

County: Alexandria City



Price Range: All | Properties: Single Family - Condo - TwnHm

## Market Profile & Trends Overview

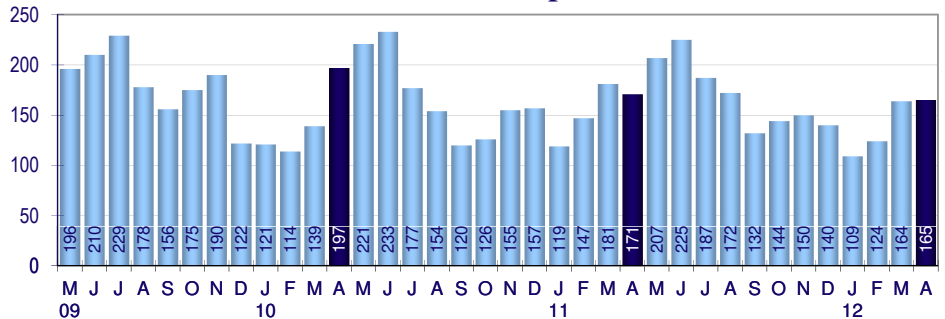
	Trending versus*:				Trending versus*:			
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$519,900	↑		↑				
Average List Price of all Current Listings	\$690,102	↑		↑				
April Median Sales Price	\$469,900	↑	↑	↑	↑	\$415,000	↑	↓
April Average Sales Price	\$501,108	↑	↑	↑	↑	\$457,685	↑	↓
Total Properties Currently for Sale (Inventory)	421	↓		↓				
April Number of Properties Sold	165	↔		↓		562	↓	
April Average Days on Market (Solds)	55	↓	↓	↓	↓	64	↓	↑
April Month's Supply of Inventory	2.6	↓	↓	↓	↓	3.0	↓	↓
April Sale Price vs List Price Ratio	98.2%	↔	↑	↔	↑	97.7%	↑	↑

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2011) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

## Property Sales

April Property sales were 165, down 3.5% from 171 in April of 2011 and 0.6% higher than the 164 sales last month. April 2012 sales were at their lowest level compared to April of 2011 and 2010. April YTD sales of 562 are running 9.1% behind last year's year-to-date sales of 618.

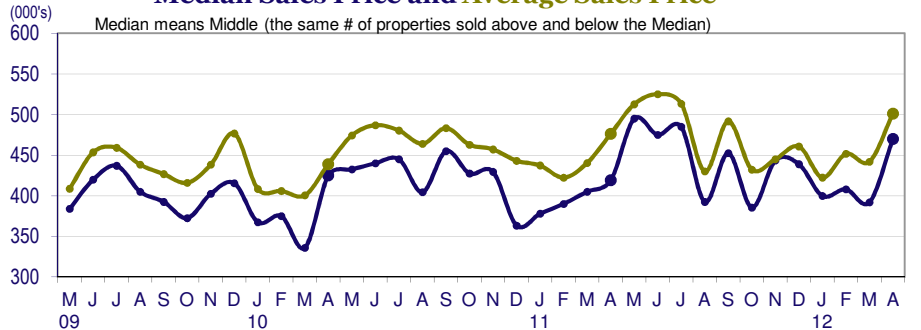
### Number of Properties Sold



## Prices

The Median Sales Price in April was \$469,900, up 12.1% from \$419,000 in April of 2011 and up 19.9% from \$391,950 last month. The Average Sales Price in April was \$501,108, up 5.2% from \$476,172 in April of 2011 and up 13.4% from \$441,925 last month. April 2012 ASP was at the highest level compared to April of 2011 and 2010.

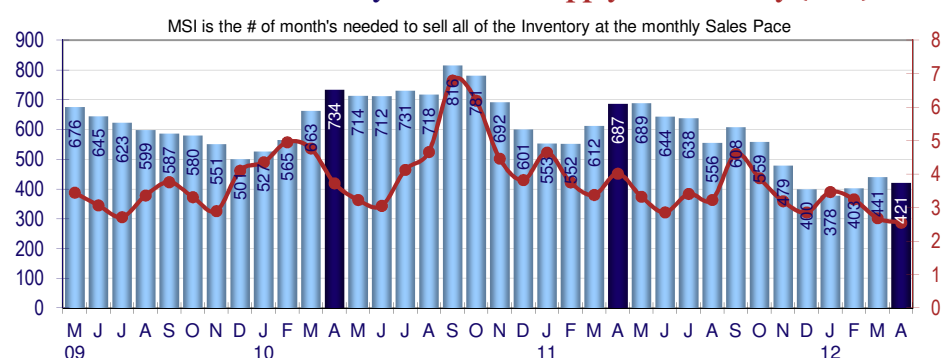
### Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of April was 421, down 4.5% from 441 last month and down 38.7% from 687 in April of last year. April 2012 Inventory was at its lowest level compared with April of 2011 and 2010.

