

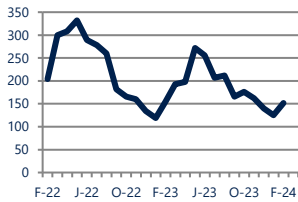


**Focus On: Alexandria Housing Market**

February 2024

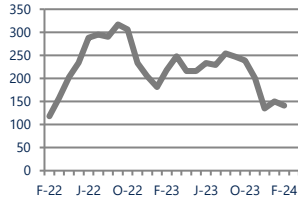
Zip Code(s): 22303, 22306, 22307, 22308, 22309, 22310, 22312 and 22315

**Units Sold**  
152



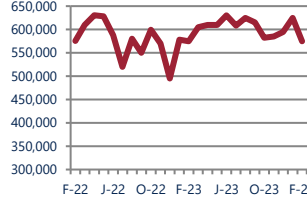
**Down -2%**  
Vs. Year Ago

**Active Inventory**  
141



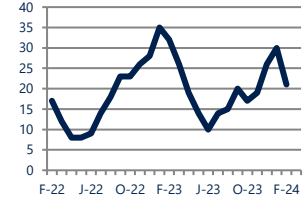
**Down -35%**  
Vs. Year Ago

**Median Sale Price**  
\$575,000



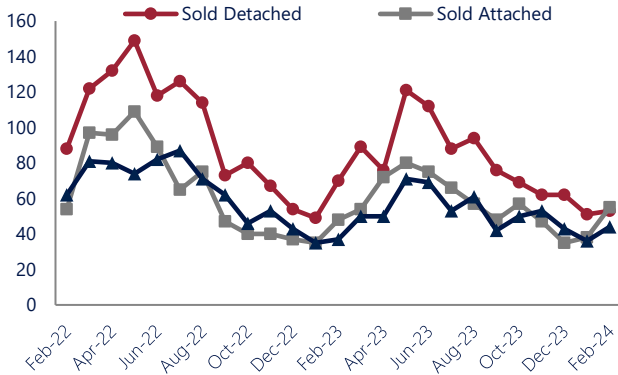
**No Change**  
Vs. Year Ago

**Days On Market**  
21



**Down -34%**  
Vs. Year Ago

**Units Sold\***



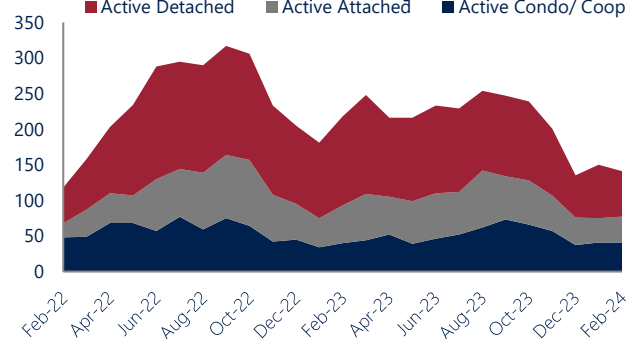
**Units Sold**

There was an increase in total units sold in February, with 152 sold this month in Alexandria versus 125 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 2% versus February 2023.

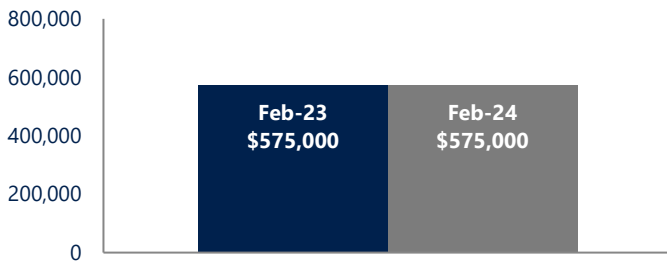
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 77 units or 35%. The total number of active inventory this February was 141 compared to 218 in February 2023. This month's total of 141 is lower than the previous month's total supply of available inventory of 150, a decrease of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last February, the median sale price for Alexandria Homes was \$575,000. This February, the median sale price was \$575,000, which is similar compared to a year ago. The current median sold price is 8% 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 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.



