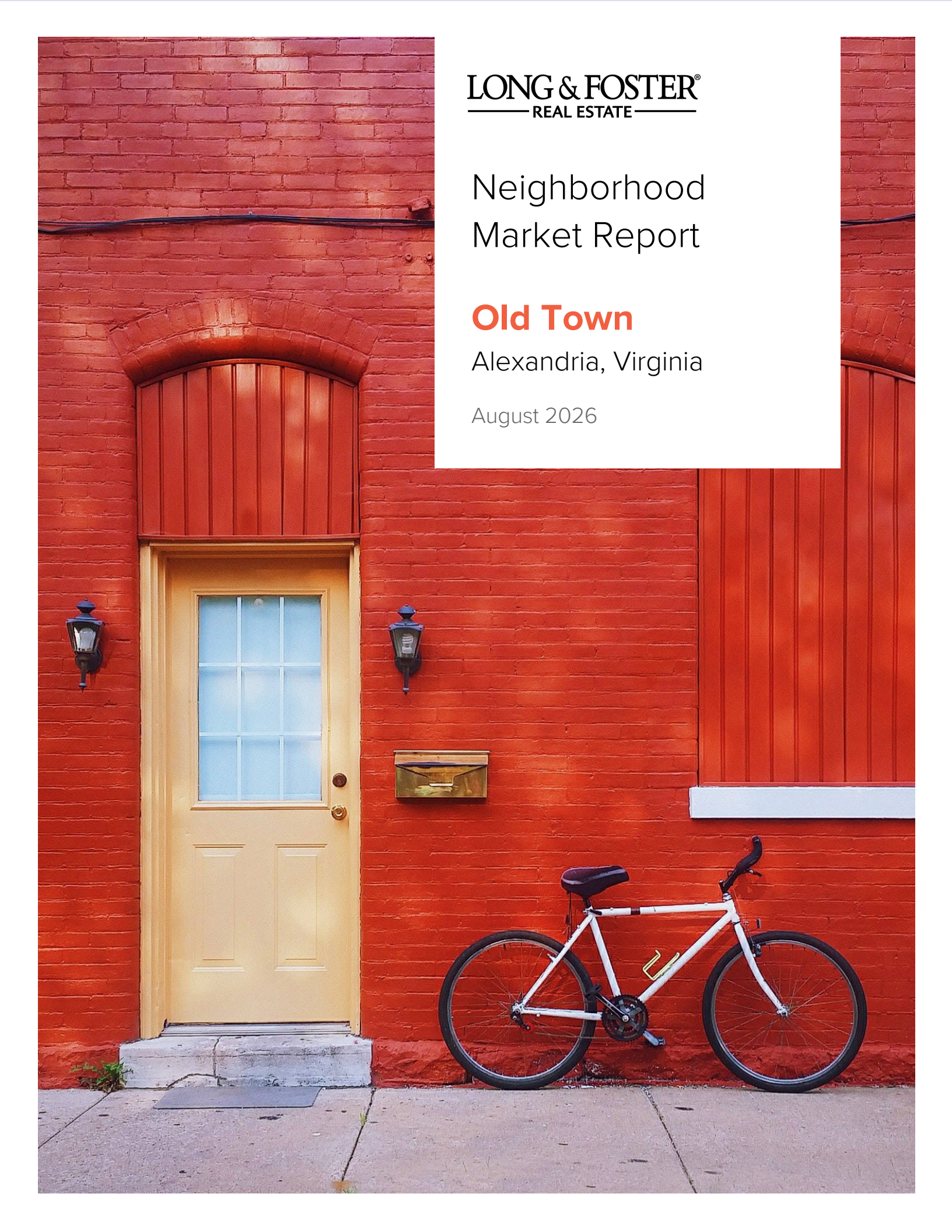


A photograph of a red brick building with a yellow door. The door has a transom window with six panes. Above the door is a brick arch. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. A brass mailbox is mounted on the wall to the right of the door. A white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