### Total Inventory & Month's Supply of Inventory (MSI)



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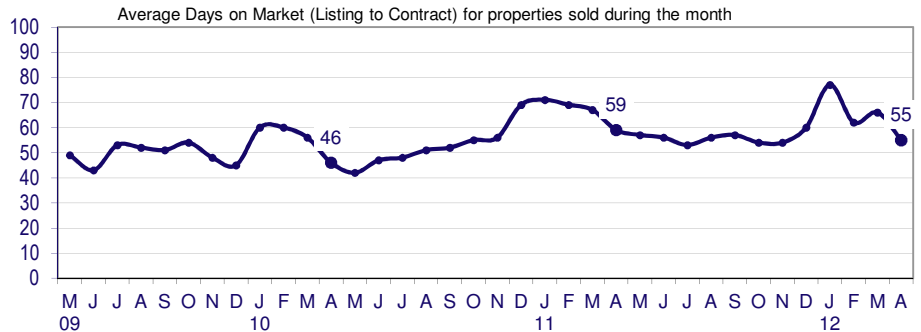


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## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 55, down 16.7% from 66 days last month and down 6.8% from 59 days in April of last year. The April 2012 DOM was at a mid level compared with April of 2011 and 2010.

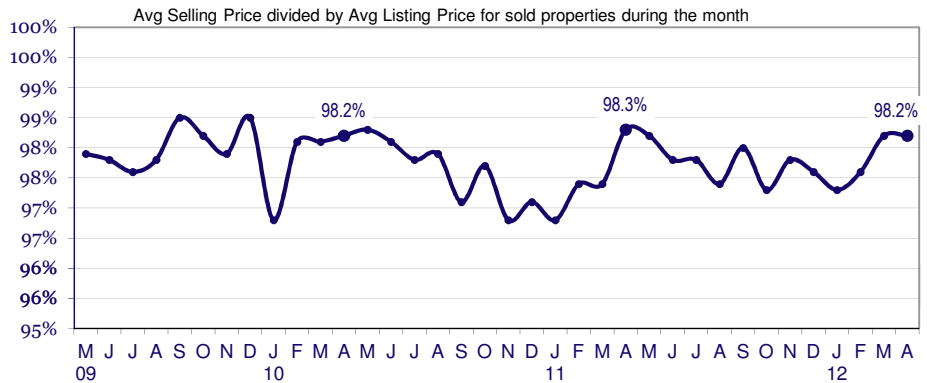
## Days On Market for Sold Properties



## Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2012 Selling Price vs Original List Price of 98.2% was equal to 98.2% last month and down from 98.3% in April of last year.

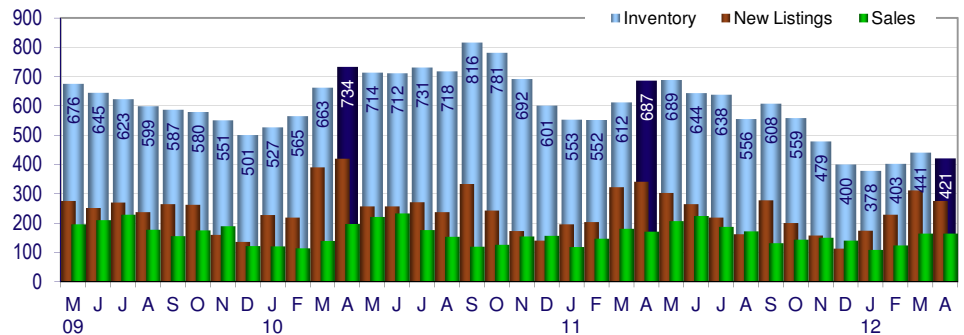
## Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2012 was 276, down 11.5% from 312 last month and down 19.1% from 341 in April of last year.

## Inventory / New Listings / Sales



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