

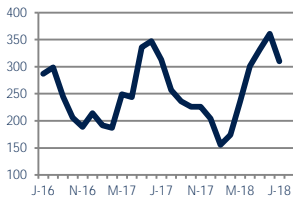
Focus On: Alexandria Housing Market

July 2018

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

Units Sold

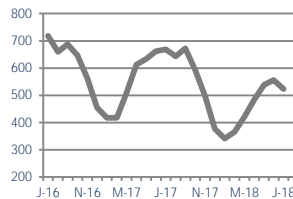
310



Down -1%
Vs. Year Ago

Active Inventory

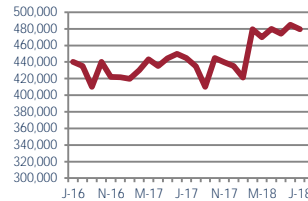
523



Down -22%
Vs. Year Ago

Median Sale Price

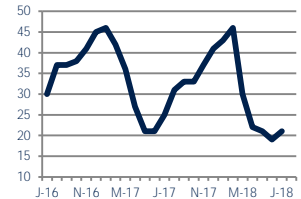
\$479,500



Up 8%
Vs. Year Ago

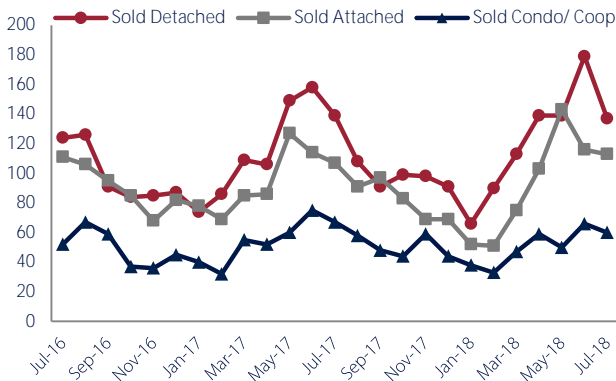
Days On Market

21



Down -16%
Vs. Year Ago

Units Sold*



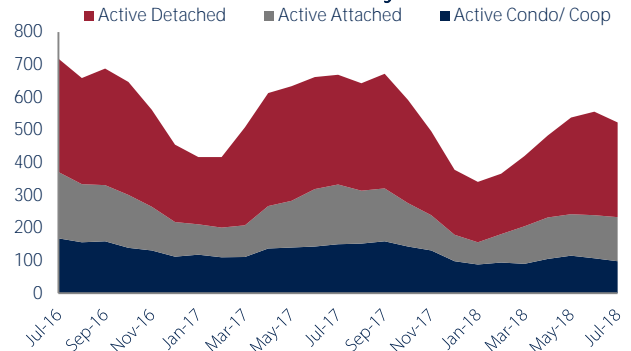
Units Sold

There was a decrease in total units sold in July, with 310 sold this month in Alexandria versus 361 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2017.

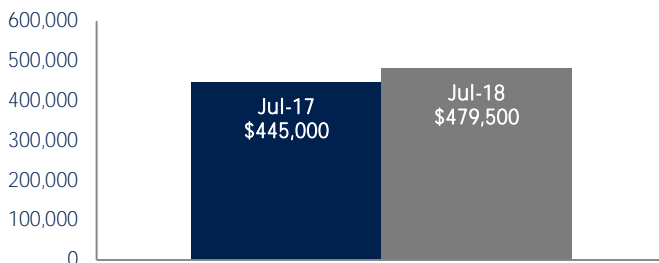
Active Inventory

Versus last year, the total number of homes available this month is lower by 146 units or 22%. The total number of active inventory this July was 523 compared to 669 in July 2017. This month's total of 523 is lower than the previous month's total supply of available inventory of 556, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Alexandria Homes was \$445,000. This July, the median sale price was \$479,500, an increase of 8% or \$34,500 compared to last year. The current median sold price is 1% lower than in June.

