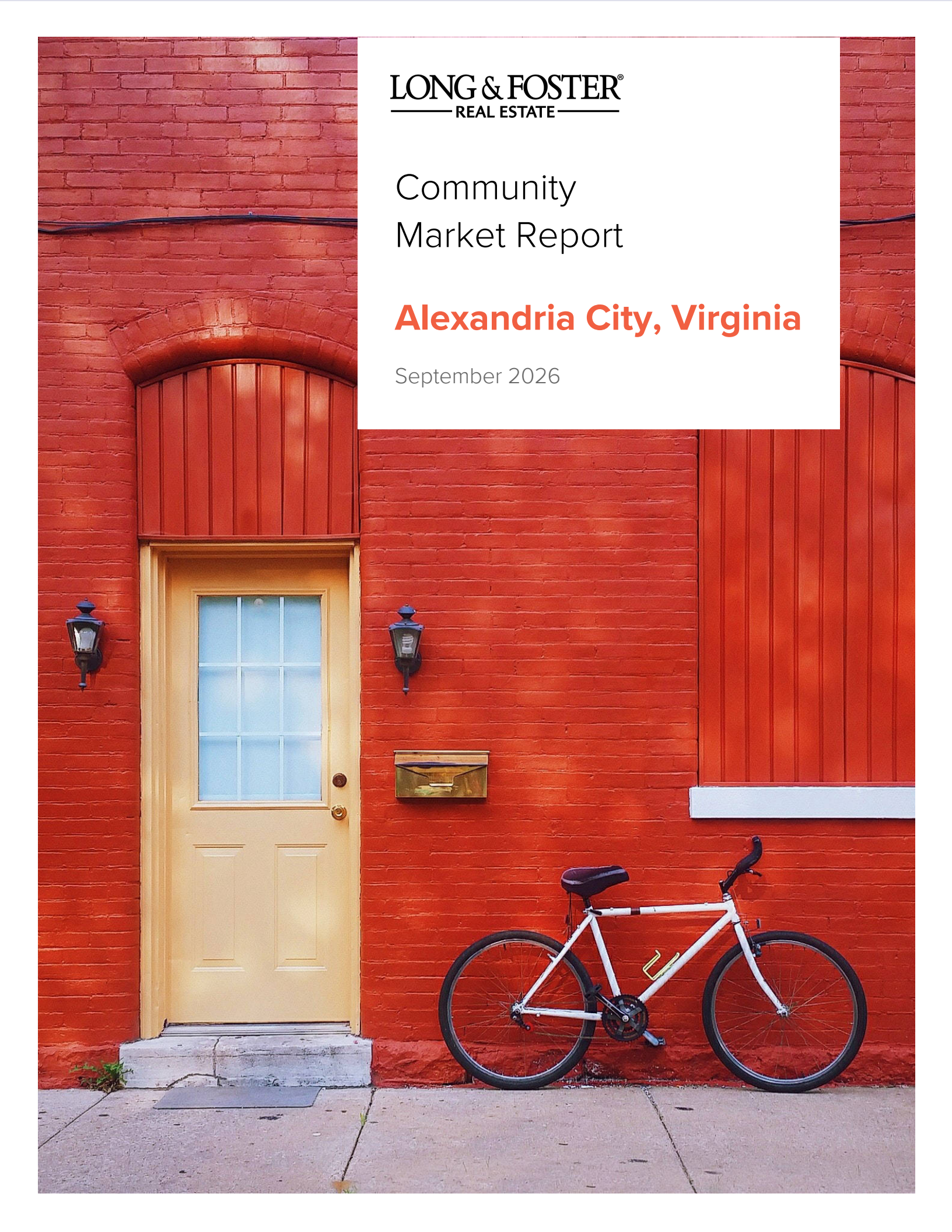


A photograph of a red brick building with a yellow door. The door has a small arched window with a grid pattern. Above the door is a small arched window with vertical slats. To the right of the door is a small black mailbox and a black light fixture. A white bicycle with a black seat and handlebars is parked against the brick wall. The ground is a concrete sidewalk.

