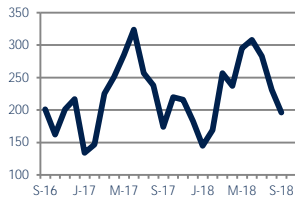
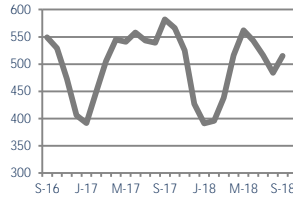


Units Sold 196



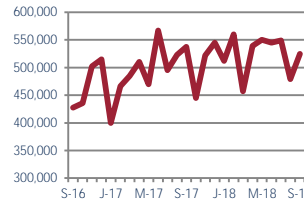
Up 13%
Vs. Year Ago

Active Inventory 515



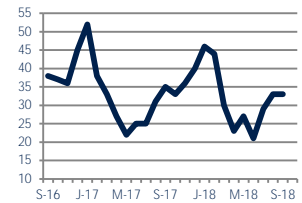
Down -12%
Vs. Year Ago

Median Sale Price \$524,944

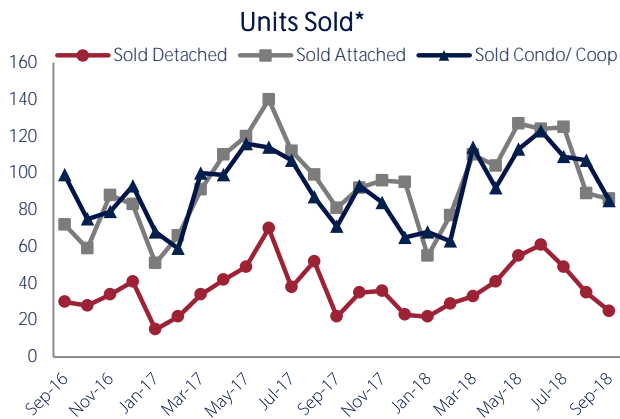


Down -2%
Vs. Year Ago

Days On Market 33



Down -6%
Vs. Year Ago

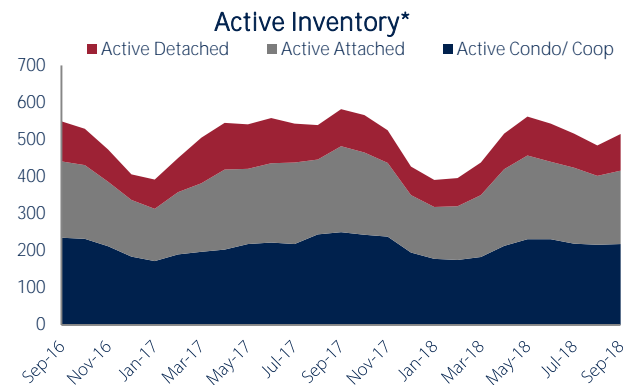


Units Sold

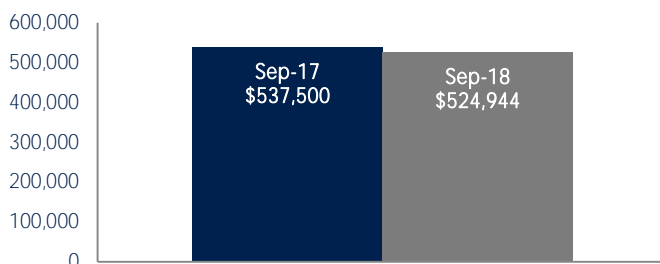
There was a decrease in total units sold in September, with 196 sold this month in Alexandria City versus 231 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 12%. The total number of active inventory this September was 515 compared to 582 in September 2017. This month's total of 515 is higher than the previous month's total supply of available inventory of 484, an increase of 6%.



Median Sale Price



Median Sale Price

Last September, the median sale price for Alexandria City Homes was \$537,500. This September, the median sale price was \$524,944, a decrease of 2% or \$12,556 compared to last year. The current median sold price is 10% higher than in August.

