



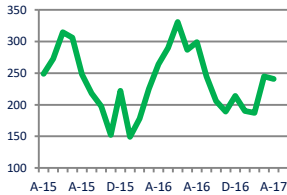
Focus On: Alexandria Housing Market

April 2017

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

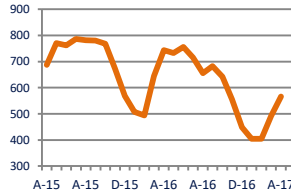
Units Sold

241



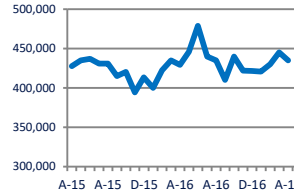
Active Inventory

566



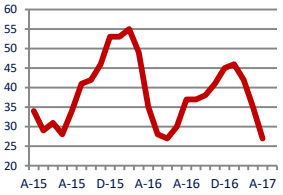
Median Sale Price

\$435,000



Days On Market

27



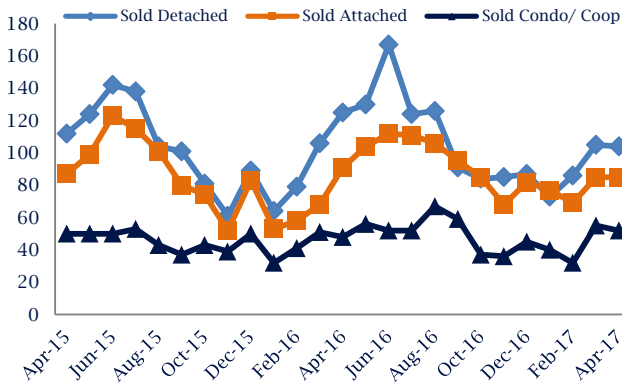
Down -9%
Vs. Year Ago

Down -24%
Vs. Year Ago

Up 1%
Vs. Year Ago

Down -23%
Vs. Year Ago

Units Sold*



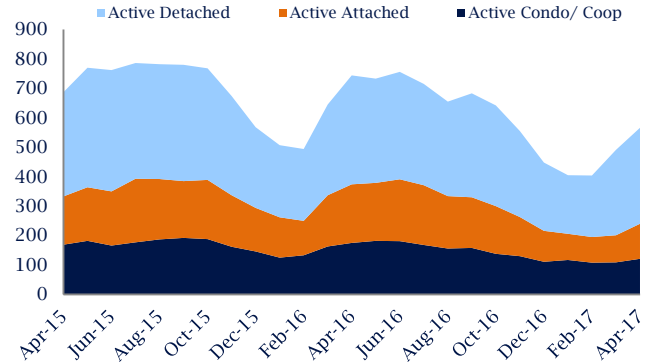
Units Sold

There was a decrease in total units sold in April, with 241 sold this month in Alexandria versus 245 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2016.

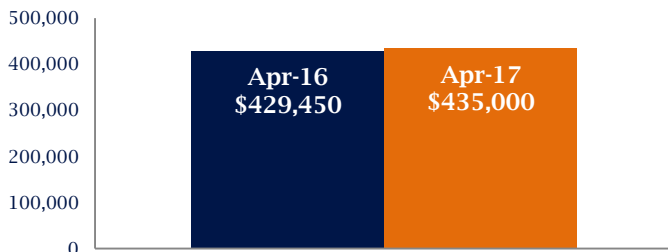
Active Inventory

Versus last year, the total number of homes available this month is lower by 178 units or 24%. The total number of active inventory this April was 566 compared to 744 in April 2016. This month's total of 566 is higher than the previous month's total supply of available inventory of 491, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Alexandria Homes was \$429,450. This April, the median sale price was \$435,000, an increase of 1% or \$5,550 compared to last year. The current median sold price is 2% lower 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 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.



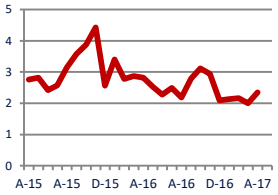
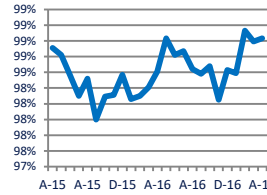
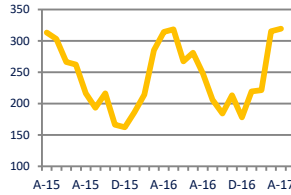
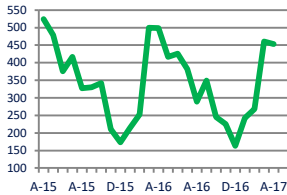


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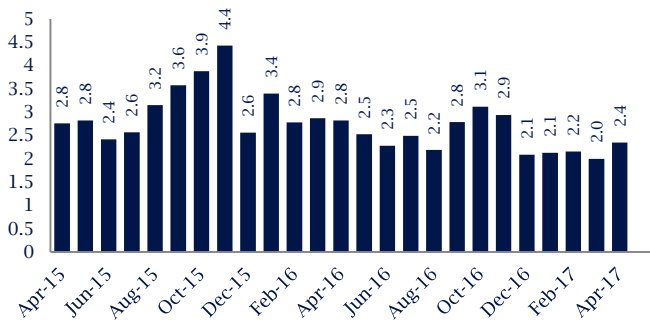
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New Listings 453	Current Contracts 319	Sold Vs. List Price 99.0%	Months of Supply 2.4
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Down -9% Vs. Year Ago	Up 2% Vs. Year Ago	No Change Vs. Year Ago	Down -17% Vs. Year Ago
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Months Of Supply



Months of Supply

In April, there was 2.3 months of supply available in Alexandria, compared to 2.8 in April 2016. That is a decrease of 17% versus a year ago.

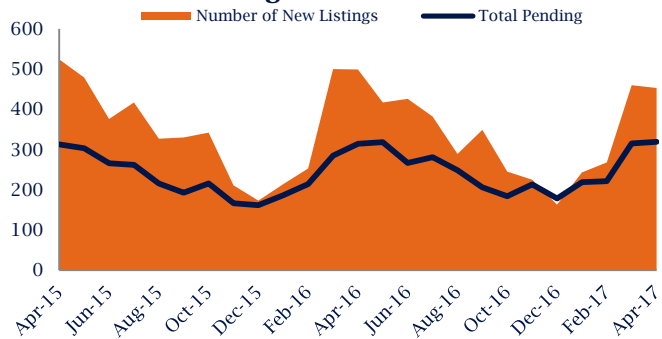
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

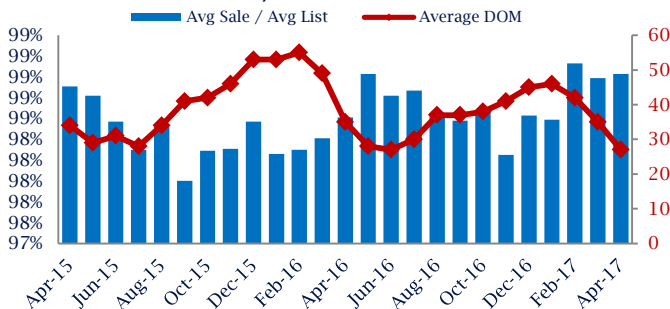
This month there were 453 homes newly listed for sale in Alexandria compared to 499 in April 2016, a decrease of 9%.

There were 319 current contracts pending sale this April compared to 314 a year ago. The number of current contracts is 2% higher 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 was 99.0% 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 27, lower than the average last year, which was 35, a decrease of 23%.

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