

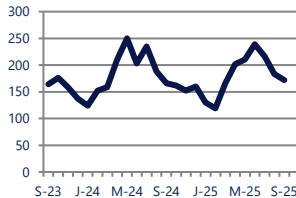
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA HOUSING MARKET** SEPTEMBER 2025

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

Units Sold

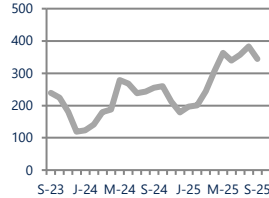
172



Up 4%
Vs. Year Ago

Active Inventory

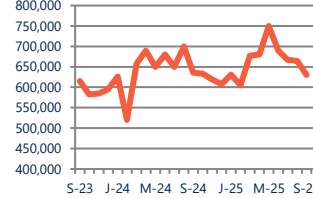
344



Up 35%
Vs. Year Ago

Median Sale Price

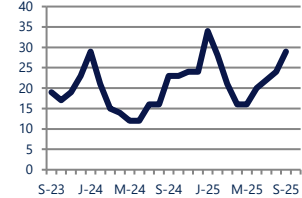
\$630,000



Down -1%
Vs. Year Ago

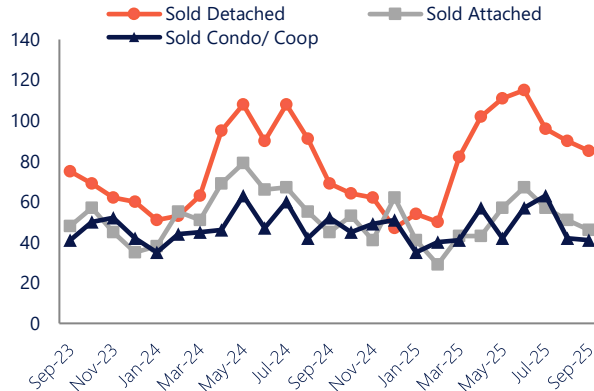
Days On Market

29



Up 26%
Vs. Year Ago

Units Sold*



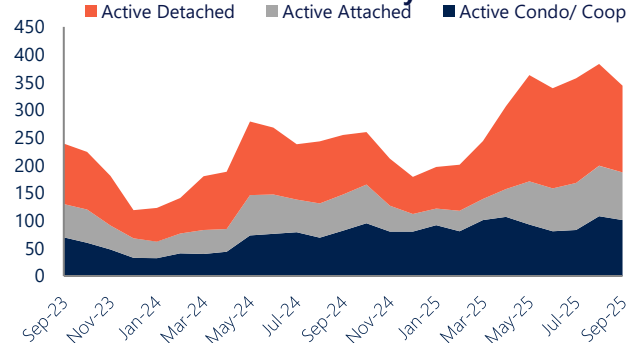
Units Sold

There was a decrease in total units sold in September, with 172 sold this month in Alexandria versus 183 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 4% versus September 2024.

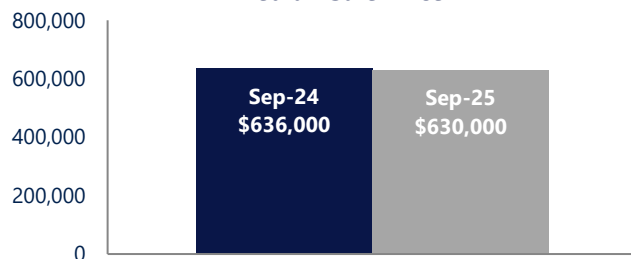
Active Inventory

Versus last year, the total number of homes available this month is higher by 89 units or 35%. The total number of active inventory this September was 344 compared to 255 in September 2024. This month's total of 344 is lower than the previous month's total supply of available inventory of 383, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Alexandria Homes was \$636,000. This September, the median sale price was \$630,000, a decrease of 1% or \$6,000 compared to last year. The current median sold price is 5% lower than in August.

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 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.

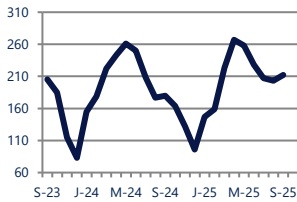
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Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

New Listings

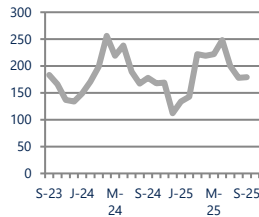
212



Up 18%
Vs. Year Ago

Current Contracts

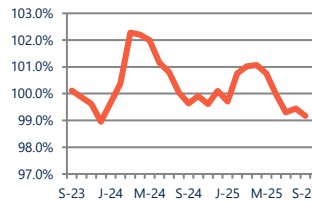
179



Up 1%
Vs. Year Ago

Sold Vs. List Price

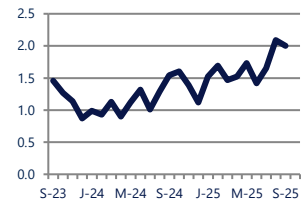
99.2%



No Change
Vs. Year Ago

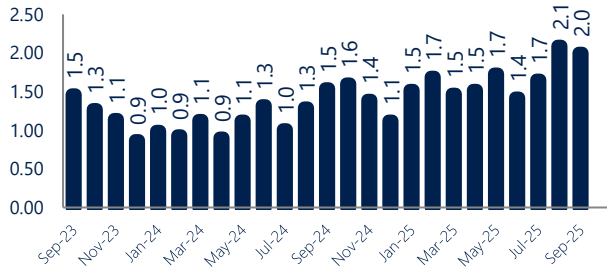
Months of Supply

2.0



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

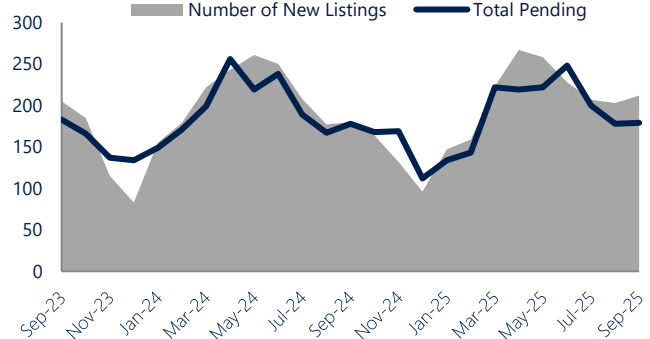
In September, there was 2.0 months of supply available in Alexandria, compared to 1.5 in September 2024. That is an increase of 30% versus a year ago.

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.

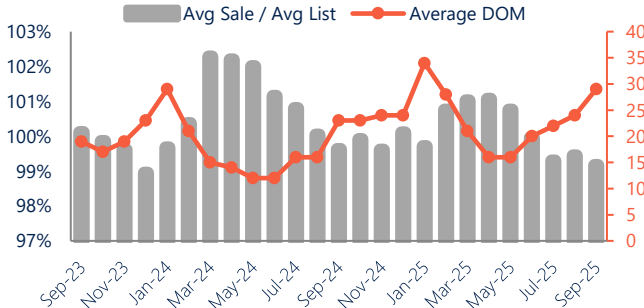
New Listings & Current Contracts

This month there were 212 homes newly listed for sale in Alexandria compared to 180 in September 2024, an increase of 18%. There were 179 current contracts pending sale this September compared to 178 a year ago. The number of current contracts is 1% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Alexandria was 99.2% 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 29, higher than the average last year, which was 23, an increase of 26%.

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