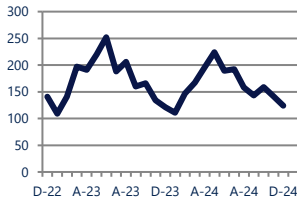


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET** DECEMBER 2024

Units Sold

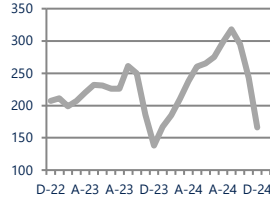
124



Up 2%
Vs. Year Ago

Active Inventory

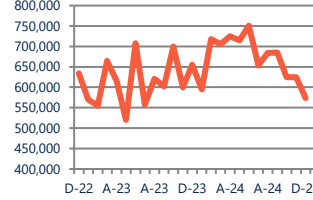
166



Up 20%
Vs. Year Ago

Median Sale Price

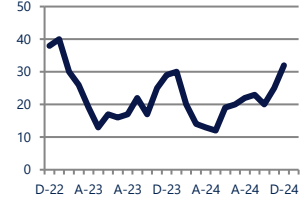
\$573,445



Down -12%
Vs. Year Ago

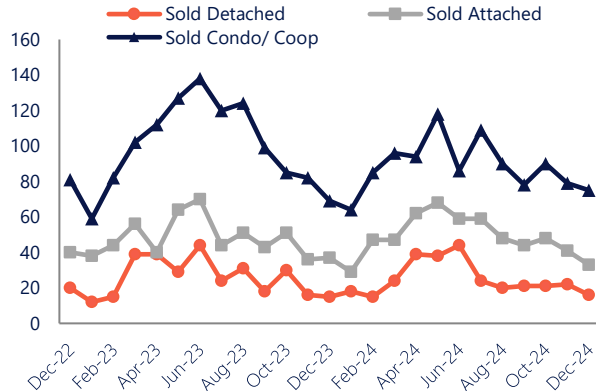
Days On Market

32



Up 10%
Vs. Year Ago

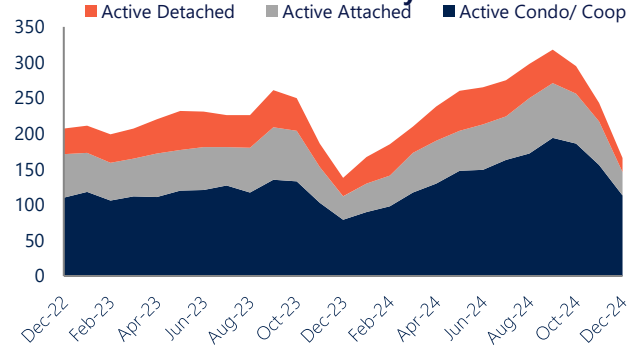
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 124 sold this month in Alexandria City versus 142 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 2% versus December 2023.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 20%. The total number of active inventory this December was 166 compared to 138 in December 2023. This month's total of 166 is lower than the previous month's total supply of available inventory of 243, a decrease of 32%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Alexandria City Homes was \$655,000. This December, the median sale price was \$573,445, a decrease of 12% or \$81,555 compared to last year. The current median sold price is 8% lower than in November.

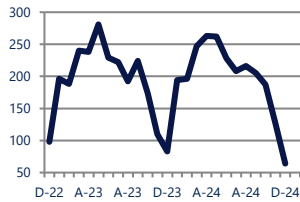
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET** DECEMBER 2024

New Listings

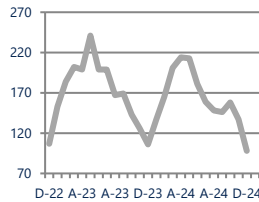
64



Down -23%
Vs. Year Ago

Current Contracts

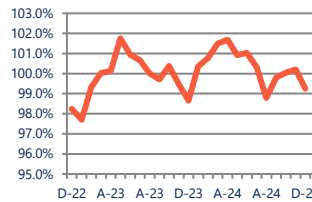
98



Down -8%
Vs. Year Ago

Sold Vs. List Price

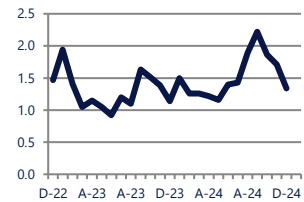
99.3%



Up 0.6%
Vs. Year Ago

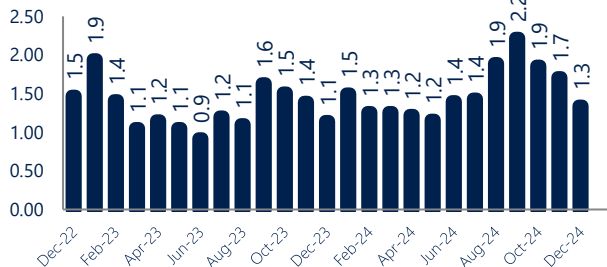
Months of Supply

1.3



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

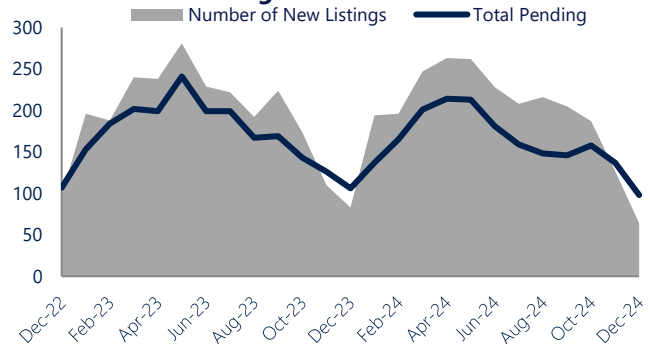
In December, there was 1.3 months of supply available in Alexandria City, compared to 1.1 in December 2023. That is an increase of 17% versus a year ago.

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.

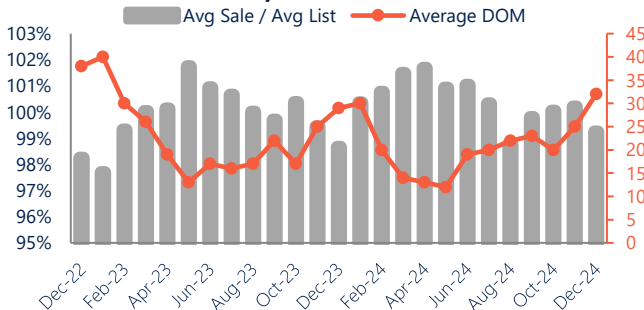
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Alexandria City compared to 83 in December 2023, a decrease of 23%. There were 98 current contracts pending sale this December compared to 106 a year ago. The number of current contracts is 8% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Alexandria City was 99.3% 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 32, higher than the average last year, which was 29, an increase of 10%.