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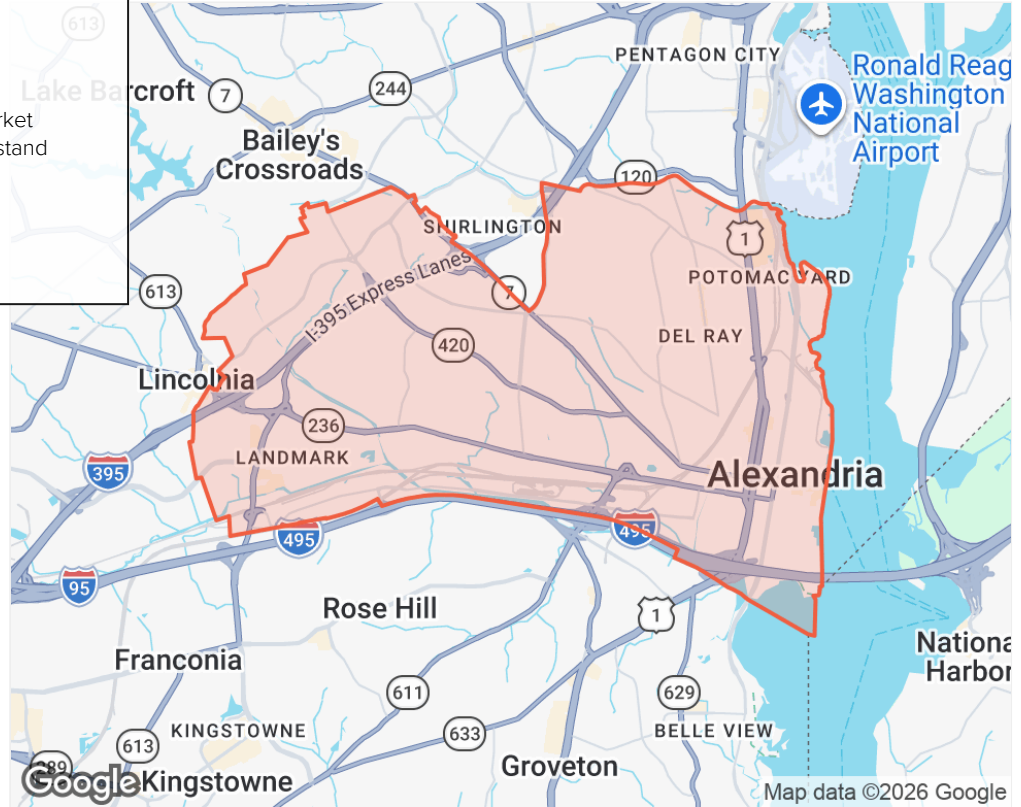
Community Market Report

Alexandria City, Virginia

September 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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	135	172	▼ 22%	187	▼ 28%
Median Sale Price	\$740,000	\$703,500	▲ 5%	\$689,000	▲ 7%
Median List Price	\$749,900	\$699,900	▲ 7%	\$680,000	▲ 10%
Sale to List Price Ratio	99%	100%	▼ 1%	100%	▼ 1%
Sales Volume	\$112,422,517	\$141,060,644	▼ 20%	\$143,524,956	▼ 22%
Median Days on Market	19 days	12 days	▲ 7 days	13 days	▲ 6 days
Homes Sold Year to Date	1,387	1,252	▲ 11%	1,426	▼ 3%

