

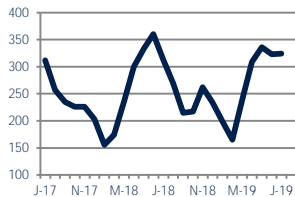
Focus On: Alexandria Housing Market

July 2019

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

Units Sold

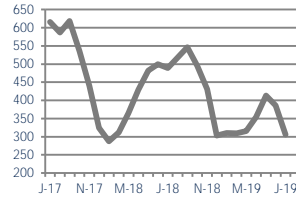
324



Up 4%
Vs. Year Ago

Active Inventory

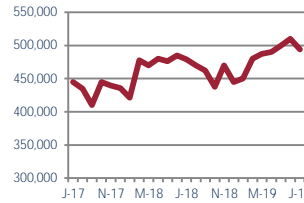
306



Down -37%
Vs. Year Ago

Median Sale Price

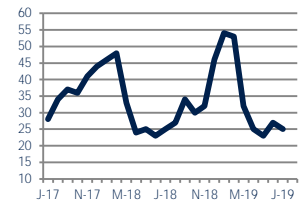
\$494,000



Up 3%
Vs. Year Ago

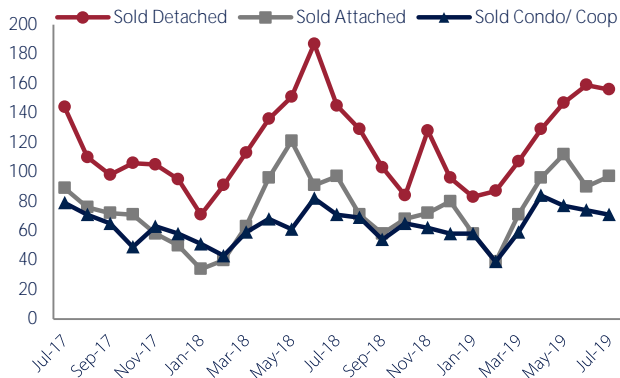
Days On Market

25



No Change
Vs. Year Ago

Units Sold*



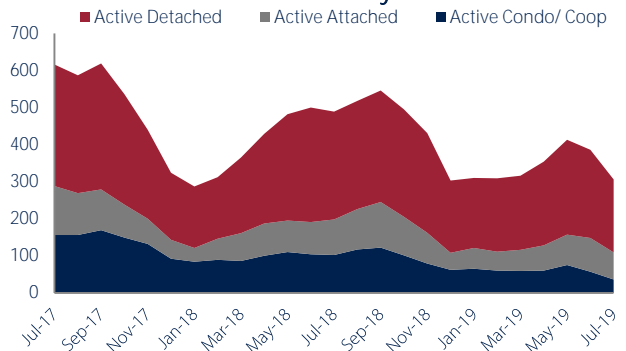
Units Sold

The number of units sold remained stable in July, with 324 sold this month in Alexandria. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 183 units or 37%. The total number of active inventory this July was 306 compared to 489 in July 2018. This month's total of 306 is lower than the previous month's total supply of available inventory of 386, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Alexandria Homes was \$479,000. This July, the median sale price was \$494,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 3% lower than in June.

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.





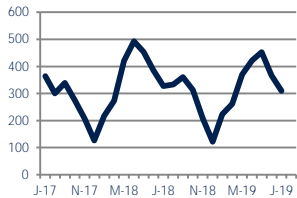
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July 2019

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

New Listings

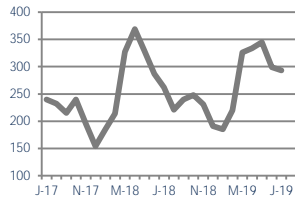
310



Down -5%
Vs. Year Ago

Current Contracts

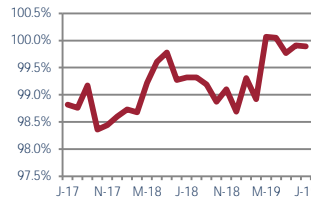
293



Up 12%
Vs. Year Ago

Sold Vs. List Price

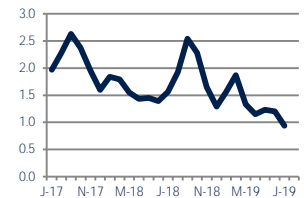
99.9%



Up 0.6%
Vs. Year Ago

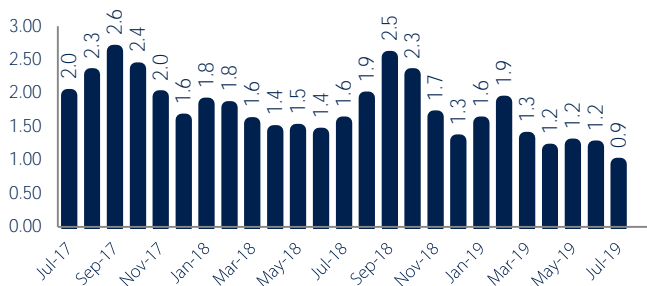
Months of Supply

0.9



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

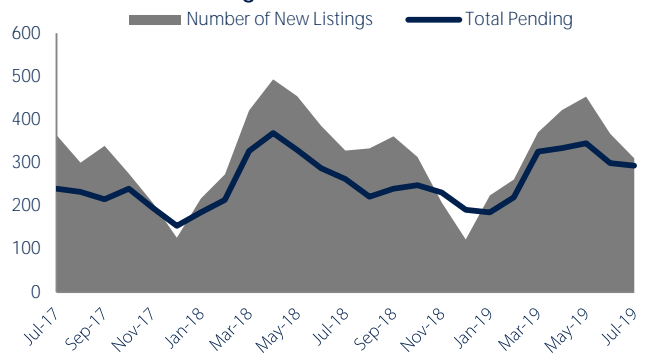
In July, there was 0.9 months of supply available in Alexandria, compared to 1.6 in July 2018. That is a decrease of 40% versus a year ago.

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.

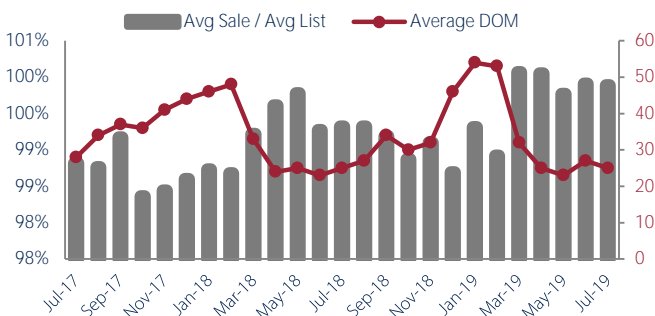
New Listings & Current Contracts

This month there were 310 homes newly listed for sale in Alexandria compared to 328 in July 2018, a decrease of 5%. There were 293 current contracts pending sale this July compared to 262 a year ago. The number of current contracts is 12% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Alexandria was 99.9% 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 25, which is similar compared to a year ago.



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