

MARKET ACTIVITY REPORT

*Housing Market Activity, Supply
Levels & Inventory Trends*

Adam Tabaka



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$716,240	\$721,320 -0.7%	\$714,030 +0.31%	\$697,520 +2.68%	\$703,570 +1.8%	\$670,130 +6.88%
Median Sold Price Last Updated: 9/30/2026	\$650,000	\$750,000 -13.33%	\$780,000 -16.67%	\$745,875 -12.85%	\$699,900 -7.13%	\$601,950 +7.98%
Median List Price Last Updated: 9/30/2026	\$509,000	\$449,000 +13.36%	\$445,000 +14.38%	\$489,950 +3.89%	\$569,875 -10.68%	\$699,000 -27.18%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

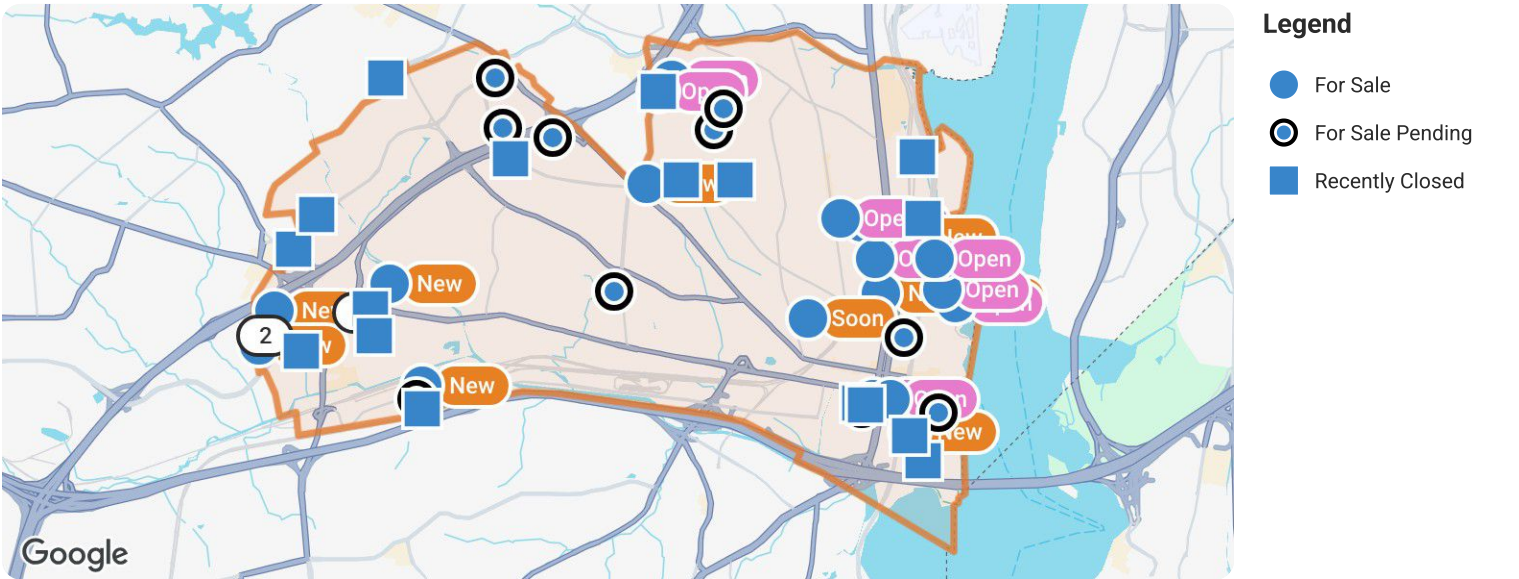
Market Activity

Market Activity Filters

- Sort Order: Date
- Maximum Properties Per Change Type: 20
- Change Types: New Listings, Price Change, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last Week