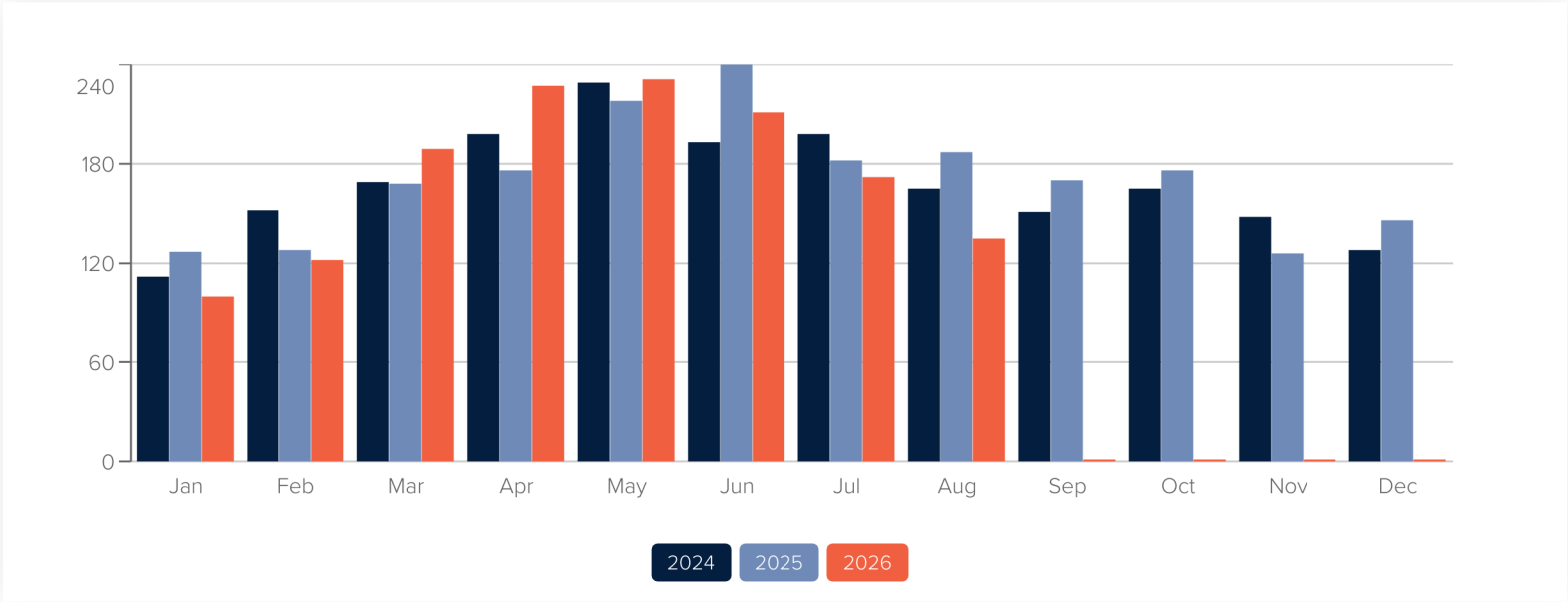
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 10, 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.

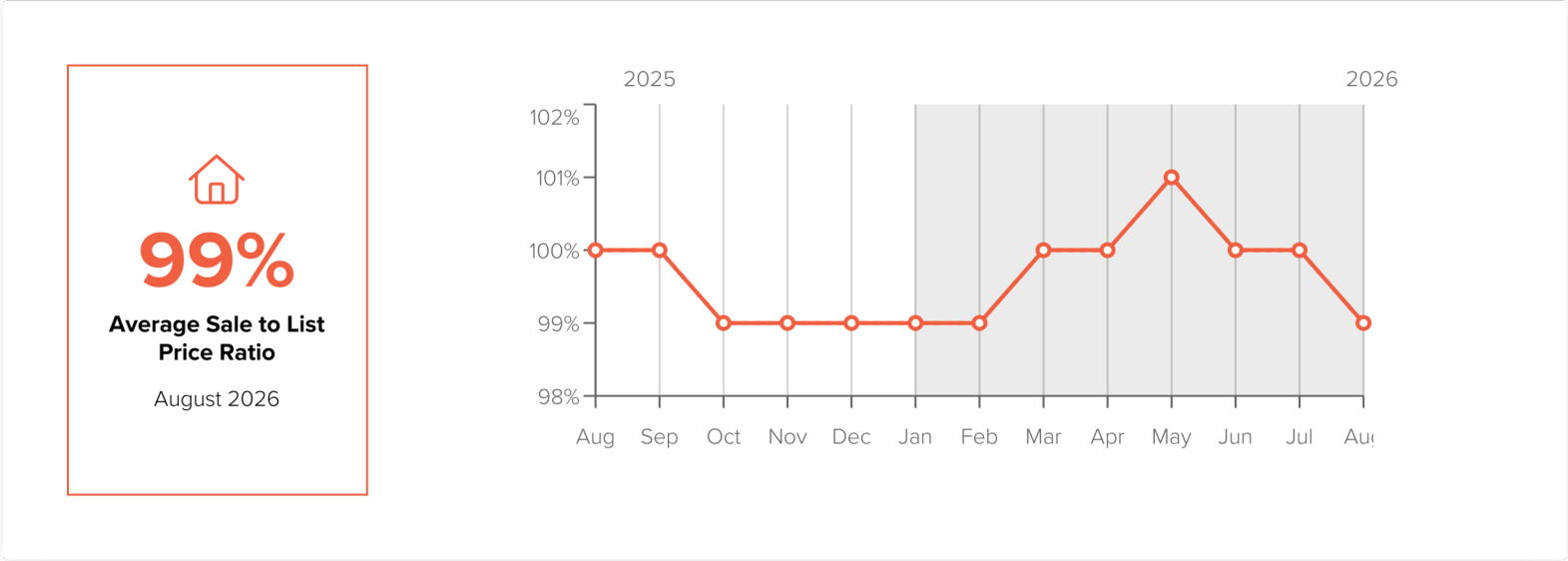
415 Homes for Sale	\$520,000 Median List Price	48 Median Days on Market
144 Homes Under Contract	\$4,395,000 High Price	\$139,500 Low Price

