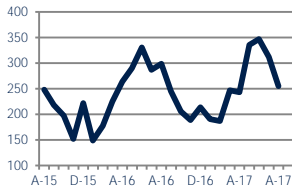


Focus On: Alexandria Housing Market

August 2017

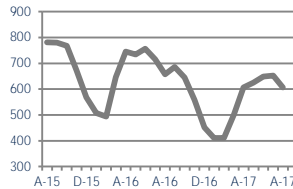
Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

Units Sold
255



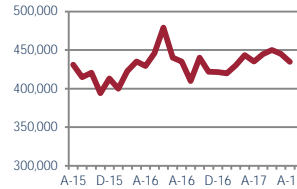
Down -15%
Vs. Year Ago

Active Inventory
607



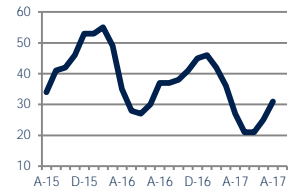
Down -8%
Vs. Year Ago

Median Sale Price
\$434,900



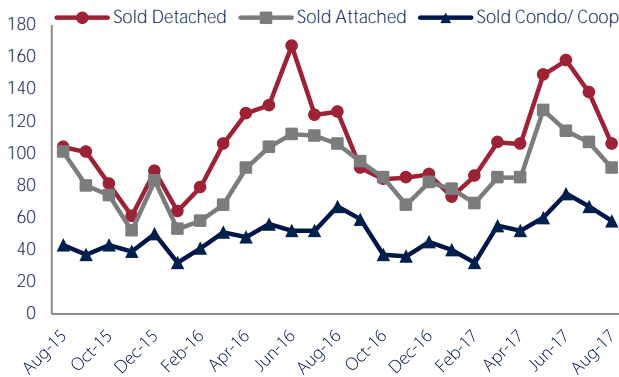
No Change
Vs. Year Ago

Days On Market
31



Down -16%
Vs. Year Ago

Units Sold*



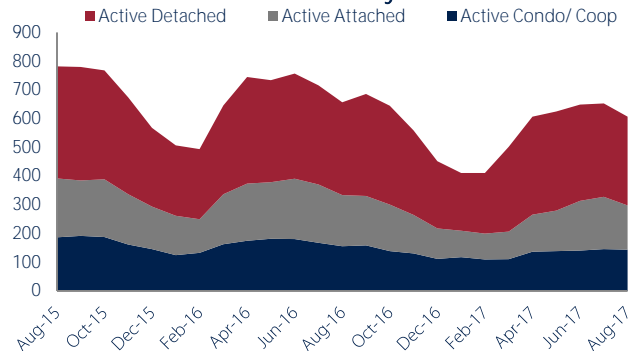
Units Sold

There was a decrease in total units sold in August, with 255 sold this month in Alexandria versus 312 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 15% versus August 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 8%. The total number of active inventory this August was 607 compared to 657 in August 2016. This month's total of 607 is lower than the previous month's total supply of available inventory of 653, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria Homes was \$435,000. This August, the median sale price was \$434,900, which is similar compared to a year ago. The current median sold price is 2% lower 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.

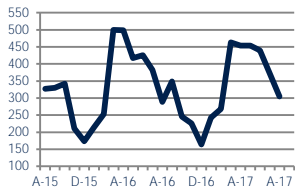
Focus On: Alexandria Housing Market

August 2017

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

New Listings

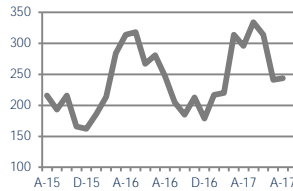
305



Up 6%
Vs. Year Ago

Current Contracts

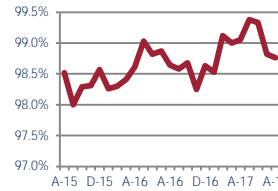
244



Down -1%
Vs. Year Ago

Sold Vs. List Price

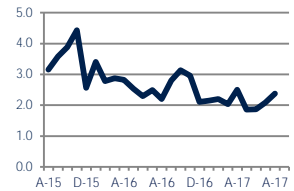
98.8%



No Change
Vs. Year Ago

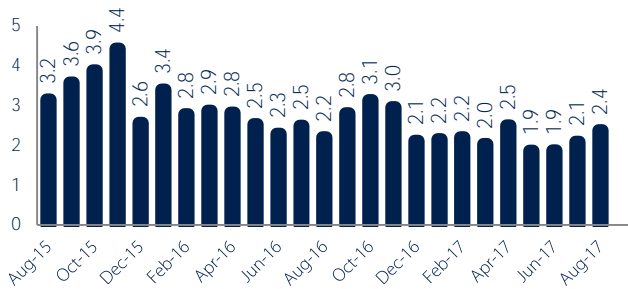
Months of Supply

2.4



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

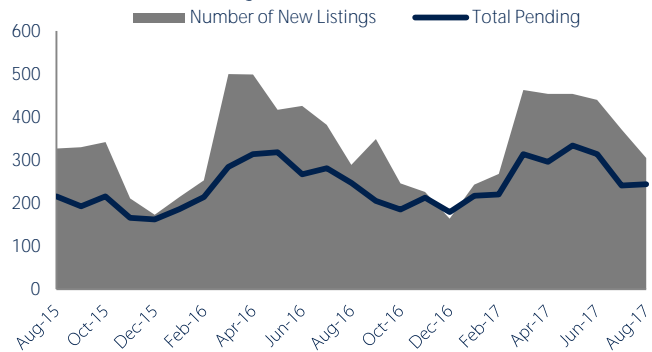
In August, there was 2.4 months of supply available in Alexandria, compared to 2.2 in August 2016. That is an increase of 8% versus a year ago.

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.

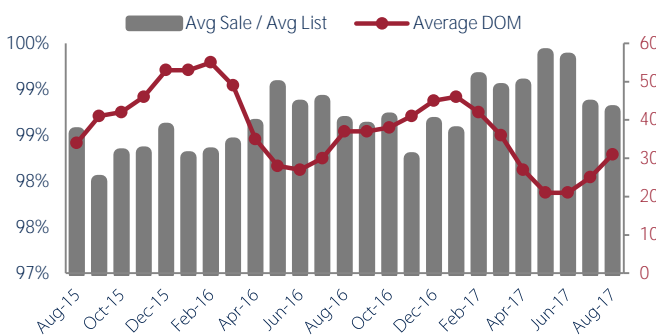
New Listings & Current Contracts

This month there were 305 homes newly listed for sale in Alexandria compared to 289 in August 2016, an increase of 6%. There were 244 current contracts pending sale this August compared to 247 a year ago. The number of current contracts is 1% lower 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 was 98.8% 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 31, lower than the average last year, which was 37, a decrease of 16%.