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 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.



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INTERNATIONAL REAL ESTATE





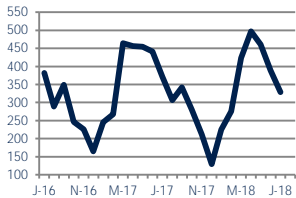
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July 2018

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New Listings

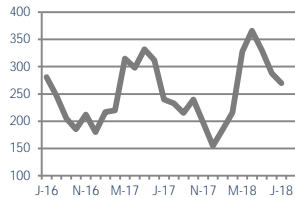
329



Down -11%
Vs. Year Ago

Current Contracts

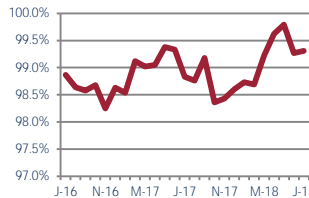
270



Up 13%
Vs. Year Ago

Sold Vs. List Price

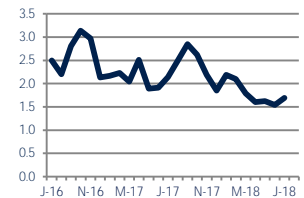
99.3%



No Change
Vs. Year Ago

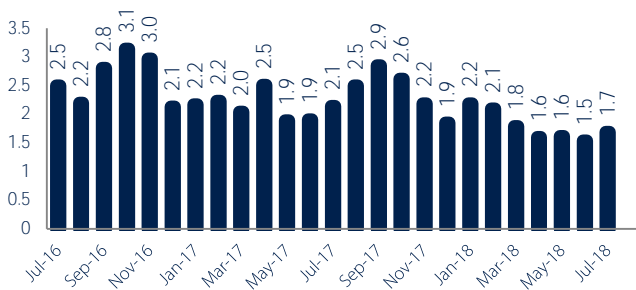
Months of Supply

1.7



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

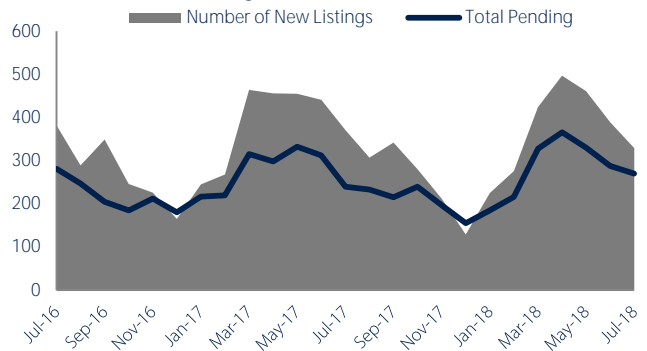
In July, there was 1.7 months of supply available in Alexandria, compared to 2.1 in July 2017. That is a decrease of 21% versus a year ago.

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.

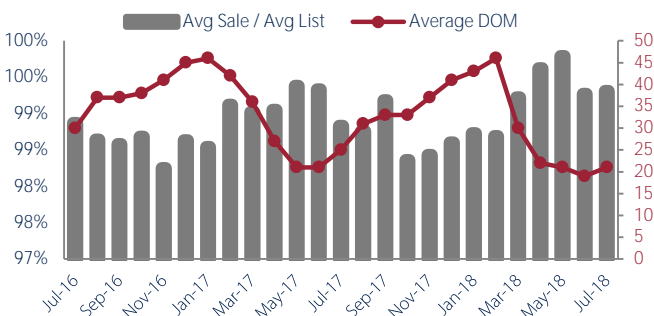
New Listings & Current Contracts

This month there were 329 homes newly listed for sale in Alexandria compared to 371 in July 2017, a decrease of 11%. There were 270 current contracts pending sale this July compared to 240 a year ago. The number of current contracts is 13% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Alexandria was 99.3% 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 21, lower than the average last year, which was 25, a decrease of 16%.



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