

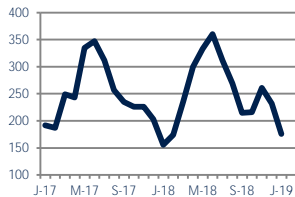
Focus On: Alexandria Housing Market

January 2019

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

Units Sold

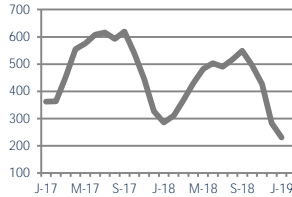
176



Up 13%
Vs. Year Ago

Active Inventory

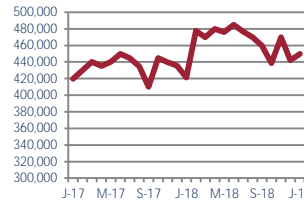
231



Down -19%
Vs. Year Ago

Median Sale Price

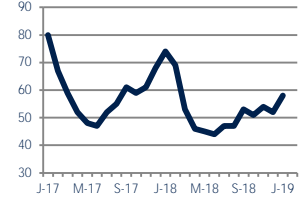
\$450,000



Up 7%
Vs. Year Ago

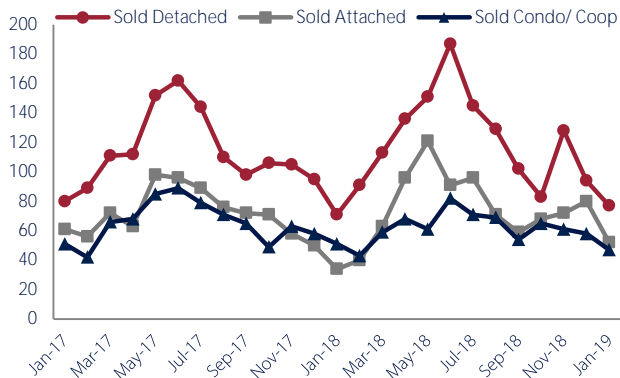
Days On Market

58



Down -22%
Vs. Year Ago

Units Sold*



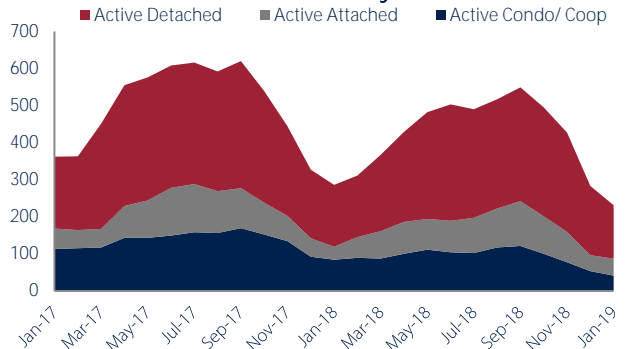
Units Sold

There was a decrease in total units sold in January, with 176 sold this month in Alexandria versus 232 last month, a decrease of 24%. This month's total units sold was higher than at this time last year, an increase of 13% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 19%. The total number of active inventory this January was 231 compared to 286 in January 2018. This month's total of 231 is lower than the previous month's total supply of available inventory of 283, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Alexandria Homes was \$421,250. This January, the median sale price was \$450,000, an increase of 7% or \$28,750 compared to last year. The current median sold price is 2% higher than in December.

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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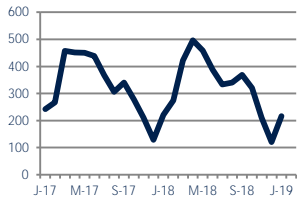
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January 2019

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

New Listings

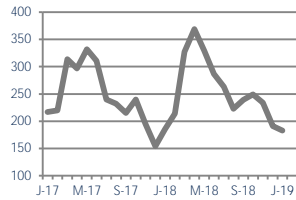
216



Down -2%
Vs. Year Ago

Current Contracts

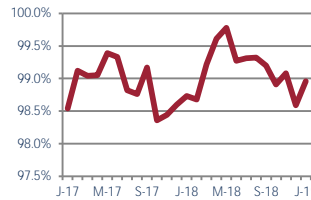
183



Down -1%
Vs. Year Ago

Sold Vs. List Price

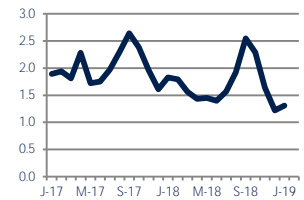
99.0%



No Change
Vs. Year Ago

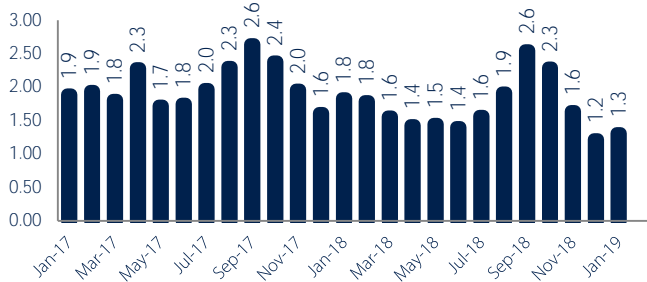
Months of Supply

1.3



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

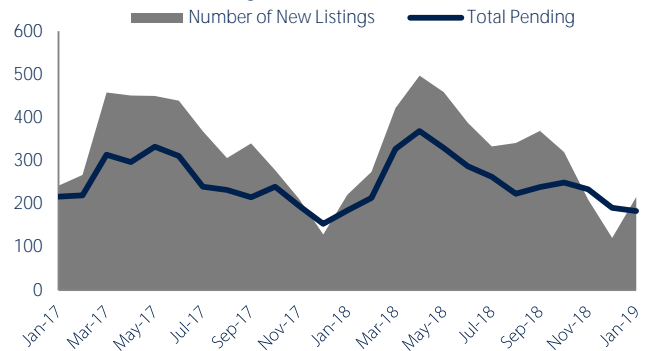
In January, there was 1.3 months of supply available in Alexandria, compared to 1.8 in January 2018. That is a decrease of 28% versus a year ago.

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.

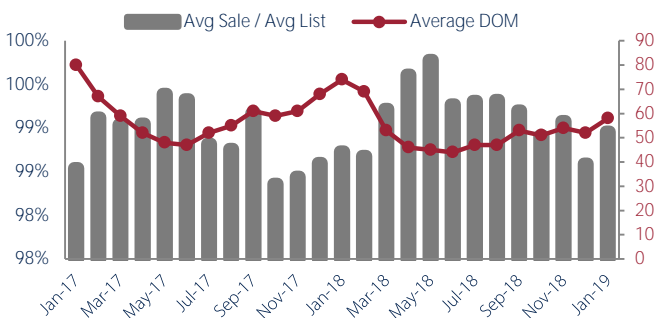
New Listings & Current Contracts

This month there were 216 homes newly listed for sale in Alexandria compared to 221 in January 2018, a decrease of 2%. There were 183 current contracts pending sale this January compared to 185 a year ago. The number of current contracts is 1% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Alexandria was 99.0% 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 58, lower than the average last year, which was 74, a decrease of 22%.



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