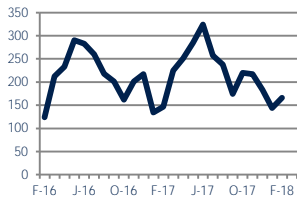




### Units Sold

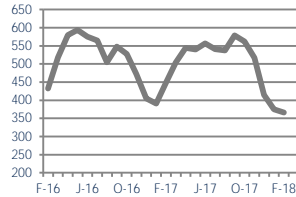
166



Up 13%  
Vs. Year Ago

### Active Inventory

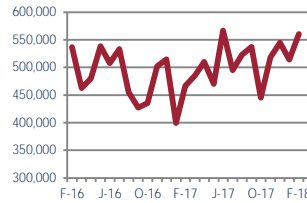
366



Down -18%  
Vs. Year Ago

### Median Sale Price

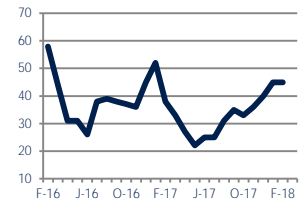
\$560,500



Up 20%  
Vs. Year Ago

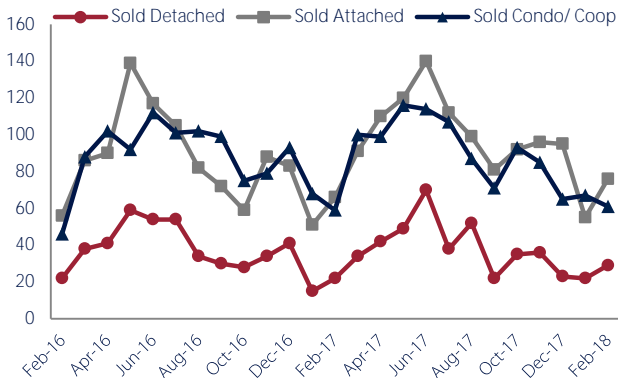
### Days On Market

45



Up 18%  
Vs. Year Ago

### Units Sold\*



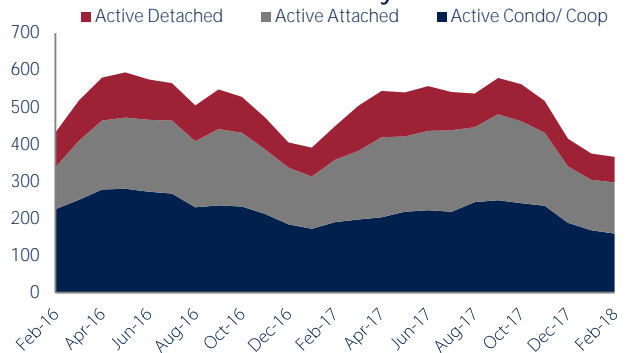
### Units Sold

There was an increase in total units sold in February, with 166 sold this month in Alexandria City versus 144 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 13% versus February 2017.

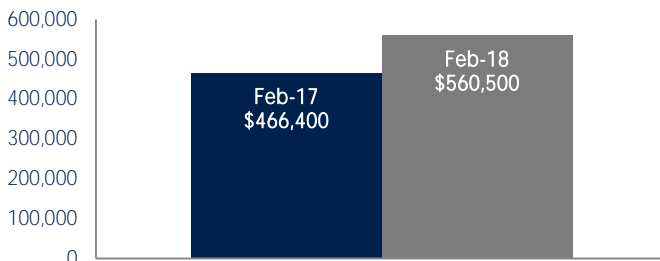
### Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 18%. The total number of active inventory this February was 366 compared to 449 in February 2017. This month's total of 366 is lower than the previous month's total supply of available inventory of 375, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Alexandria City Homes was \$466,400. This February, the median sale price was \$560,500, an increase of 20% or \$94,100 compared to last year. The current median sold price is 9% higher than in January.

