



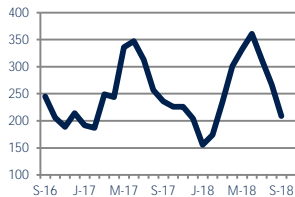
Focus On: Alexandria Housing Market

September 2018

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

Units Sold

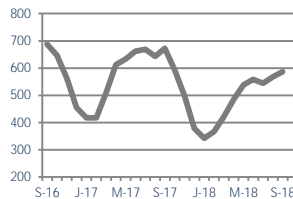
209



Down -11%
Vs. Year Ago

Active Inventory

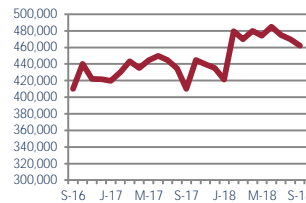
587



Down -13%
Vs. Year Ago

Median Sale Price

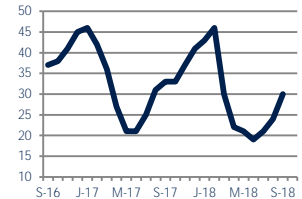
\$462,000



Up 13%
Vs. Year Ago

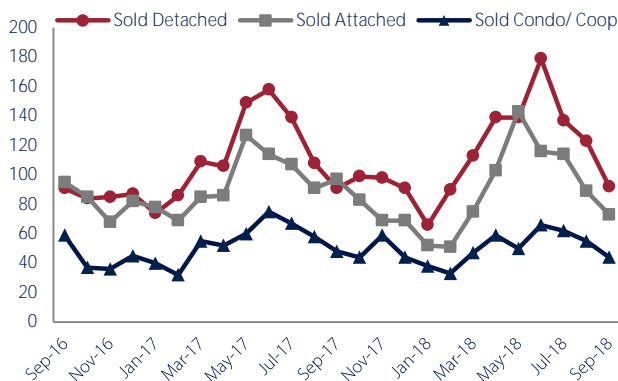
Days On Market

30



Down -9%
Vs. Year Ago

Units Sold*



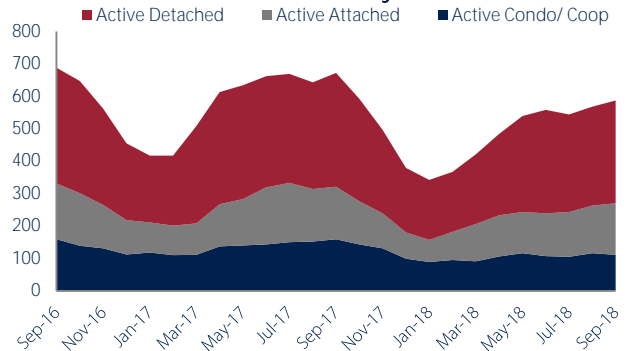
Units Sold

There was a decrease in total units sold in September, with 209 sold this month in Alexandria versus 267 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 13%. The total number of active inventory this September was 587 compared to 672 in September 2017. This month's total of 587 is higher than the previous month's total supply of available inventory of 568, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Alexandria Homes was \$410,000. This September, the median sale price was \$462,000, an increase of 13% or \$52,000 compared to last year. The current median sold price is 2% lower 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.

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.



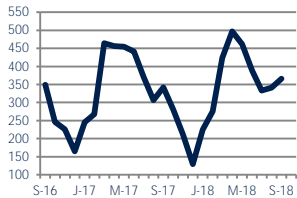
Focus On: Alexandria Housing Market

September 2018

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

New Listings

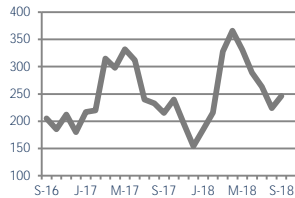
366



Up 7%
Vs. Year Ago

Current Contracts

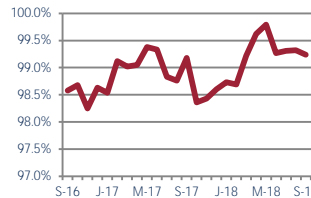
246



Up 14%
Vs. Year Ago

Sold Vs. List Price

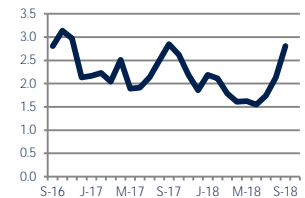
99.2%



No Change
Vs. Year Ago

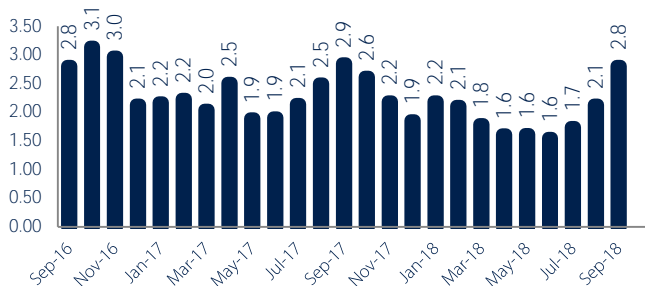
Months of Supply

2.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

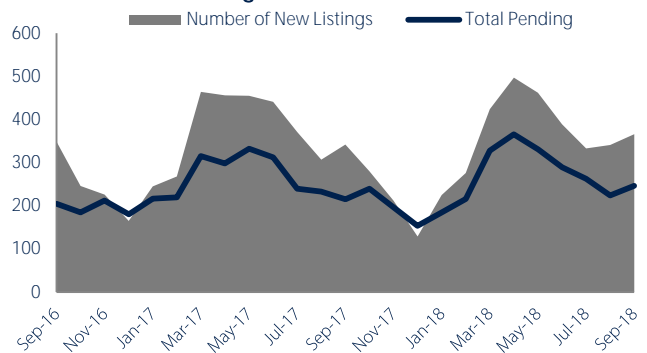
In September, there was 2.8 months of supply available in Alexandria. The amount of supply is similar compared to a year ago.

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.

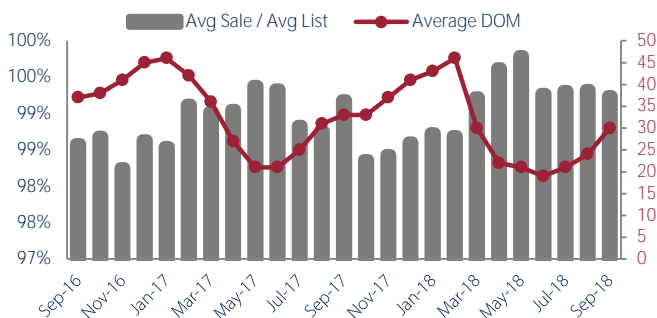
New Listings & Current Contracts

This month there were 366 homes newly listed for sale in Alexandria compared to 342 in September 2017, an increase of 7%. There were 246 current contracts pending sale this September compared to 215 a year ago. The number of current contracts is 14% 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 was 99.2% 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 30, lower than the average last year, which was 33, a decrease of 9%.



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