

THE LONG & FOSTER MARKET MINUTE™

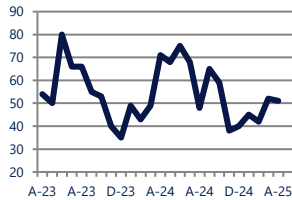
FOCUS ON: **ALEXANDRIA WEST AND LANDMARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 22304, 22311

Units Sold

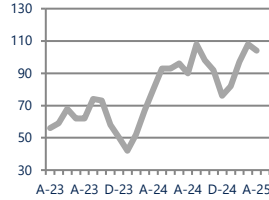
51



Down -28%
Vs. Year Ago

Active Inventory

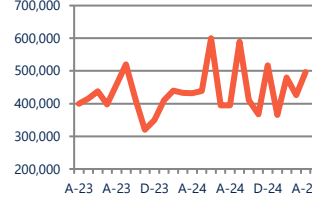
104



Up 30%
Vs. Year Ago

Median Sale Price

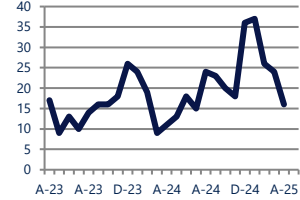
\$496,275



Up 15%
Vs. Year Ago

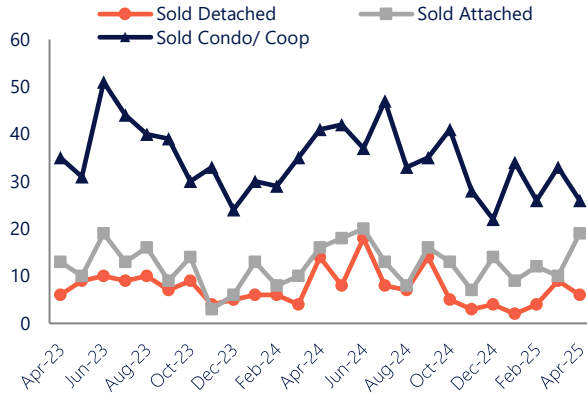
Days On Market

16



Up 45%
Vs. Year Ago

Units Sold*



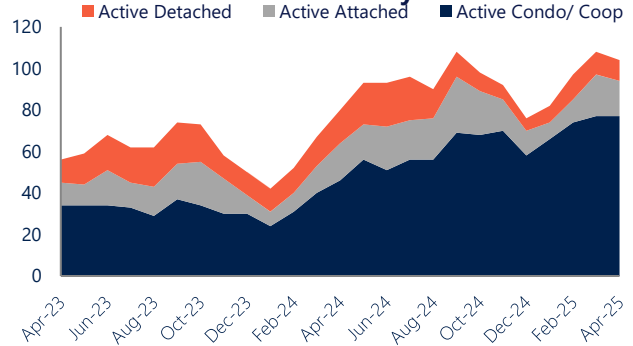
Units Sold

There was a decrease in total units sold in April, with 51 sold this month in Alexandria West and Landmark versus 52 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2024.

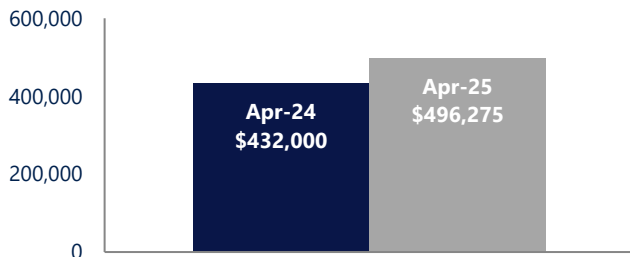
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 30%. The total number of active inventory this April was 104 compared to 80 in April 2024. This month's total of 104 is lower than the previous month's total supply of available inventory of 108, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Alexandria West and Landmark Homes was \$432,000. This April, the median sale price was \$496,275, an increase of 15% or \$64,275 compared to last year. The current median sold price is 17% 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.

