

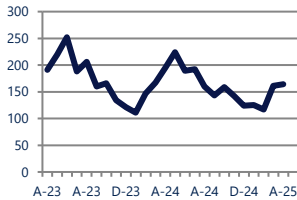
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET**

APRIL 2025

Units Sold

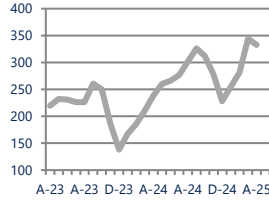
164



Down -16%
Vs. Year Ago

Active Inventory

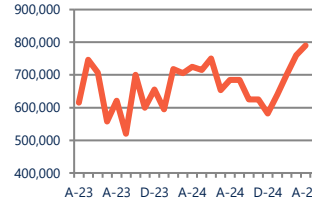
333



Up 40%
Vs. Year Ago

Median Sale Price

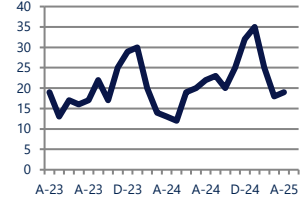
\$790,000



Up 9%
Vs. Year Ago

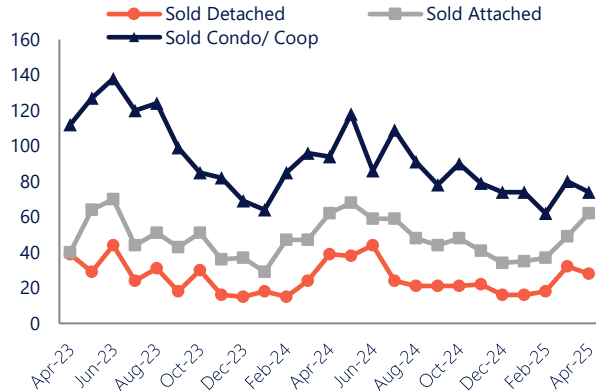
Days On Market

19



Up 46%
Vs. Year Ago

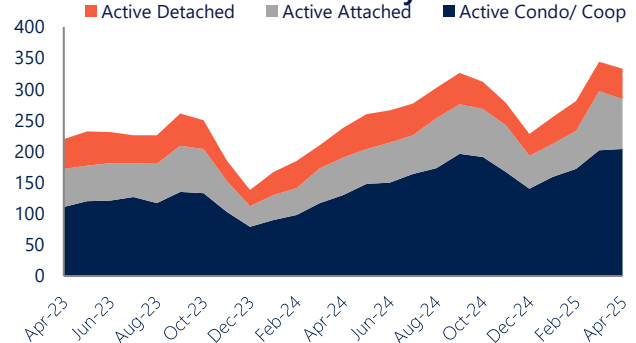
Units Sold*



Units Sold

There was an increase in total units sold in April, with 164 sold this month in Alexandria City versus 161 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2024.

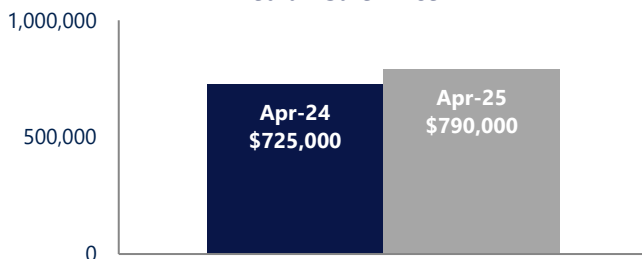
Active Inventory*



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



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.

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

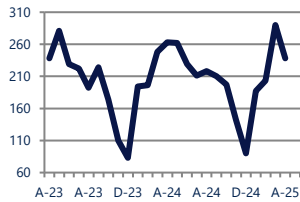
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET**

APRIL 2025

New Listings

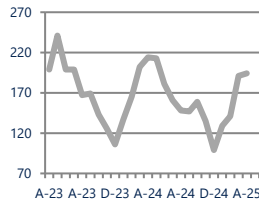
238



Down -10%
Vs. Year Ago

Current Contracts

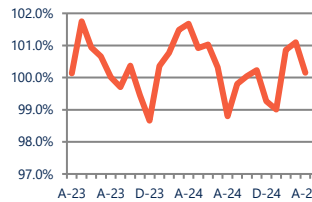
194



Down -9%
Vs. Year Ago

Sold Vs. List Price

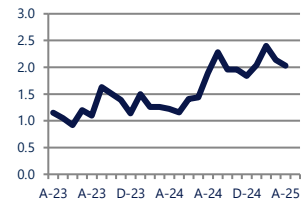
100.2%



Down -1.5%
Vs. Year Ago

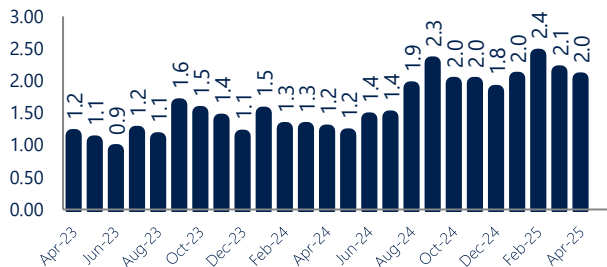
Months of Supply

2.0



Up 66%
Vs. Year Ago

Months Of Supply



Months of Supply

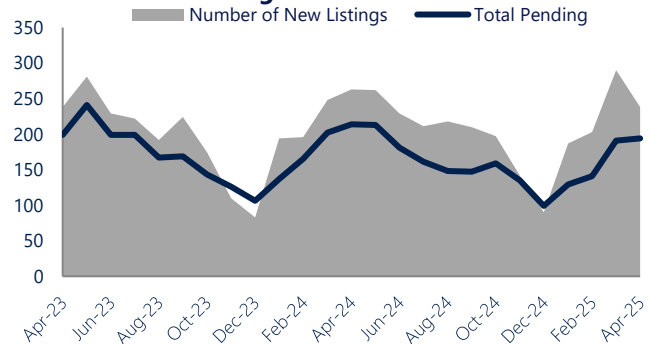
In April, there was 2.0 months of supply available in Alexandria City, compared to 1.2 in April 2024. That is an increase of 66% versus a year ago.

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.

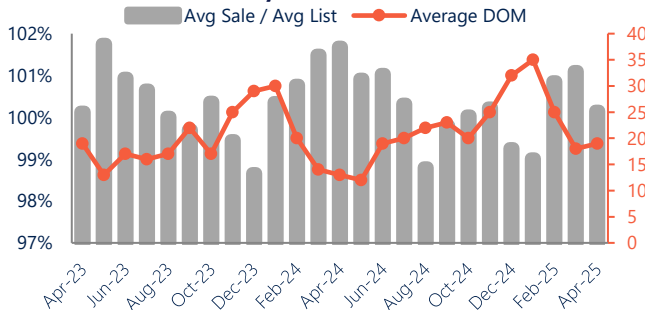
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



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%.