**LONG & FOSTER®**  
— REAL ESTATE —

## Neighborhood Market Report

**Old Town**

Alexandria, Virginia

August 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 July 2026.

|                          | Current Period<br>Jul 2026 | Last Month<br>Jun 2026 | Change From<br>Last Month | Last Year<br>Jul 2025 | Change From<br>Last Year |
|--------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold               | 18                         | 21                     | ▼ 14%                     | 14                    | ▲ 29%                    |
| Median Sale Price        | \$1,245,000                | \$1,296,000            | ▼ 4%                      | \$1,580,000           | ▼ 21%                    |
| Median List Price        | \$1,262,500                | \$1,280,000            | ▼ 1%                      | \$1,527,500           | ▼ 17%                    |
| Sale to List Price Ratio | 100%                       | 101%                   | ▼ 1%                      | 101%                  | ▼ 1%                     |
| Sales Volume             | \$25,675,024               | \$27,198,500           | ▼ 6%                      | \$25,323,000          | ▲ 1%                     |
| Median Days on Market    | 13 days                    | 9 days                 | ▲ 4 days                  | 11 days               | ▲ 2 days                 |
| Homes Sold Year to Date  | 123                        | 105                    | ▲ 17%                     | 111                   | ▲ 11%                    |

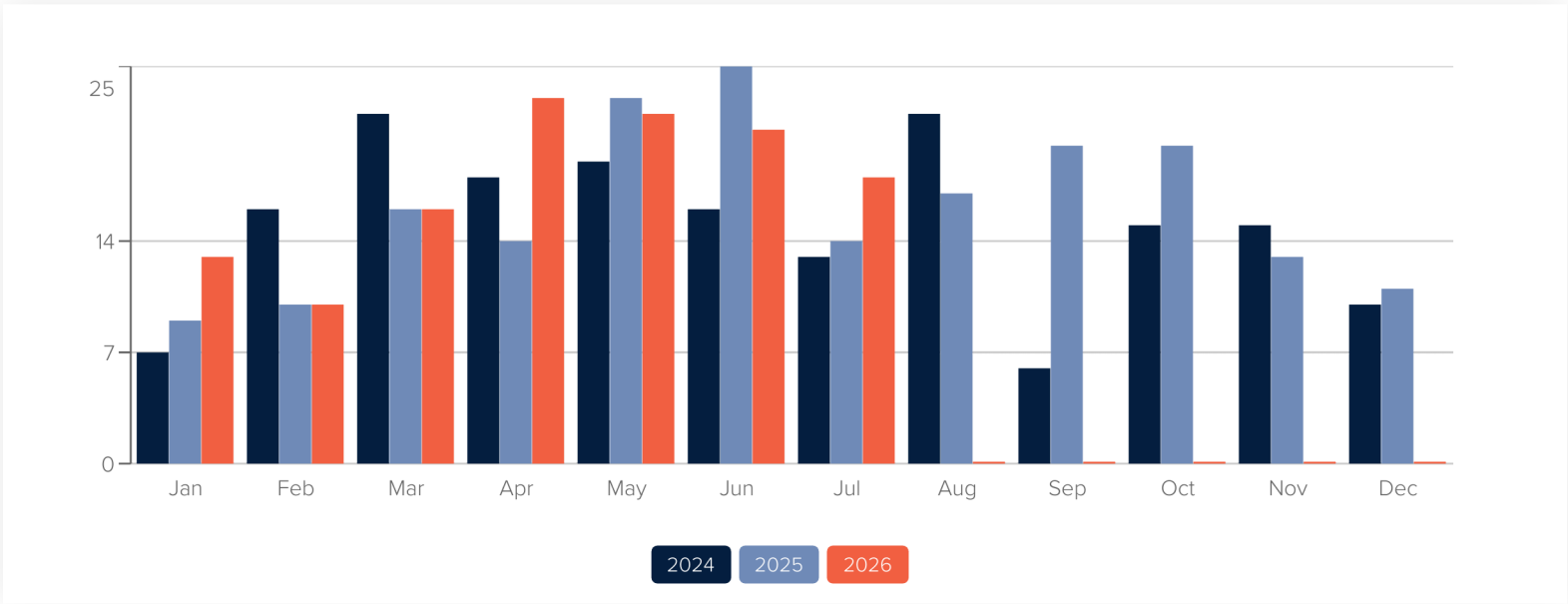
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 12, 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.

