



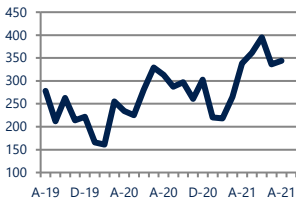
Focus On: Alexandria Housing Market

August 2021

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

Units Sold

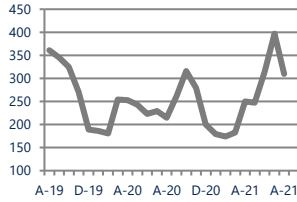
344



Up 10%
Vs. Year Ago

Active Inventory

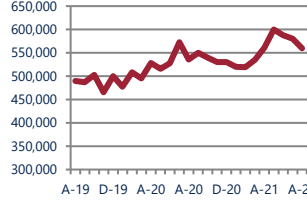
310



Up 44%
Vs. Year Ago

Median Sale Price

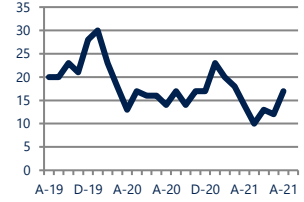
\$559,500



Up 4%
Vs. Year Ago

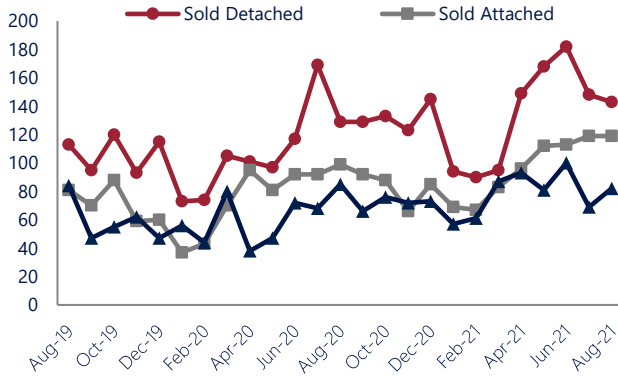
Days On Market

17



Up 21%
Vs. Year Ago

Units Sold*



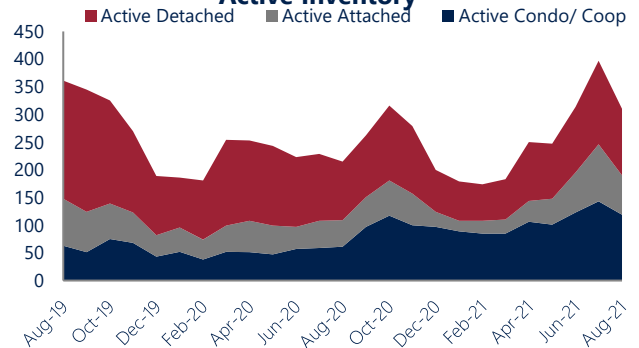
Units Sold

There was an increase in total units sold in August, with 344 sold this month in Alexandria versus 336 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 10% versus August 2020.

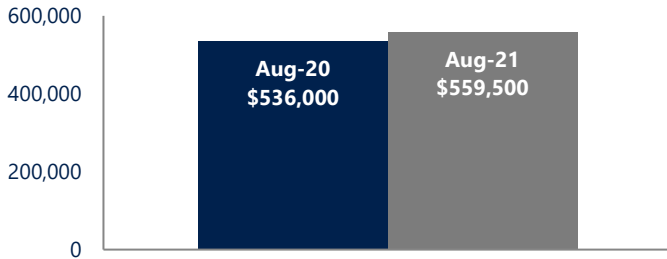
Active Inventory

Versus last year, the total number of homes available this month is higher by 95 units or 44%. The total number of active inventory this August was 310 compared to 215 in August 2020. This month's total of 310 is lower than the previous month's total supply of available inventory of 397, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria Homes was \$536,000. This August, the median sale price was \$559,500, an increase of 4% or \$23,500 compared to last year. The current median sold price is 4% 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.

