

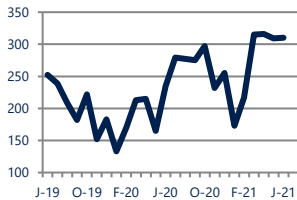


Focus On: Alexandria City Housing Market

June 2021

Units Sold

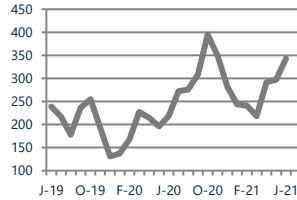
310



Up 32%
Vs. Year Ago

Active Inventory

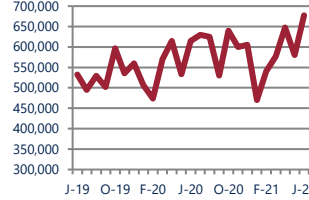
343



Up 57%
Vs. Year Ago

Median Sale Price

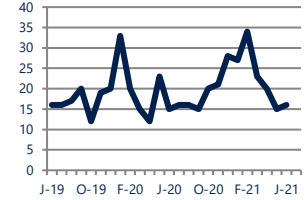
\$677,500



Up 10%
Vs. Year Ago

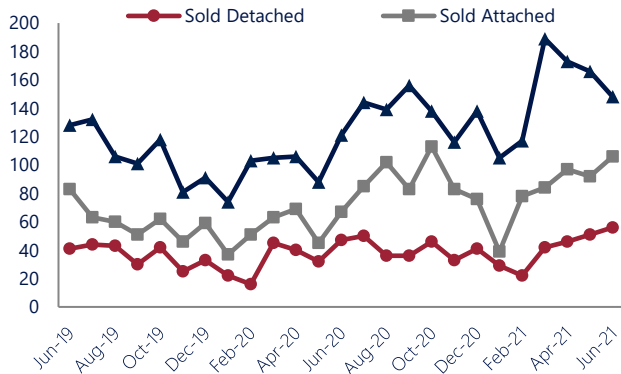
Days On Market

16



Up 7%
Vs. Year Ago

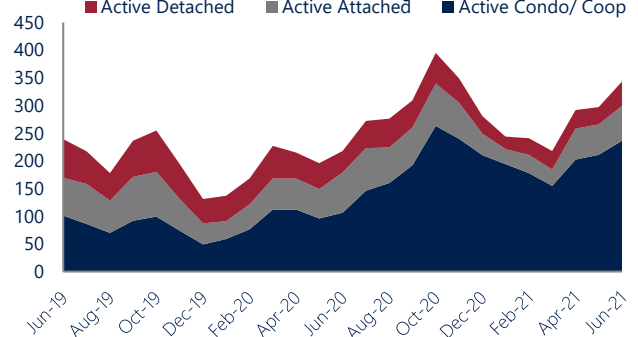
Units Sold*



Units Sold

The number of units sold remained stable in June, with 310 sold this month in Alexandria City. This month's total units sold was higher than at this time last year, an increase of 32% versus June 2020.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 125 units or 57%. The total number of active inventory this June was 343 compared to 218 in June 2020. This month's total of 343 is higher than the previous month's total supply of available inventory of 297, an increase of 15%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Alexandria City Homes was \$614,500. This June, the median sale price was \$677,500, an increase of 10% or \$63,000 compared to last year. The current median sold price is 17% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



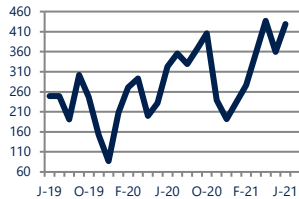
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

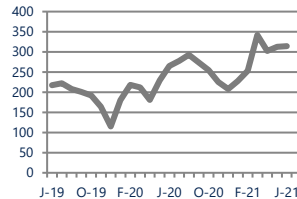
429



Up 33%
Vs. Year Ago

Current Contracts

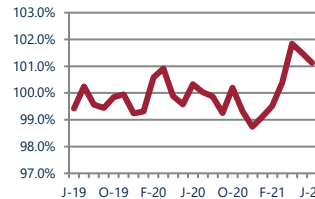
314



Up 18%
Vs. Year Ago

Sold Vs. List Price

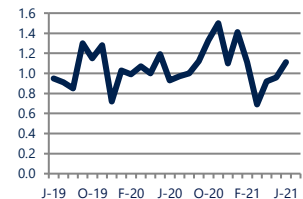
101.1%



Up 0.8%
Vs. Year Ago

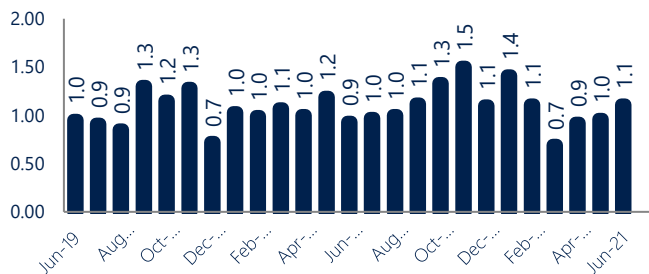
Months of Supply

1.1



Up 19%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

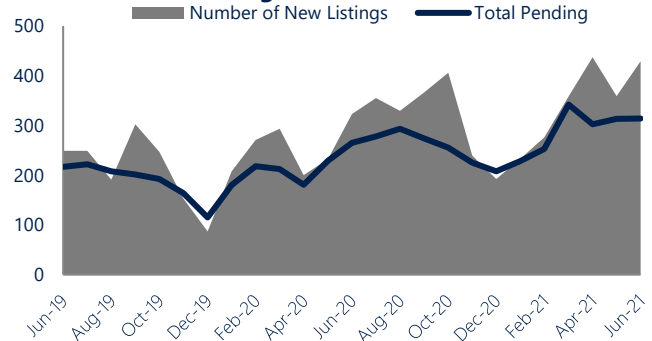
This month there were 429 homes newly listed for sale in Alexandria City compared to 323 in June 2020, an increase of 33%. There were 314 current contracts pending sale this June compared to 265 a year ago. The number of current contracts remained stable as compared to last June.

Months of Supply

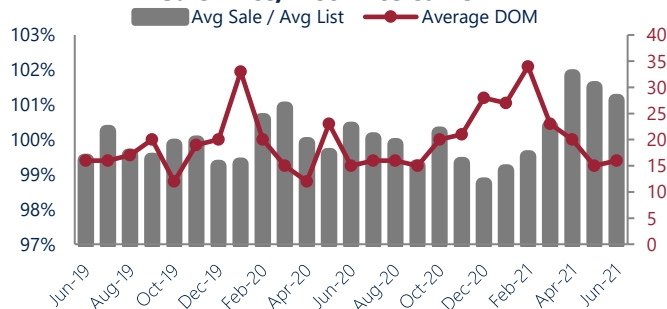
In June, there was 1.1 months of supply available in Alexandria City, compared to 0.9 in June 2020. That is an increase of 19% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Alexandria City was 101.1% 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 16, higher than the average last year, which was 15, an increase of 7%.



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