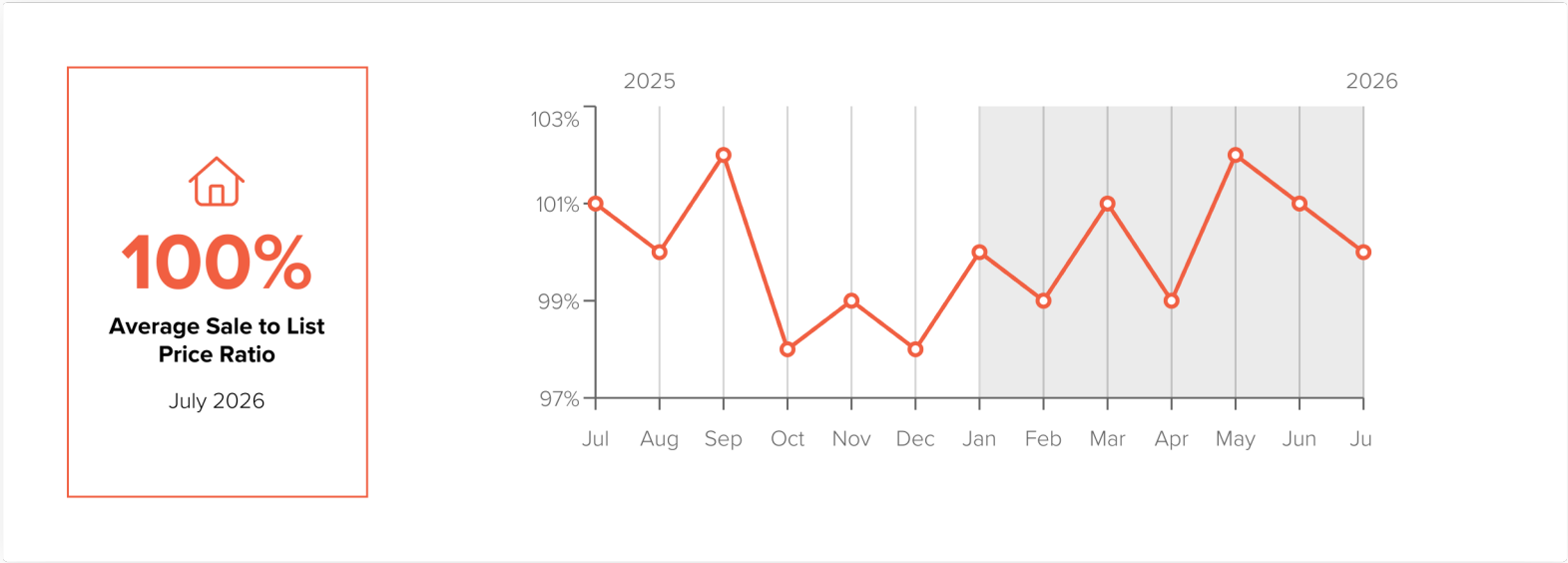
|                            |                                  |                             |
|----------------------------|----------------------------------|-----------------------------|
| 28<br>Homes for Sale       | \$1,080,000<br>Median List Price | 57<br>Median Days on Market |
| 13<br>Homes Under Contract | \$3,995,000<br>High Price        | \$207,000<br>Low Price      |

