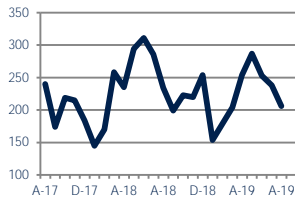
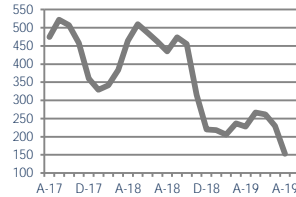


Units Sold 206



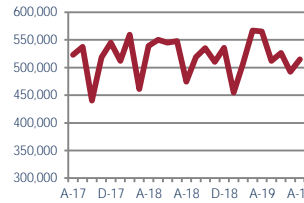
Down -12%
Vs. Year Ago

Active Inventory 153



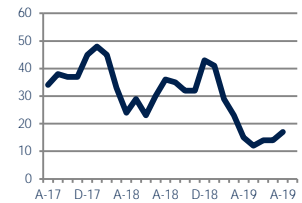
Down -65%
Vs. Year Ago

Median Sale Price \$515,000



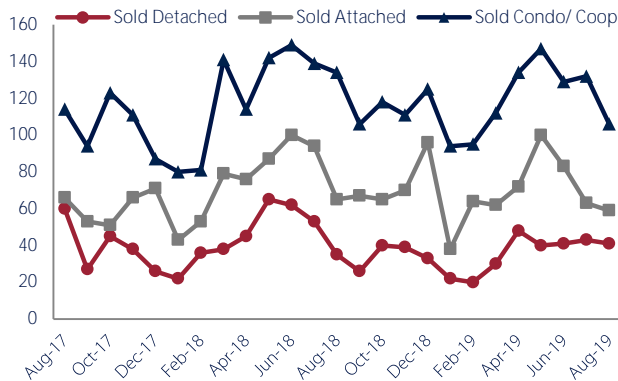
Up 9%
Vs. Year Ago

Days On Market 17



Down -53%
Vs. Year Ago

Units Sold*



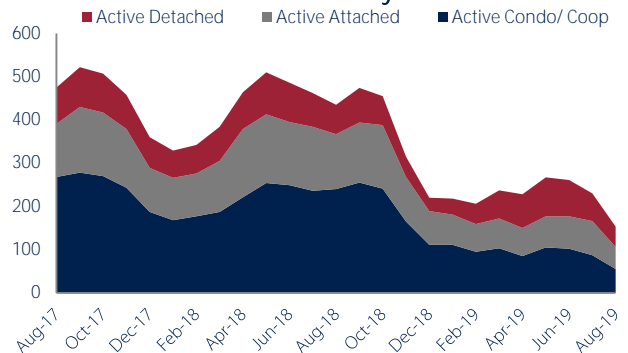
Units Sold

There was a decrease in total units sold in August, with 206 sold this month in Alexandria City versus 238 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 12% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 282 units or 65%. The total number of active inventory this August was 153 compared to 435 in August 2018. This month's total of 153 is lower than the previous month's total supply of available inventory of 230, a decrease of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria City Homes was \$474,500. This August, the median sale price was \$515,000, an increase of 9% or \$40,500 compared to last year. The current median sold price is 5% higher than in July.

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



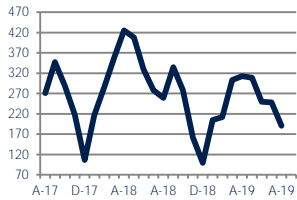
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

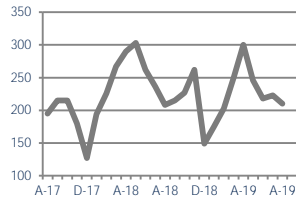
191



Down -26%
Vs. Year Ago

Current Contracts

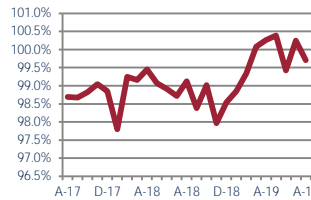
210



Up 1%
Vs. Year Ago

Sold Vs. List Price

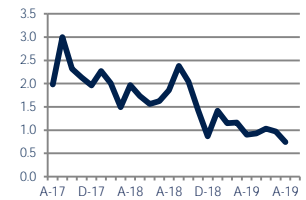
99.7%



Up 0.6%
Vs. Year Ago

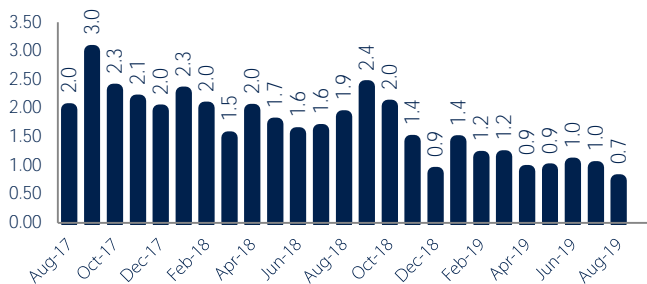
Months of Supply

0.7



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

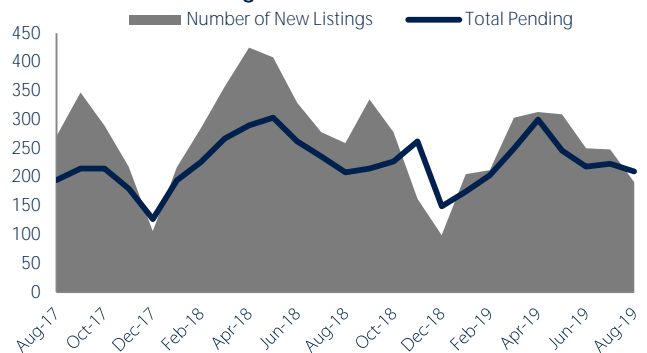
In August, there was 0.7 months of supply available in Alexandria City, compared to 1.9 in August 2018. That is a decrease of 60% versus a year ago.

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.

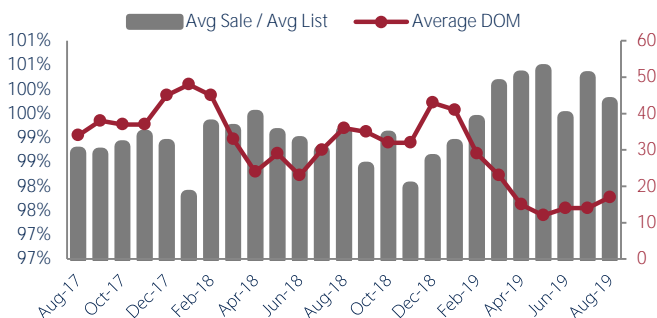
New Listings & Current Contracts

This month there were 191 homes newly listed for sale in Alexandria City compared to 259 in August 2018, a decrease of 26%. There were 210 current contracts pending sale this August compared to 208 a year ago. The number of current contracts is 1% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Alexandria City was 99.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 36, a decrease of 53%.



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