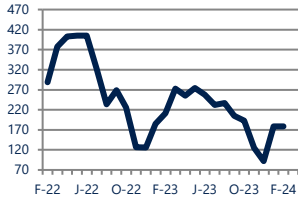
## Focus On: Alexandria Housing Market

February 2024

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

### New Listings

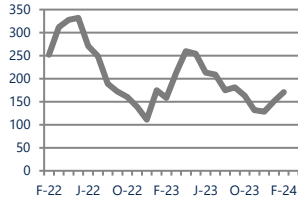
179



Down -15%  
Vs. Year Ago

### Current Contracts

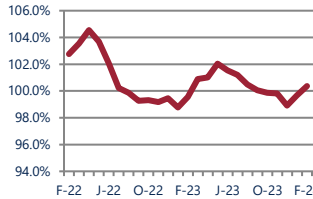
171



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

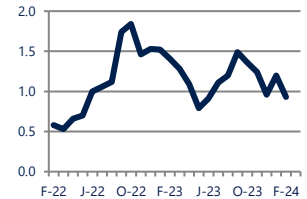
100.4%



Up 0.8%  
Vs. Year Ago

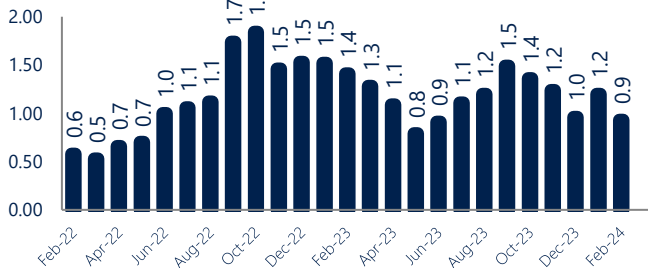
### Months of Supply

0.9



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In February, there was 0.9 months of supply available in Alexandria, compared to 1.4 in February 2023. That is a decrease of 34% versus a year ago.

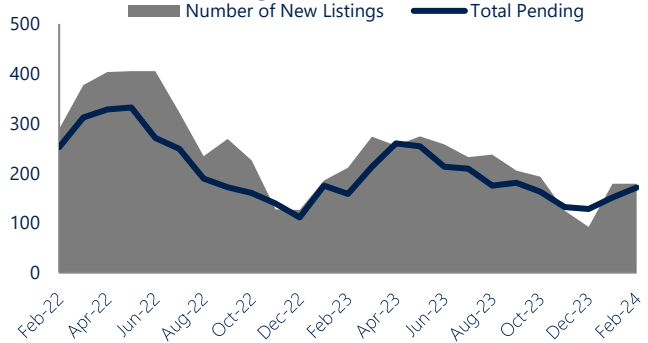
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

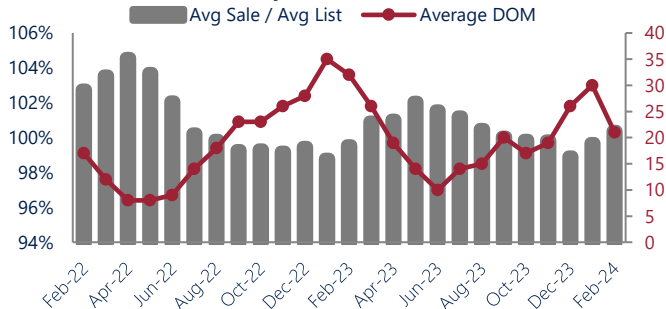
This month there were 179 homes newly listed for sale in Alexandria compared to 211 in February 2023, a decrease of 15%.

There were 171 current contracts pending sale this February compared to 158 a year ago. The number of current contracts is 8% higher than 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 was 100.4% of the average list price, which is 0.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 32, a decrease of 34%.

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