Values pulled on 8/12/2026

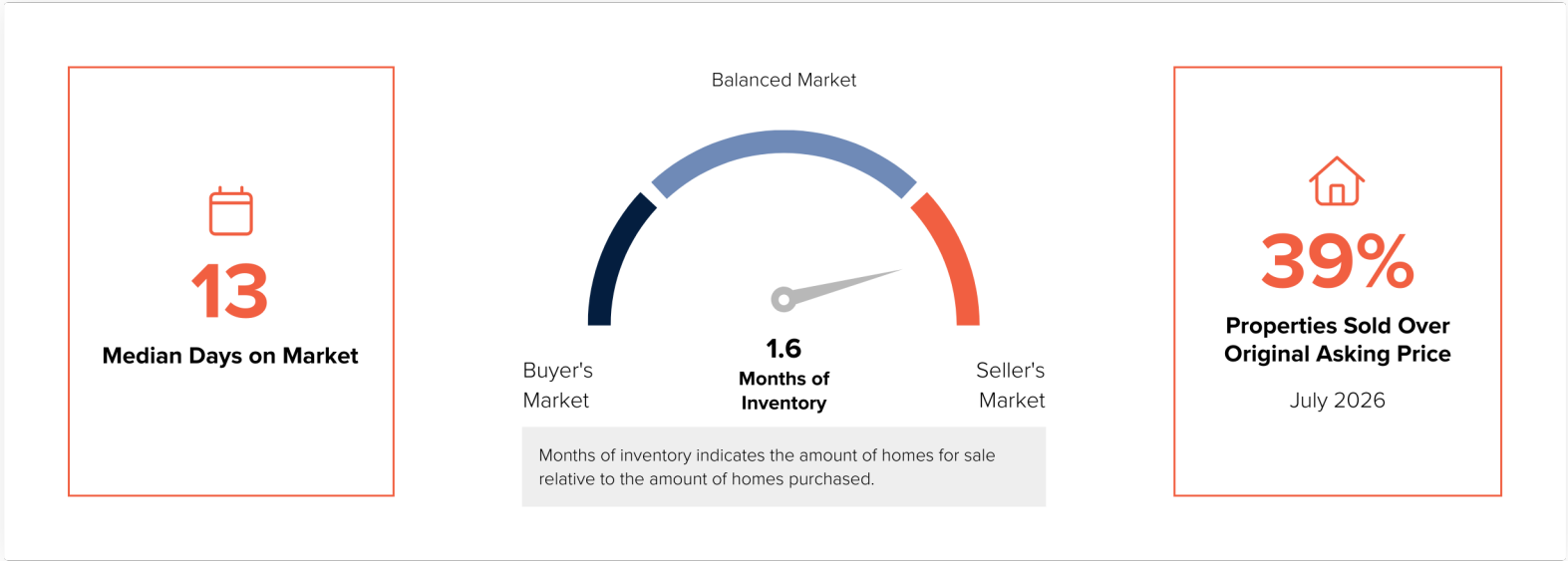
Homes Sold



Sale to List Price Ratio

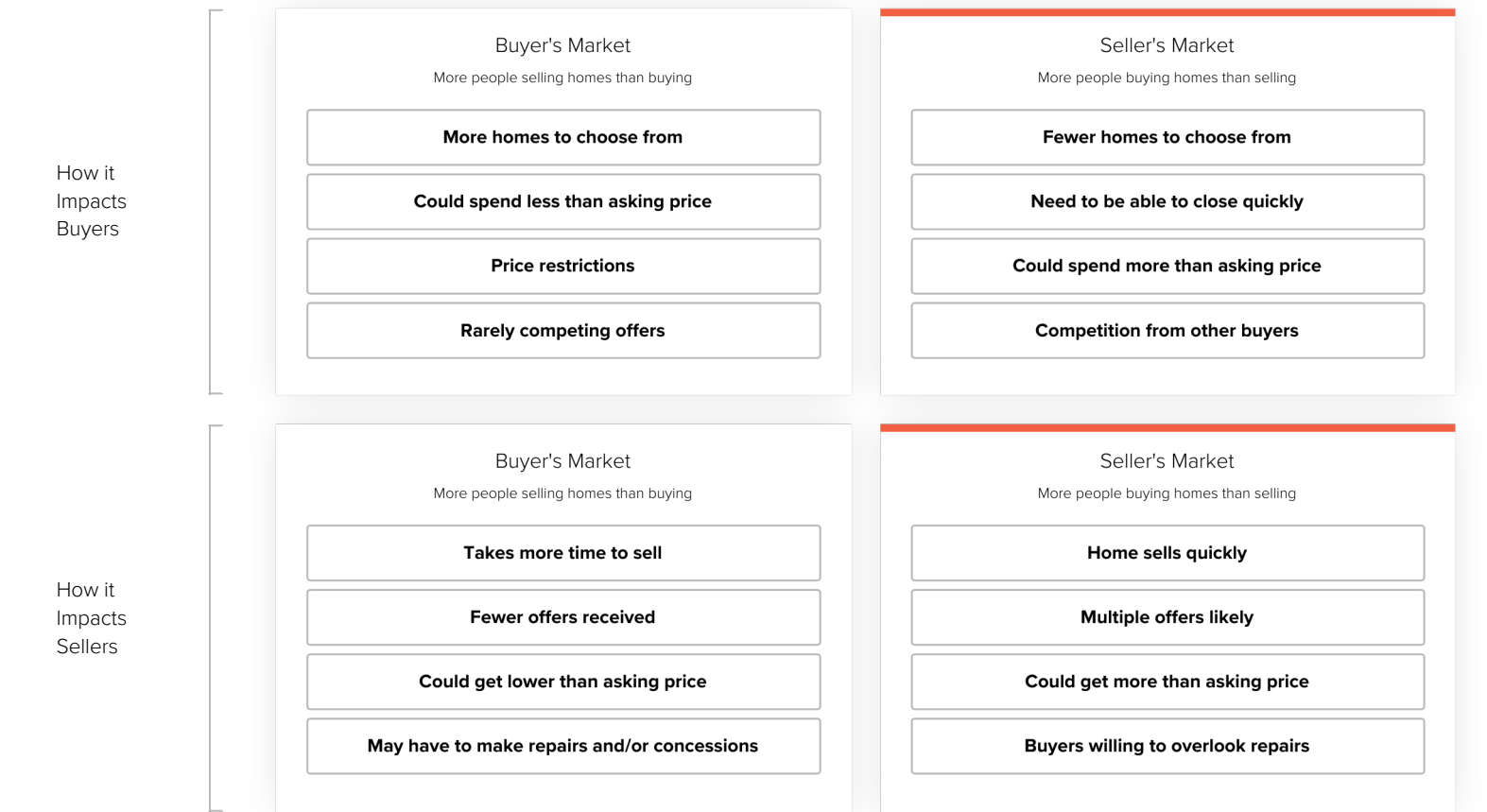


# Market Conditions



## 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 8/12/26   | Current Period Jul 2026 | 3 Month Trend | Current Period Jul 2026 | 6 Month Avg |                |
| All Price Ranges          | 28              | 1.6                     | 0.5           | 18                      | 18          | Seller's       |
| < \$400,000               | 7               | 7.0                     | 2.3           | 1                       | 1           | ● Buyer's      |
| \$400,000 - \$650,000     | 2               | 1.0                     | 0.3           | 2                       | 1           | ● Seller's     |
| \$650,000 - \$900,000     | 4               | 1.0                     | 0.5           | 4                       | 2           | ● Seller's     |
| \$900,000 - \$1,150,000   | 4               | 2.0                     | 0.5           | 2                       | 2           | ● Seller's     |
| \$1,150,000 - \$1,400,000 | 5               | 5.0                     | 0.5           | 1                       | 3           | ● Balanced     |
| \$1,400,000 - \$1,650,000 | 1               | 0.5                     | 0.1           | 2                       | 2           | ● Seller's     |
| \$1,650,000 - \$1,900,000 | 2               | 2.0                     | 0.7           | 1                       | 1           | ● Seller's     |
| \$1,900,000 - \$2,150,000 | 0               | 0.0                     | 0.0           | 1                       | 0           | ● Seller's     |
| \$2,150,000 - \$2,400,000 | 2               | 2.0                     | 1.0           | 1                       | 1           | ● Seller's     |
| \$2,400,000 - \$2,650,000 | 1               | 0.5                     | 0.3           | 2                       | 1           | ● Seller's     |
| > \$2,650,000             | 0               | 0.0                     | 0.0           | 1                       | 1           | ● Seller's     |