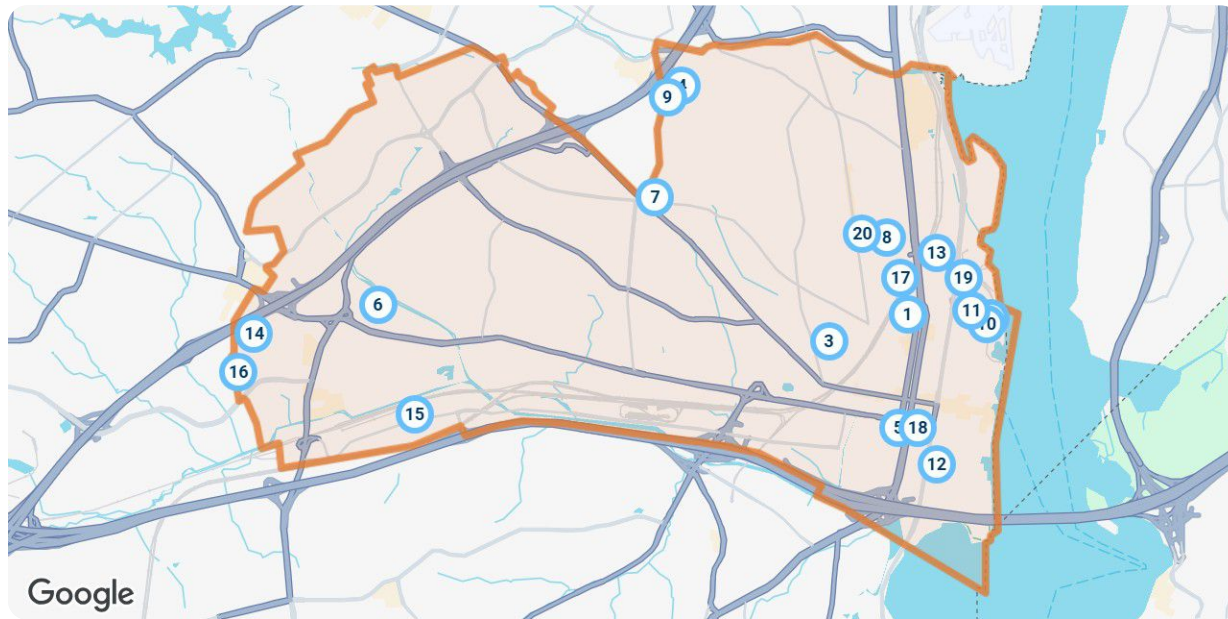


	New	Pending	Closed
Number of Properties	20	4	20
Lowest Listing Price / Est.Value	\$199,000	\$330,000	\$150,000
Median Listing Price / Est.Value	\$437,450	\$2,032,500	\$827,500
Highest Listing Price / Est.Value	\$1,495,000	\$2,700,000	\$1,675,000
Average Price / sqft	\$450	\$531	\$521
Median Price / sqft	\$426	\$439	\$511
Average Days in RPR	2	17	40
Median Days in RPR	2	14	9
Total Volume	\$11,728,589	\$7,095,000	\$18,492,347
Source	Listings	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