Alexandria West and Landmark are defined as properties listed in zip code/s 22304, 22311.

*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.

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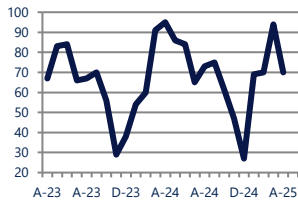
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APRIL 2025

Zip Code(s): 22304, 22311

New Listings

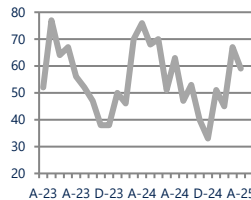
70



Down -26%
Vs. Year Ago

Current Contracts

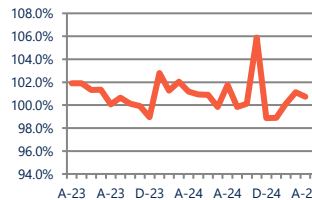
59



Down -22%
Vs. Year Ago

Sold Vs. List Price

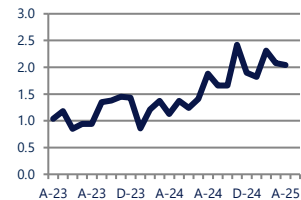
100.7%



No Change
Vs. Year Ago

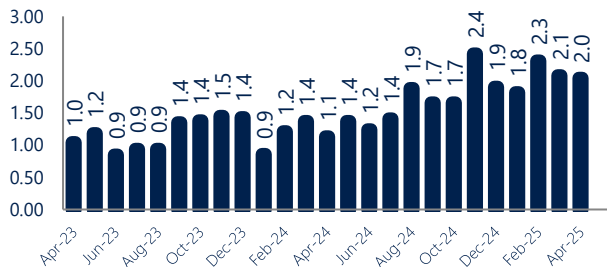
Months of Supply

2.0



Up 81%
Vs. Year Ago

Months Of Supply



Months of Supply

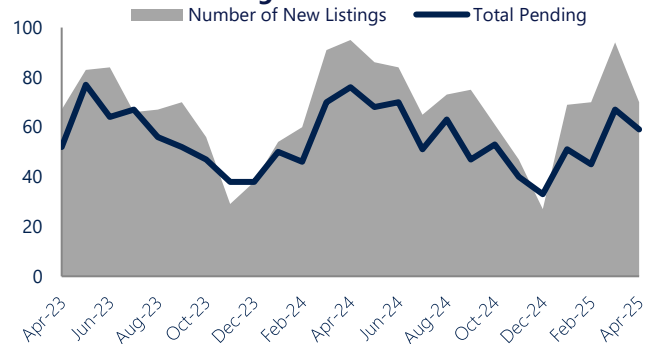
In April, there was 2.0 months of supply available in Alexandria West and Landmark, compared to 1.1 in April 2024. That is an increase of 81% versus a year ago.

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.

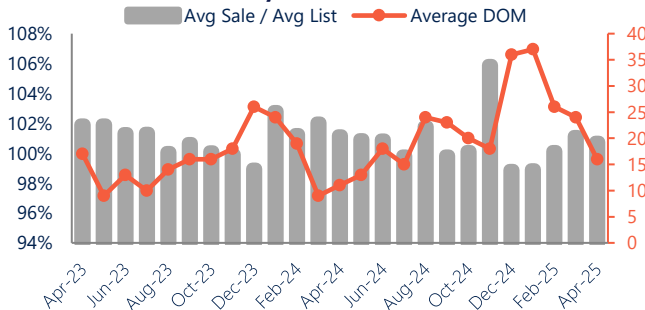
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Alexandria West and Landmark compared to 95 in April 2024, a decrease of 26%. There were 59 current contracts pending sale this April compared to 76 a year ago. The number of current contracts is 22% 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 West and Landmark was 100.7% 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 16, higher than the average last year, which was 11, an increase of 45%.

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