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

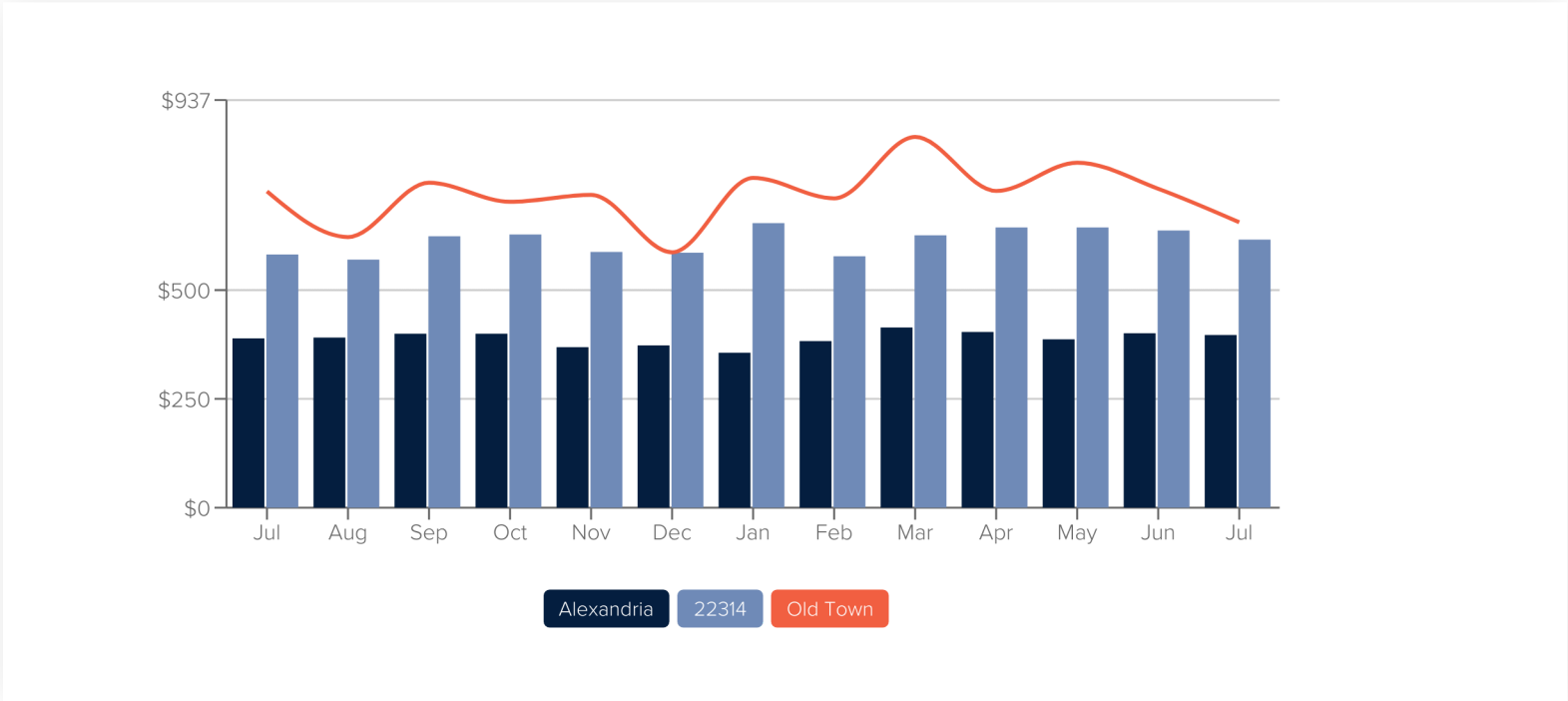
More than 6 months of inventory



