



The Long & Foster Market Minute™

Focus On: Alexandria Housing Market

June 2018

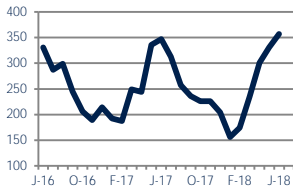
Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

Units Sold
357

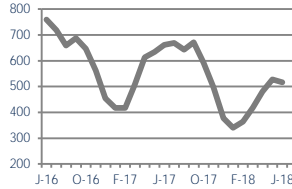
Active Inventory
517

Median Sale Price
\$485,000

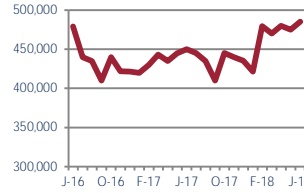
Days On Market
19



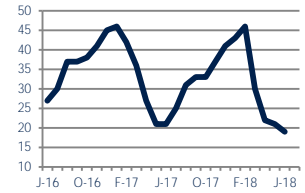
Up 3%
Vs. Year Ago



Down -22%
Vs. Year Ago

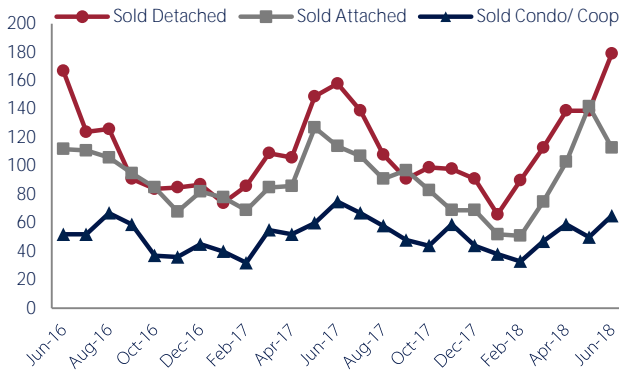


Up 8%
Vs. Year Ago



Down -10%
Vs. Year Ago

Units Sold*



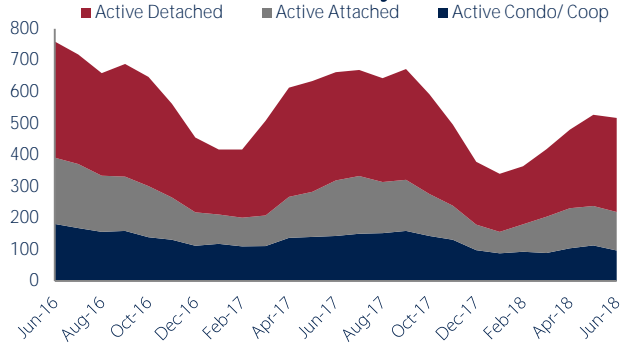
Units Sold

There was an increase in total units sold in June, with 357 sold this month in Alexandria versus 331 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 145 units or 22%. The total number of active inventory this June was 517 compared to 662 in June 2017. This month's total of 517 is lower than the previous month's total supply of available inventory of 527, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Alexandria Homes was \$450,000. This June, the median sale price was \$485,000, an increase of 8% or \$35,000 compared to last year. The current median sold price is 2% higher than in May.

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

Alexandria are defined as properties listed in zip code/s 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



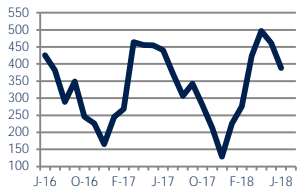
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New Listings

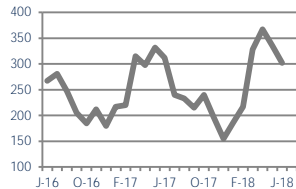
388



Down -12%
Vs. Year Ago

Current Contracts

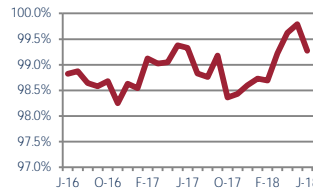
302



Down -3%
Vs. Year Ago

Sold Vs. List Price

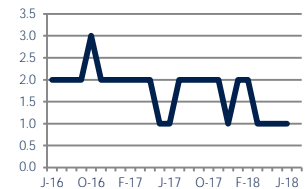
99.3%



No Change
Vs. Year Ago

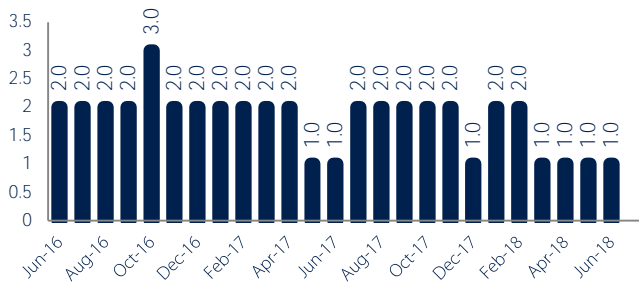
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

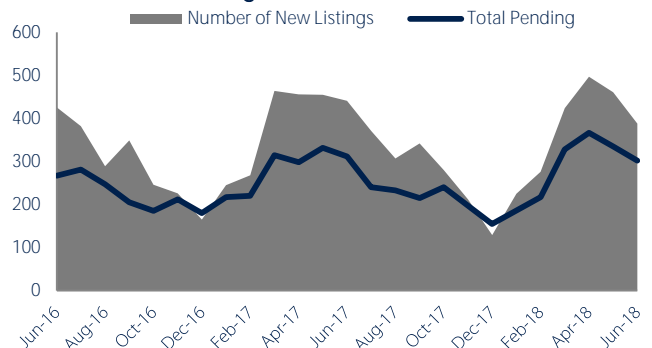
In June, there was 1.4 months of supply available in Alexandria, compared to 1.9 in June 2017. That is a decrease of 24% versus a year ago.

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.

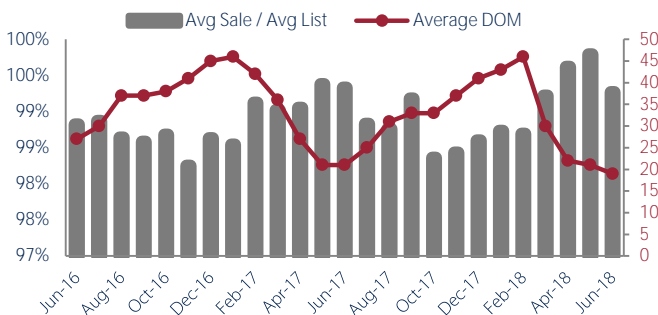
New Listings & Current Contracts

This month there were 388 homes newly listed for sale in Alexandria compared to 441 in June 2017, a decrease of 12%. There were 302 current contracts pending sale this June compared to 312 a year ago. The number of current contracts is 3% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Alexandria 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 19, lower than the average last year, which was 21, a decrease of 10%.



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