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

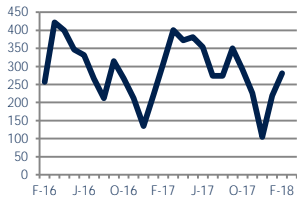


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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 MRIS or Long & Foster Real Estate, Inc.



**New Listings**

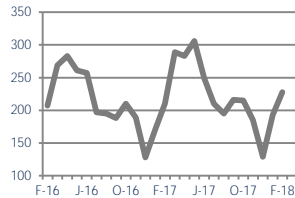
281



Down -9%  
Vs. Year Ago

**Current Contracts**

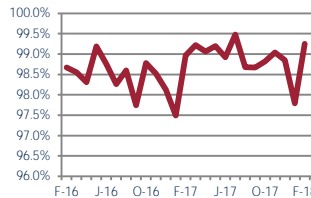
228



Up 9%  
Vs. Year Ago

**Sold Vs. List Price**

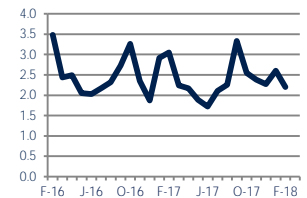
99.3%



No Change  
Vs. Year Ago

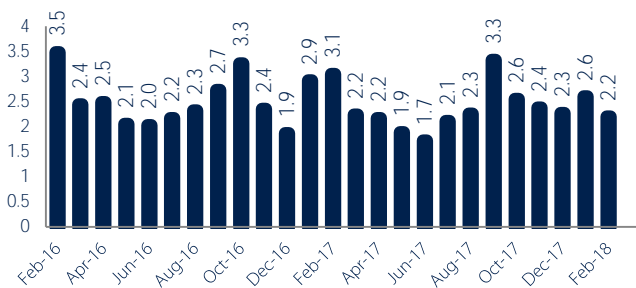
**Months of Supply**

2.2



Down -28%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

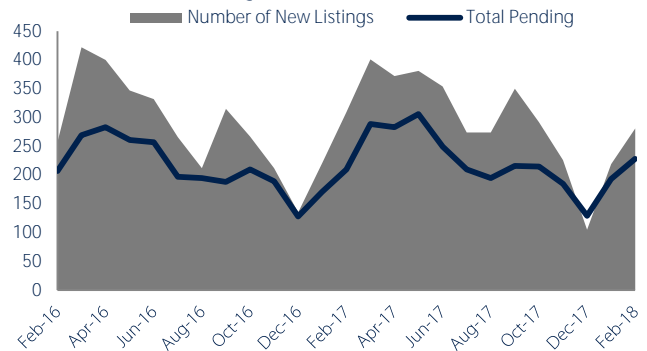
In February, there was 2.2 months of supply available in Alexandria City, compared to 3.1 in February 2017. That is a decrease of 28% versus a year ago.

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.

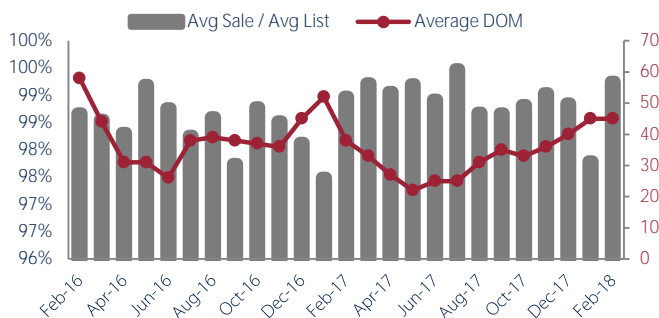
**New Listings & Current Contracts**

This month there were 281 homes newly listed for sale in Alexandria City compared to 309 in February 2017, a decrease of 9%. There were 228 current contracts pending sale this February compared to 210 a year ago. The number of current contracts is 9% higher than last February.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In February, the average sale price in Alexandria City was 99.3% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 45, higher than the average last year, which was 38, an increase of 18%.



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