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.





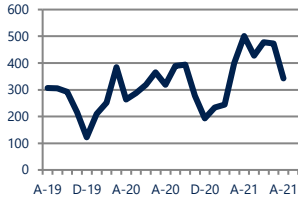
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August 2021

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

New Listings

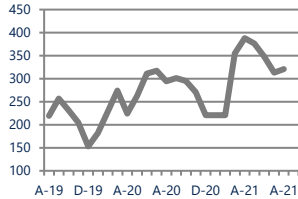
343



Up 8%
Vs. Year Ago

Current Contracts

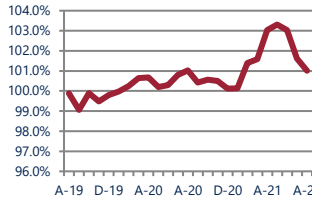
321



Up 9%
Vs. Year Ago

Sold Vs. List Price

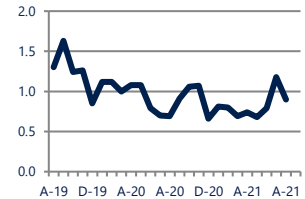
101.0%



No Change
Vs. Year Ago

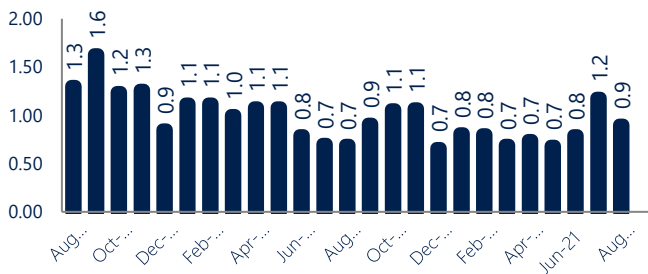
Months of Supply

0.9



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

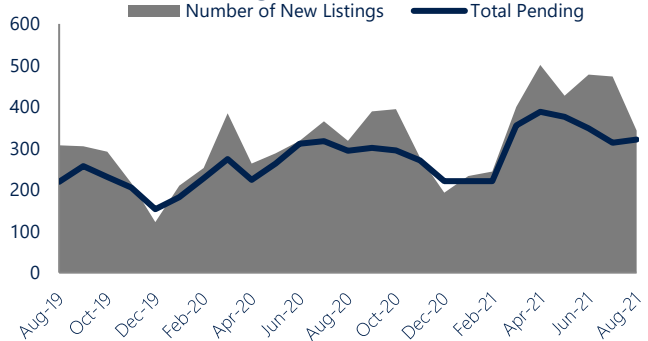
In August, there was 0.9 months of supply available in Alexandria, compared to 0.7 in August 2020. That is an increase of 31% versus a year ago.

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.

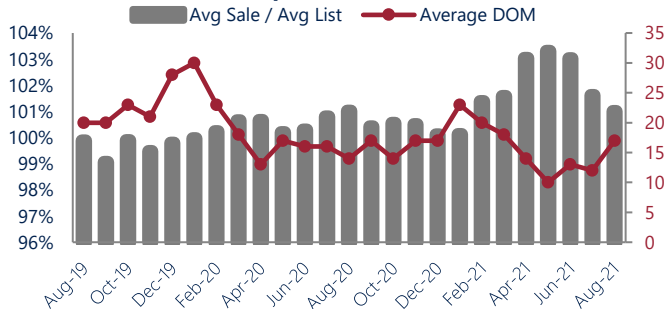
New Listings & Current Contracts

This month there were 343 homes newly listed for sale in Alexandria compared to 318 in August 2020, an increase of 8%. There were 321 current contracts pending sale this August compared to 294 a year ago. The number of current contracts is 9% higher 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 101.0% 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 17, higher than the average last year, which was 14, an increase of 21%.



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