Values pulled on 9/10/2026

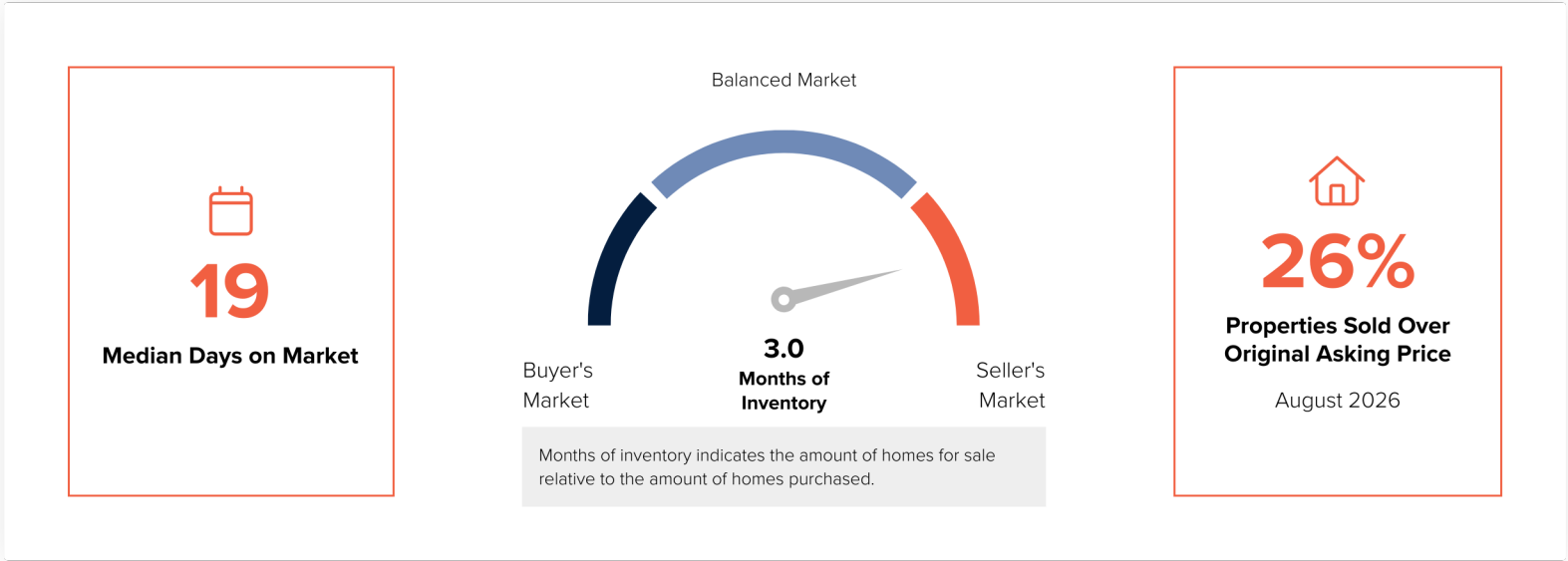
Homes Sold



Sale to List Price Ratio

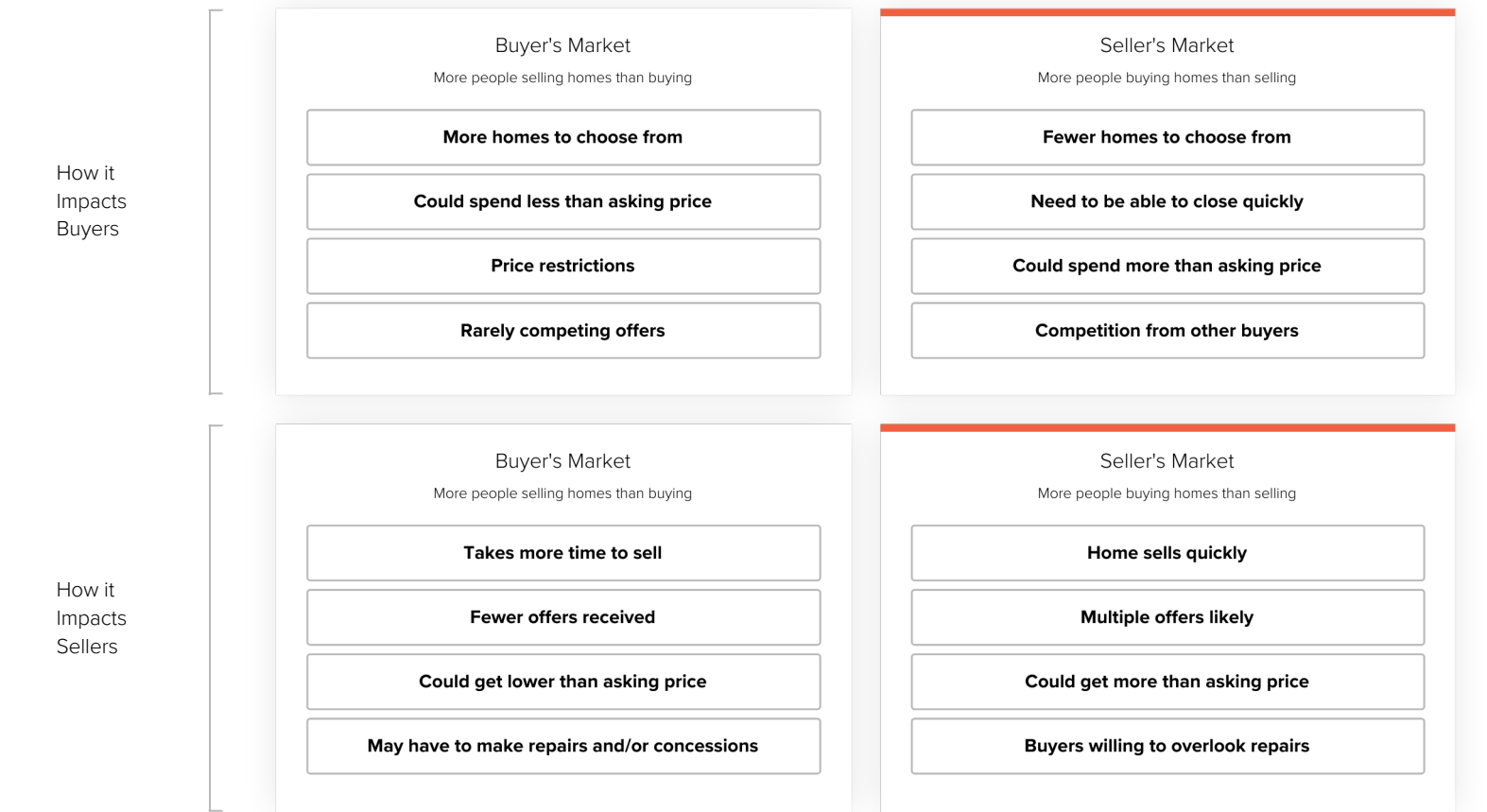


Market Conditions



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 9/10/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	415	3.0	0.8	139	195	Seller's
< \$300,000	97	6.1	1.8	16	22	● Buyer's
\$300,000 - \$400,000	74	3.1	1.0	24	27	● Seller's
\$400,000 - \$500,000	40	8.0	1.3	5	12	● Buyer's
\$500,000 - \$600,000	30	3.3	0.8	9	12	● Seller's
\$600,000 - \$700,000	27	2.5	0.6	11	16	● Seller's
\$700,000 - \$800,000	39	2.8	0.7	14	17	● Seller's
\$800,000 - \$900,000	23	1.1	0.4	20	19	● Seller's
\$900,000 - \$1,000,000	23	4.6	1.4	5	10	● Balanced
\$1,000,000 - \$1,100,000	4	1.3	0.2	3	8	● Seller's
\$1,100,000 - \$1,200,000	7	1.4	0.3	5	9	● Seller's
> \$1,200,000	51	1.9	0.5	27	40	● 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 August 2026.

