

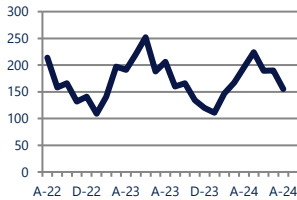
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET**

AUGUST 2024

Units Sold

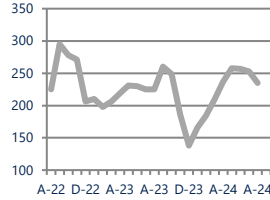
155



Down -25%
Vs. Year Ago

Active Inventory

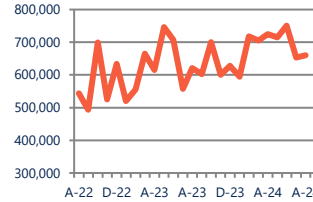
235



Up 4%
Vs. Year Ago

Median Sale Price

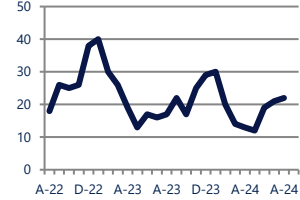
\$660,000



Up 6%
Vs. Year Ago

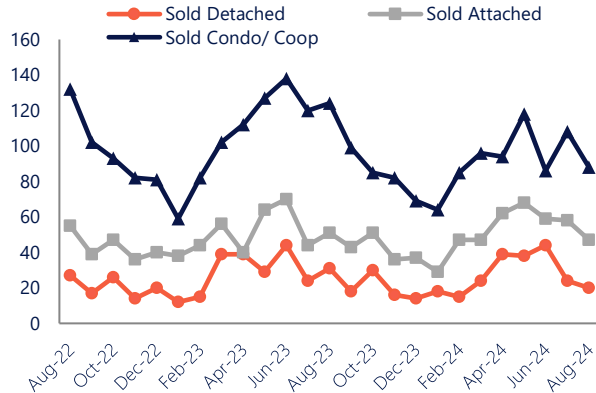
Days On Market

22



Up 29%
Vs. Year Ago

Units Sold*



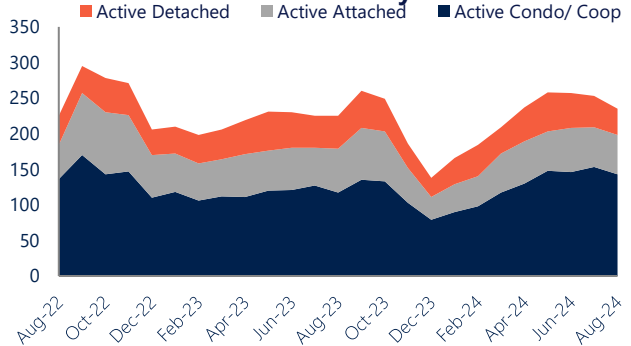
Units Sold

There was a decrease in total units sold in August, with 155 sold this month in Alexandria City versus 190 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 25% versus August 2023.

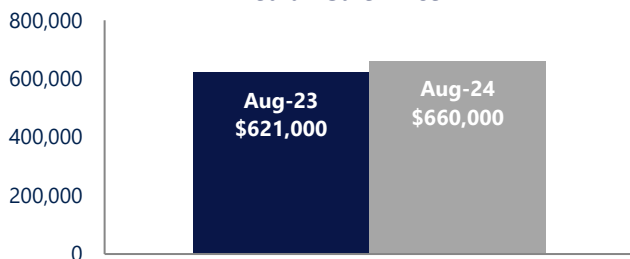
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 4%. The total number of active inventory this August was 235 compared to 225 in August 2023. This month's total of 235 is lower than the previous month's total supply of available inventory of 253, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Alexandria City Homes was \$621,000. This August, the median sale price was \$660,000, an increase of 6% or \$39,000 compared to last year. The current median sold price is 1% higher 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.

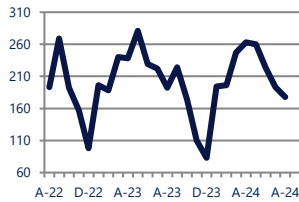
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA CITY HOUSING MARKET**

AUGUST 2024

New Listings

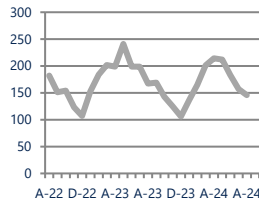
178



Down -7%
Vs. Year Ago

Current Contracts

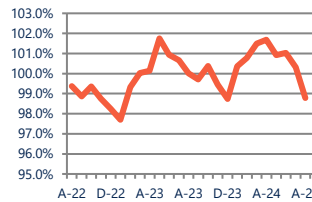
146



Down -13%
Vs. Year Ago

Sold Vs. List Price

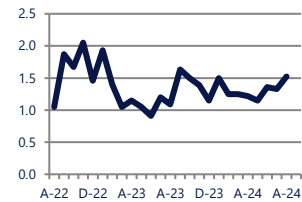
98.8%



Down -1.2%
Vs. Year Ago

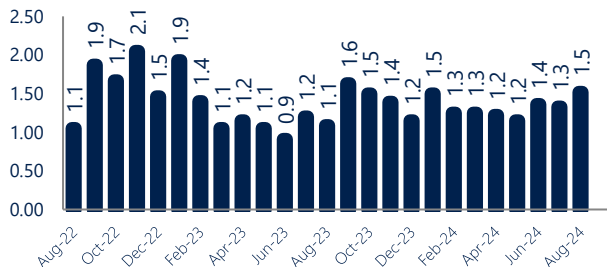
Months of Supply

1.5



Up 39%
Vs. Year Ago

Months Of Supply



Months of Supply

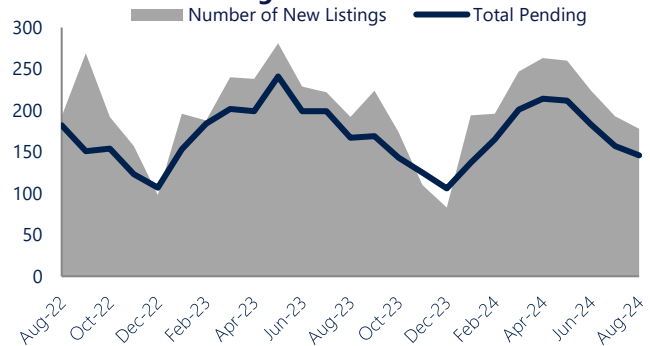
In August, there was 1.5 months of supply available in Alexandria City, compared to 1.1 in August 2023. That is an increase of 39% versus a year ago.

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.

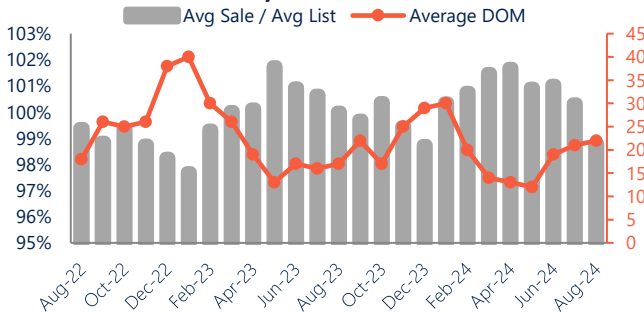
New Listings & Current Contracts

This month there were 178 homes newly listed for sale in Alexandria City compared to 192 in August 2023, a decrease of 7%. There were 146 current contracts pending sale this August compared to 167 a year ago. The number of current contracts is 13% 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 98.8% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 17, an increase of 29%.