

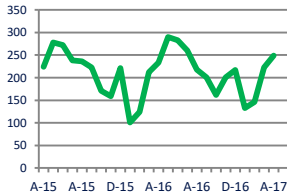


Focus On: Alexandria City Housing Market

April 2017

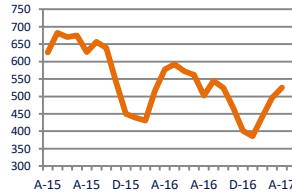
Units Sold

249



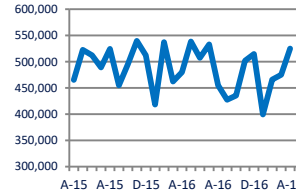
Active Inventory

525



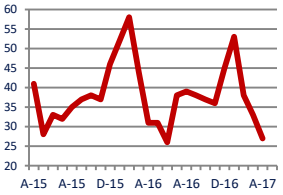
Median Sale Price

\$525,000



Days On Market

27



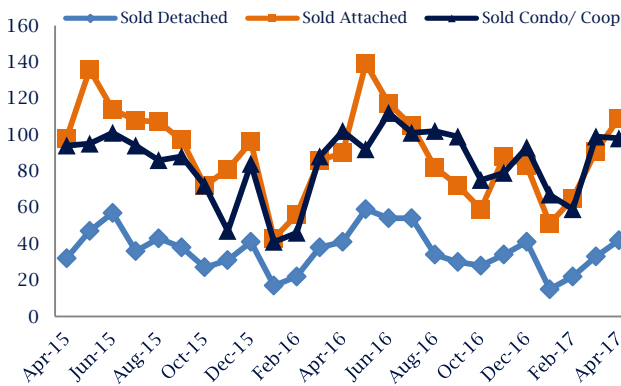
Up 7%
Vs. Year Ago

Down -9%
Vs. Year Ago

Up 9%
Vs. Year Ago

Down -13%
Vs. Year Ago

Units Sold*



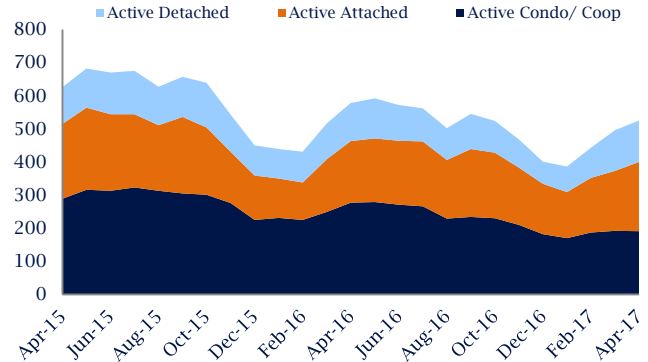
Units Sold

There was an increase in total units sold in April, with 249 sold this month in Alexandria City versus 223 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2016.

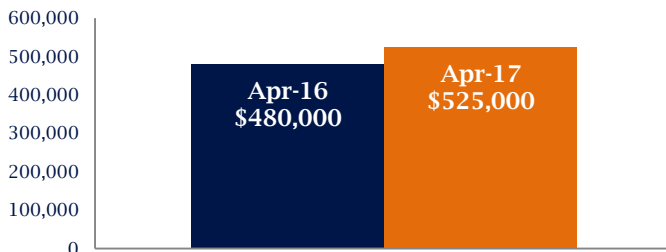
Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 9%. The total number of active inventory this April was 525 compared to 578 in April 2016. This month's total of 525 is higher than the previous month's total supply of available inventory of 496, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Alexandria City Homes was \$480,000. This April, the median sale price was \$525,000, an increase of 9% or \$45,000 compared to last year. The current median sold price is 11% 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.

*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.



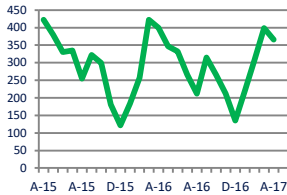


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April 2017

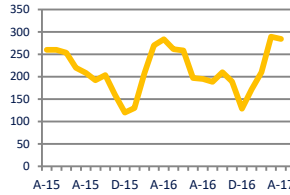
New Listings

366



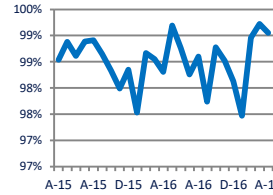
Current Contracts

284



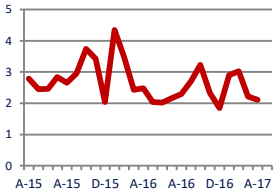
Sold Vs. List Price

99.1%



Months of Supply

2.1



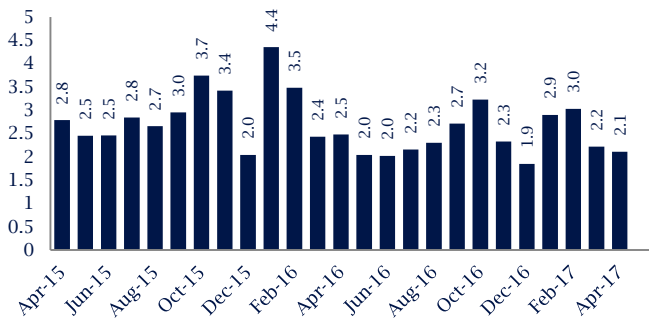
Down -8%
Vs. Year Ago

No Change
Vs. Year Ago

Up 0.8%
Vs. Year Ago

Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

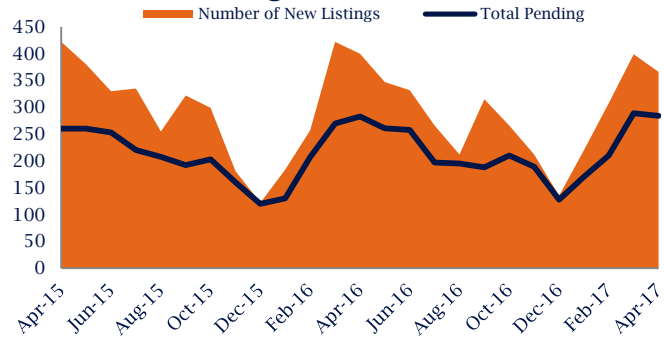
In April, there was 2.1 months of supply available in Alexandria City, compared to 2.5 in April 2016. That is a decrease of 15% versus a year ago.

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.

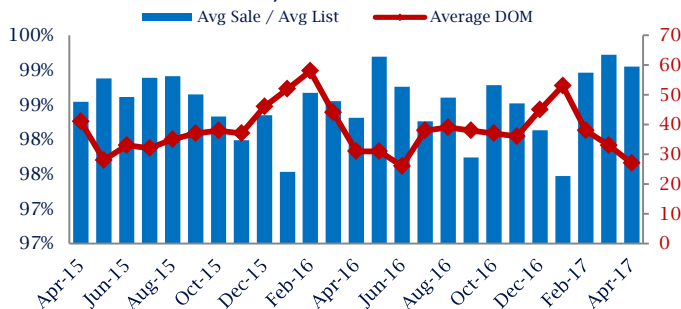
New Listings & Current Contracts

This month there were 366 homes newly listed for sale in Alexandria City compared to 400 in April 2016, a decrease of 9%. There were 284 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 2% lower than last month.

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 99.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 31, a decrease of 13%.

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