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



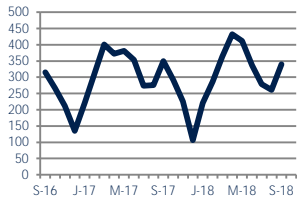
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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





New Listings

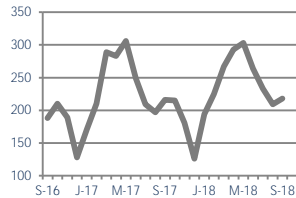
340



Down -3%
Vs. Year Ago

Current Contracts

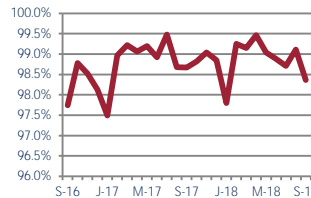
218



Up 1%
Vs. Year Ago

Sold Vs. List Price

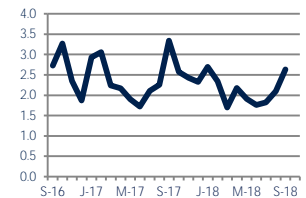
98.4%



No Change
Vs. Year Ago

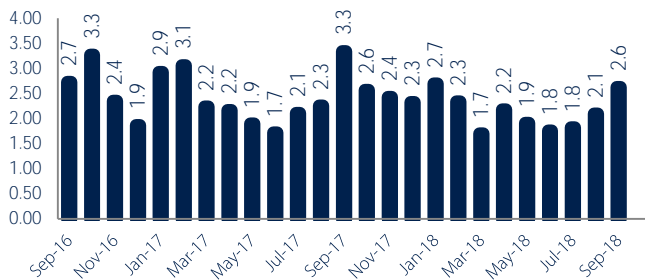
Months of Supply

2.6



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

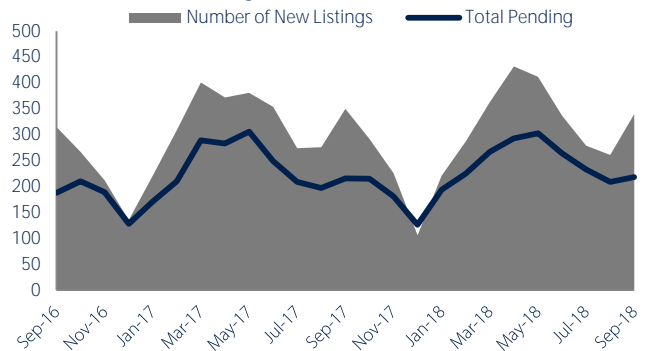
In September, there was 2.6 months of supply available in Alexandria City, compared to 3.3 in September 2017. That is a decrease of 21% versus a year ago.

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.

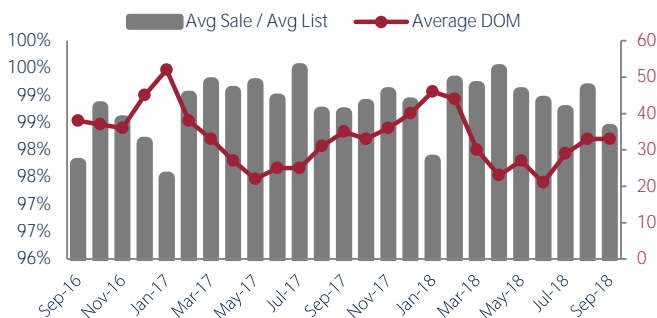
New Listings & Current Contracts

This month there were 340 homes newly listed for sale in Alexandria City compared to 350 in September 2017, a decrease of 3%. There were 218 current contracts pending sale this September compared to 216 a year ago. The number of current contracts is 1% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Alexandria City was 98.4% 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 33, lower than the average last year, which was 35, a decrease of 6%.



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