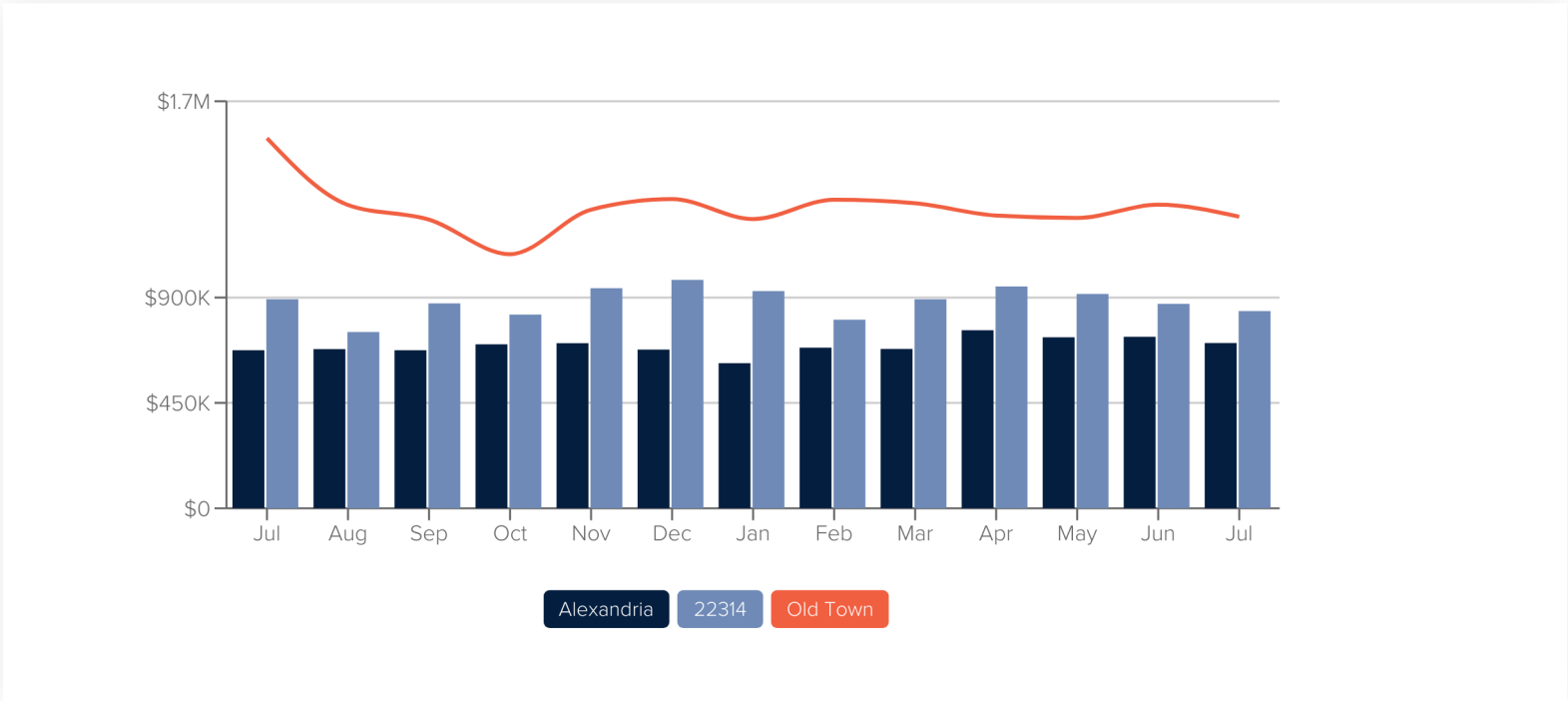
# Compare Old Town to Zip Code and City

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 July 2026.

