

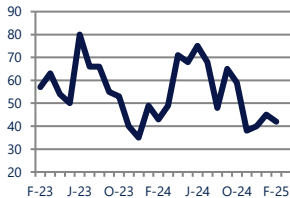
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA WEST AND LANDMARK HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 22304, 22311

## Units Sold

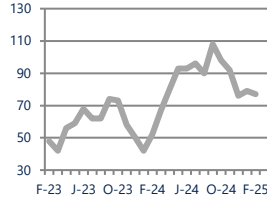
42



**Down -2%**  
Vs. Year Ago

## Active Inventory

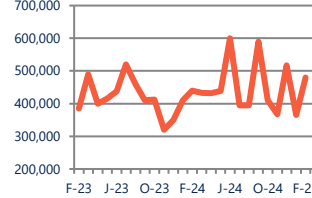
77



**Up 48%**  
Vs. Year Ago

## Median Sale Price

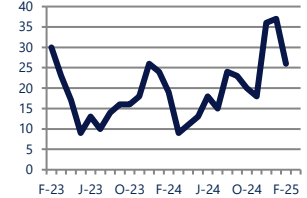
\$479,950



**Up 9%**  
Vs. Year Ago

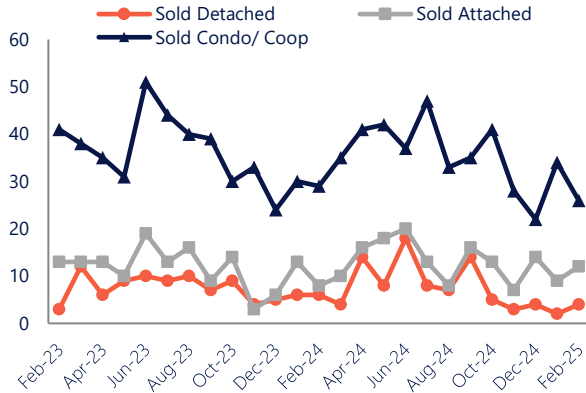
## Days On Market

26



**Up 37%**  
Vs. Year Ago

## Units Sold\*



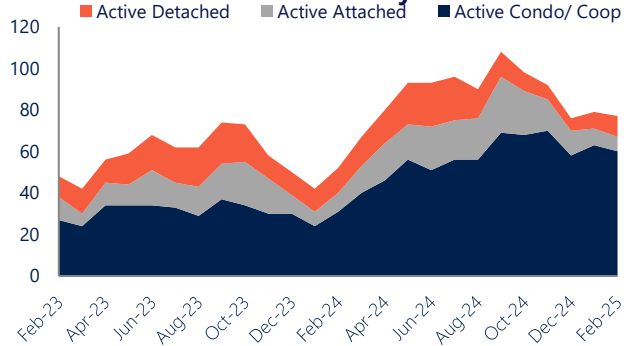
## Units Sold

There was a decrease in total units sold in February, with 42 sold this month in Alexandria West and Landmark versus 45 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 2% versus February 2024.

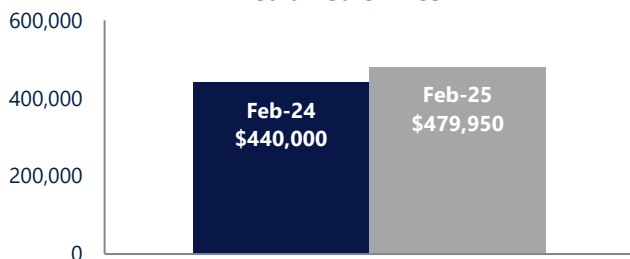
## Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 48%. The total number of active inventory this February was 77 compared to 52 in February 2024. This month's total of 77 is lower than the previous month's total supply of available inventory of 79, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Alexandria West and Landmark Homes was \$440,000. This February, the median sale price was \$479,950, an increase of \$39,950 compared to last year. The current median sold price is higher than in January.

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

Alexandria West and Landmark are defined as properties listed in zip code/s 22304, 22311.

\*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.

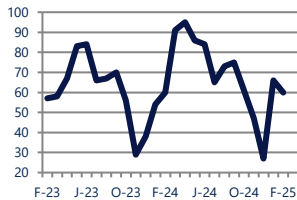
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALEXANDRIA WEST AND LANDMARK HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 22304, 22311

## New Listings

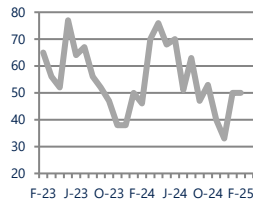
60



**No Change**  
Vs. Year Ago

## Current Contracts

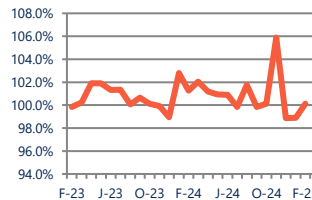
50



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

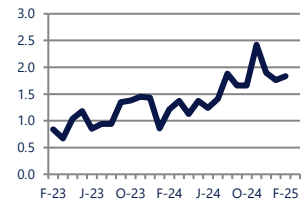
100.1%



**Down -1.1%**  
Vs. Year Ago

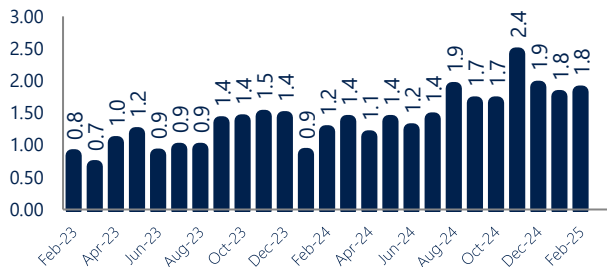
## Months of Supply

1.8



**Up 51%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

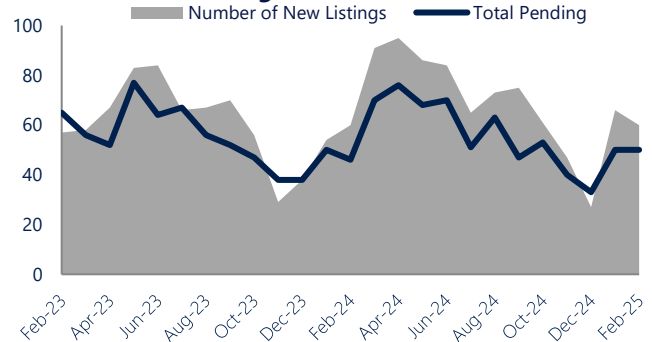
In February, there was 1.8 months of supply available in Alexandria West and Landmark, compared to 1.2 in February 2024. That is an increase of 52% versus a year ago.

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.

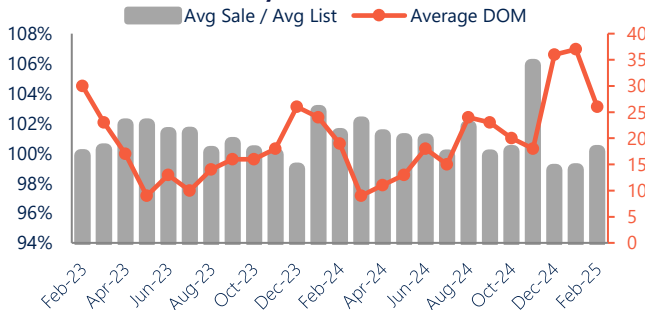
## New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Alexandria West and Landmark, which is similar to the amount in February 2024. There were 50 current contracts pending sale this February compared to 46 a year ago. The number of current contracts remained stable as compared to last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Alexandria West and Landmark was 100.1% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 19, an increase of 37%.

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