



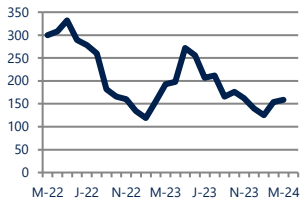
Focus On: Alexandria Housing Market

March 2024

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

Units Sold

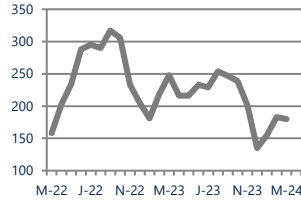
159



Down -18%
Vs. Year Ago

Active Inventory

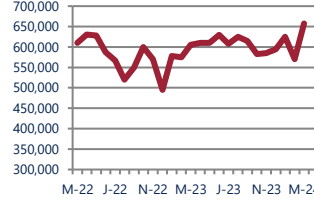
180



Down -27%
Vs. Year Ago

Median Sale Price

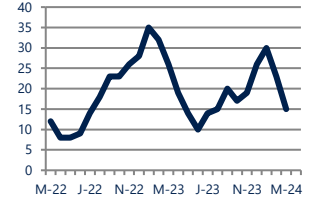
\$657,500



Up 9%
Vs. Year Ago

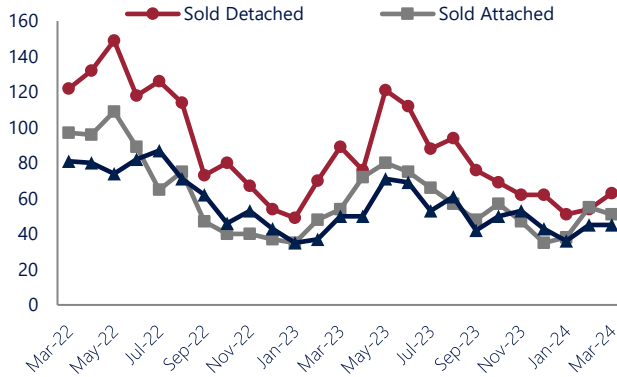
Days On Market

15



Down -42%
Vs. Year Ago

Units Sold*



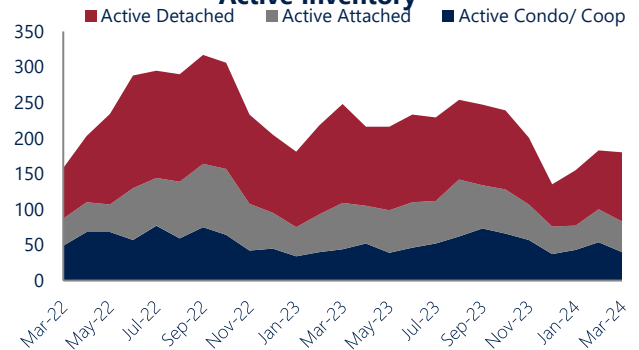
Units Sold

There was an increase in total units sold in March, with 159 sold this month in Alexandria versus 154 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 18% versus March 2023.

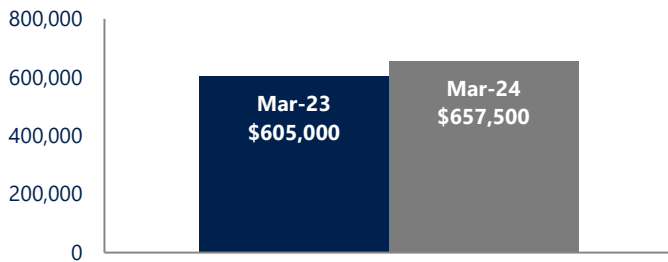
Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 27%. The total number of active inventory this March was 180 compared to 248 in March 2023. This month's total of 180 is lower than the previous month's total supply of available inventory of 183, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Alexandria Homes was \$605,000. This March, the median sale price was \$657,500, an increase of 9% or \$52,500 compared to last year. The current median sold price is 15% higher than in February.

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.



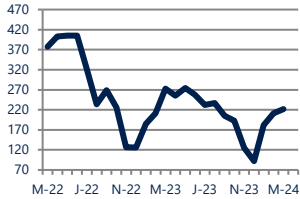
Focus On: Alexandria Housing Market

March 2024

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

New Listings

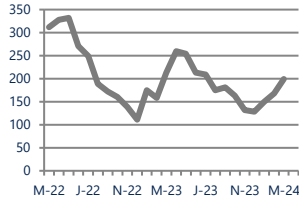
222



Down -19%
Vs. Year Ago

Current Contracts

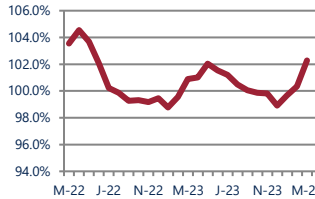
199



Down -7%
Vs. Year Ago

Sold Vs. List Price

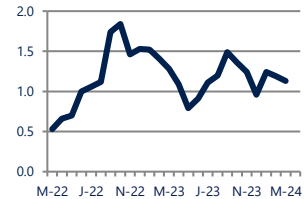
102.3%



Up 1.4%
Vs. Year Ago

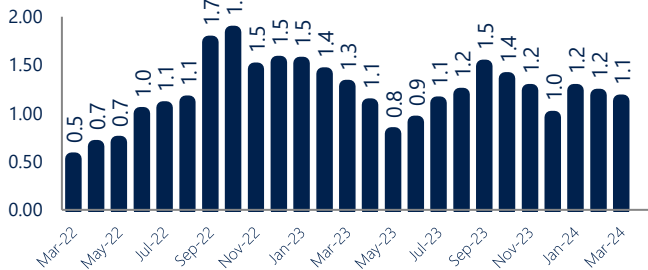
Months of Supply

1.1



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.1 months of supply available in Alexandria, compared to 1.3 in March 2023. That is a decrease of 12% versus a year ago.

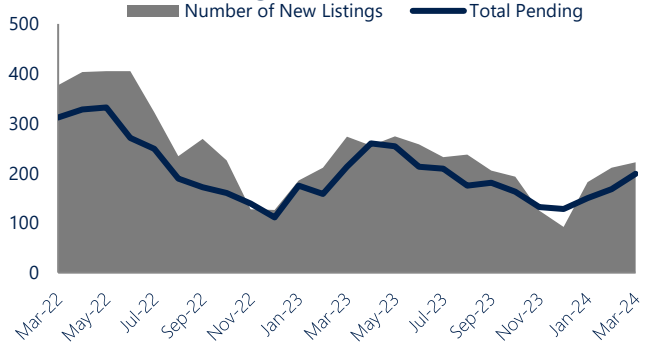
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

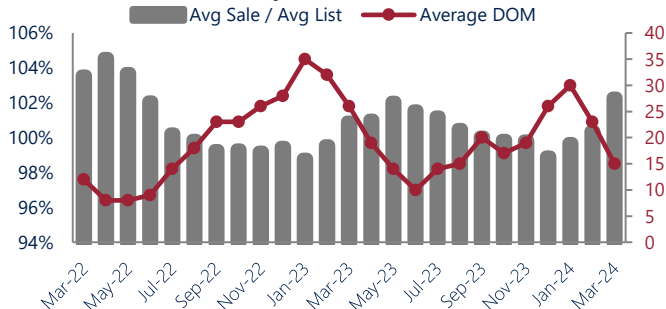
This month there were 222 homes newly listed for sale in Alexandria compared to 273 in March 2023, a decrease of 19%.

There were 199 current contracts pending sale this March compared to 213 a year ago. The number of current contracts is 7% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Alexandria was 102.3% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 26, a decrease of 42%.

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