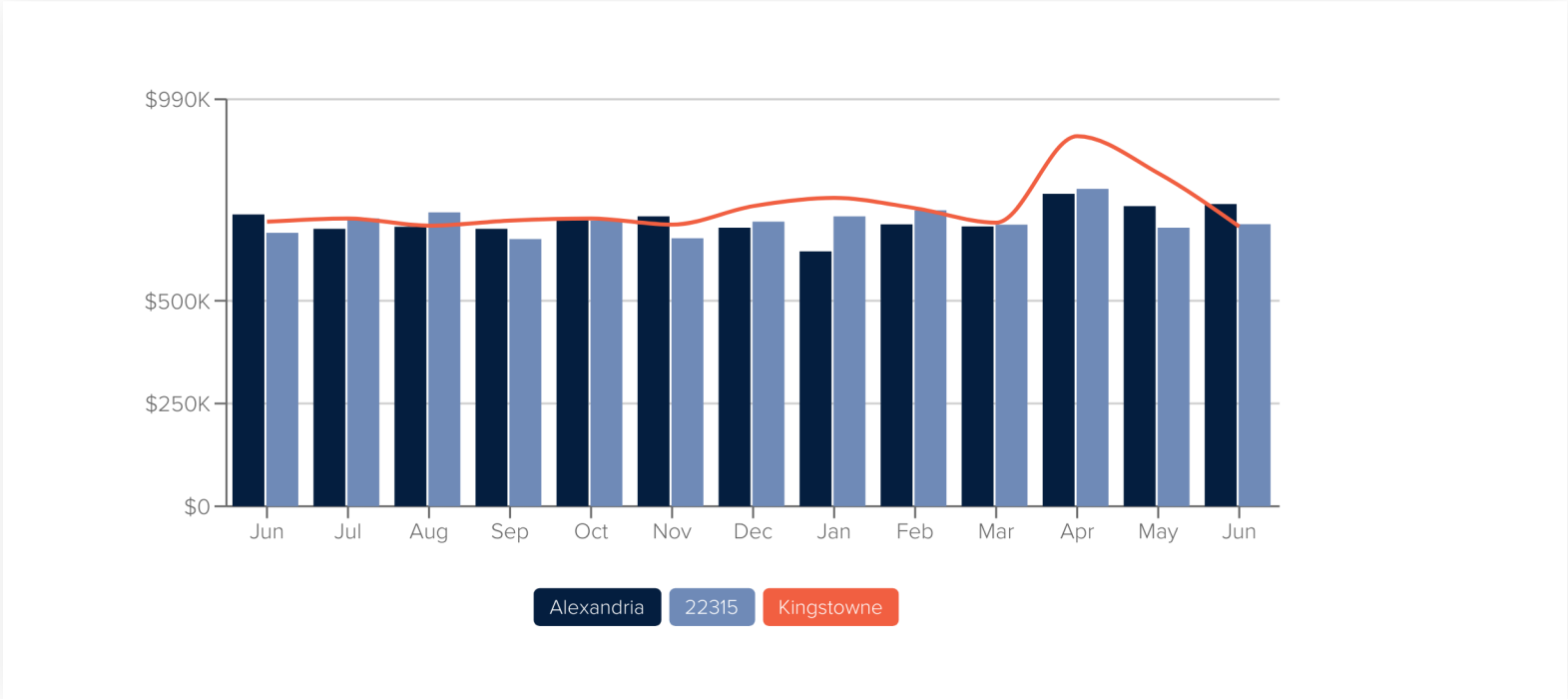
Compare Kingstowne to Zip Code and City

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 Kingstowne. The values are based on closed transactions in June 2026.

