

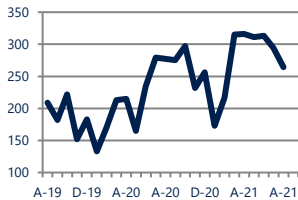


Focus On: Alexandria City Housing Market

August 2021

Units Sold

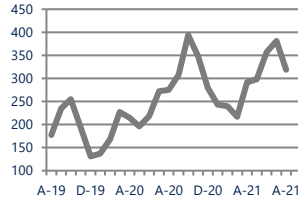
264



Down -5%
Vs. Year Ago

Active Inventory

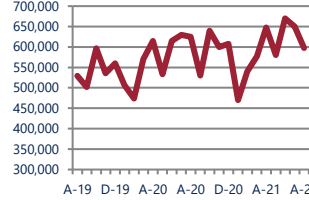
319



Up 16%
Vs. Year Ago

Median Sale Price

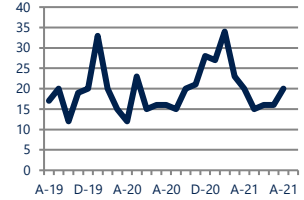
\$597,500



Down -4%
Vs. Year Ago

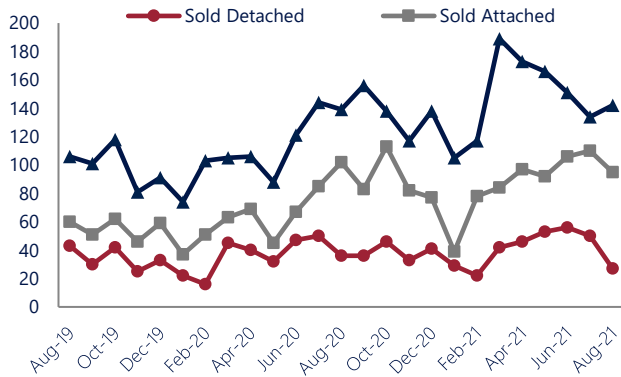
Days On Market

20



Up 25%
Vs. Year Ago

Units Sold*



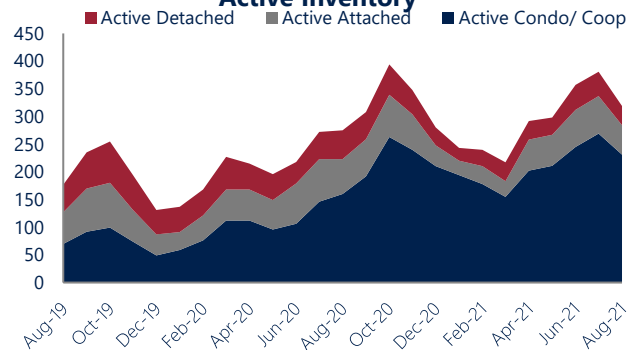
Units Sold

There was a decrease in total units sold in August, with 264 sold this month in Alexandria City versus 294 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 5% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 16%. The total number of active inventory this August was 319 compared to 275 in August 2020. This month's total of 319 is lower than the previous month's total supply of available inventory of 381, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria City Homes was \$625,000. This August, the median sale price was \$597,500, a decrease of 4% or \$27,500 compared to last year. The current median sold price is 8% 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.



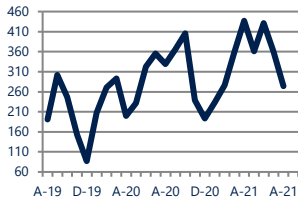
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

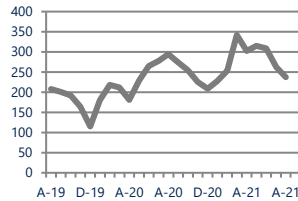
274



Down -17%
Vs. Year Ago

Current Contracts

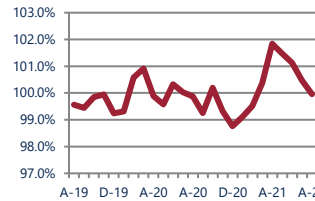
237



Down -19%
Vs. Year Ago

Sold Vs. List Price

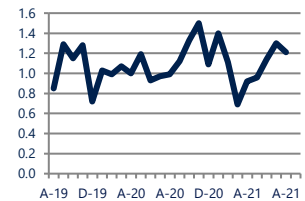
100.0%



No Change
Vs. Year Ago

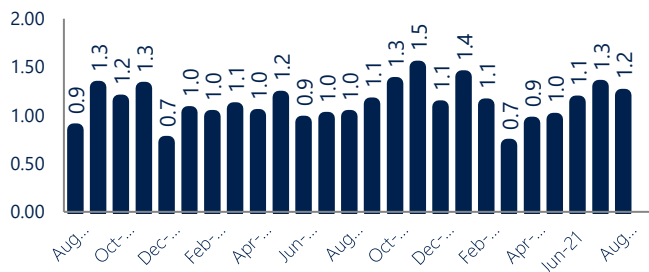
Months of Supply

1.2



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

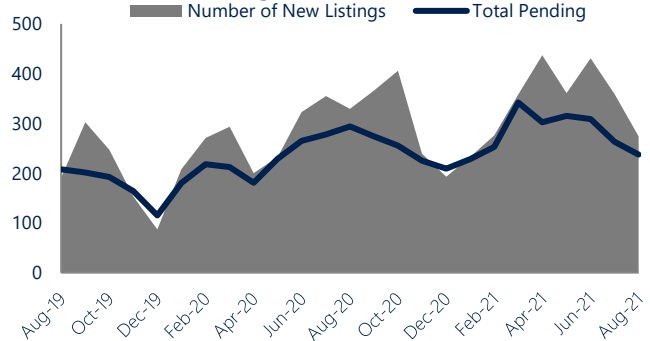
In August, there was 1.2 months of supply available in Alexandria City, compared to 1.0 in August 2020. That is an increase of 22% versus a year ago.

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.

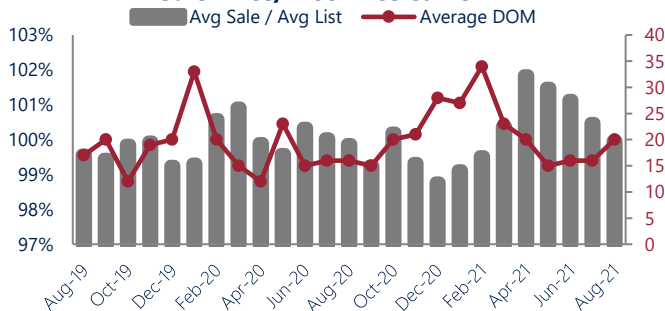
New Listings & Current Contracts

This month there were 274 homes newly listed for sale in Alexandria City compared to 329 in August 2020, a decrease of 17%. There were 237 current contracts pending sale this August compared to 294 a year ago. The number of current contracts is 19% 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 City was 100.0% 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 20, higher than the average last year, which was 16, an increase of 25%.



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