# THE LONG & FOSTER MARKET MINUTE™

900.000

800,000

700,000

600.000

500,000

400.000

200

150

100 50

> 0 P01-33 Inu-53 AUG 23 octili Dec. 23 5e0-24 AQ1-2A JUN-24 AUGIZA

**Median Sale Price** 

\$790,000

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 9%

Vs. Year Ago

Active Detached

#### FOCUS ON: ALEXANDRIA CITY HOUSING MARKET

**Active Inventory** 

333

APRIL 2025

**Days On Market** 

19

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 46%

Vs. Year Ago

Active Condo/ Coop

feb 25

P61-25

000.24

40

35

30

25

20

15

10

0



**Down -16%** 

Vs. Year Ago

400 350 300 250 200 150 100 A-23 A-23 D-23 A-24 A-24 D-24 A-25

> Up 40% Vs. Year Ago



### **Active Inventory**

Versus last year, the total number of homes available this month is higher by 95 units or 40%. The total number of active inventory this April was 333 compared to 238 in April 2024. This month's total of 333 is lower than the previous month's total supply of available inventory of 344, a decrease of 3%.



### **Median Sale Price**

Last April, the median sale price for Alexandria City Homes was \$725,000. This April, the median sale price was \$790,000, an increase of 9% or \$65,000 compared to last year. The current median sold price is 4% higher than in March.

Active Inventory

Active Attached

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's



knowledgeable and experienced sales associates Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



# THE LONG & FOSTER MARKET MINUTE™

#### FOCUS ON: ALEXANDRIA CITY HOUSING MARKET

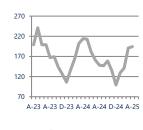
**Current Contracts** 

194

### APRIL 2025



Down -10% Vs. Year Ago



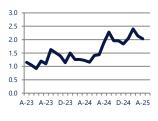
Down -9% Vs. Year Ago



Sold Vs. List Price

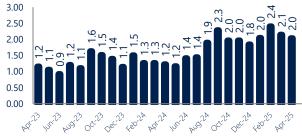
Down -1.5% Vs. Year Ago

# Months of Supply 2.0



**Up 66%** Vs. Year Ago

## Months Of Supply



## **New Listings & Current Contracts**

This month there were 238 homes newly listed for sale in Alexandria City compared to 263 in April 2024, a decrease of 10%. There were 194 current contracts pending sale this April compared to 214 a year ago. The number of current contracts is 9% lower than last April.



### **Months of Supply**

In April, there was 2.0 months of supply available in Alexandria City, compared to 1.2 in April 2024. That is an increase of 66% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.



## Sale Price to List Price Ratio

In April, the average sale price in Alexandria City was 100.2% of the average list price, which is 1.5% lower than at this time last year.

## **Days On Market**

This month, the average number of days on market was 19, higher than the average last year, which was 13, an increase of 46%.



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