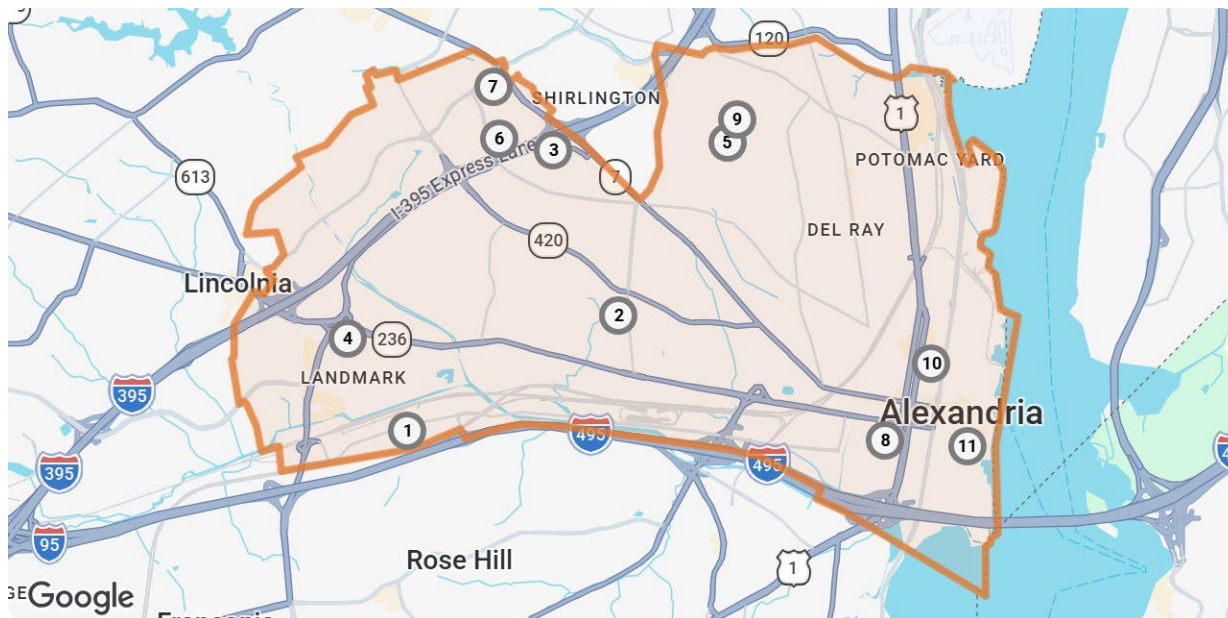
New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		1017 Bernard St Alexandria, VA 22314 MLS ID: VAAX2067260 ● Active / For Sale <i>Listing Courtesy of Compass</i>	Condo/Townhouse/Apt.	4/5	1,919	—	2017	10/18/2026 — days \$1,035,000 \$539/sq ft
2		3203 Valley Dr Alexandria, VA 22302 MLS ID: VAAX2066480 ● Active / For Sale <i>Listing Courtesy of Pearson Smith Realty, LLC</i>	Condo/Townhouse/Apt.	2/1	930	—	1942	10/18/2026 — days \$375,000 \$403/sq ft
3		1706 W Abingdon Dr, Apt 201 Alexandria, VA 22314 MLS ID: VAAX2067622 ● Active / For Sale <i>Listing Courtesy of Corcoran McEneaney</i>	Condo/Townhouse/Apt.	1/1	610	—	1942	10/17/2026 1 day \$300,000 \$492/sq ft
4		545 E Braddock Rd E, Apt 204 Alexandria, VA 22314 MLS ID: VAAX2067592 ● Active / For Sale <i>Listing Courtesy of CENTURY 21 New Millennium</i>	Single Family	2/1	912	—	1987	10/17/2026 1 day \$534,900 \$587/sq ft
5		807 N Howard St, Apt 319 Alexandria, VA 22304 MLS ID: VAAX2067380 ● Active Under Contract / For Sale <i>Listing Courtesy of Engel & Volkers Washington, DC</i>	Single Family	2/2	1,021	—	1974	10/13/2026 5 days \$309,999 \$304/sq ft

New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 1225 Martha Custis Dr, Apt 905 Alexandria, VA 22302 MLS ID: VAAX2067400 ● Active / For Sale <i>Listing Courtesy of Corcoran McEneaney</i>	Condo/Townhouse/Apt.	1/1	596	—	1980	10/17/2026 1 day	\$199,000 \$334/sq ft
7	 439 Stanton Pl Alexandria, VA 22304 MLS ID: VAAX2067002 ● Active / For Sale <i>Listing Courtesy of Redfin Corporation</i>	Condo/Townhouse/Apt.	4/4	2,000	2,178 sqft	1999	10/17/2026 1 day	\$799,990 \$400/sq ft
8	 701 Swann Ave, Apt 406 Alexandria, VA 22301 MLS ID: VAAX2067418 ● Active / For Sale <i>Listing Courtesy of TTR Sotheby's International Realty</i>	Condo/Townhouse/Apt.	1/2	1,060	—	2023	10/17/2026 1 day	\$750,000 \$708/sq ft
9	 701 Swann Ave, Apt 606 Alexandria, VA 22301 MLS ID: VAAX2067268 ● Active / For Sale <i>Listing Courtesy of TTR Sotheby's International Realty</i>	Condo/Townhouse/Apt.	1/2	1,060	—	2023	10/17/2026 1 day	\$799,000 \$754/sq ft
10	 606 W Windsor Ave Alexandria, VA 22302 MLS ID: VAAX2067528 ● Active / For Sale <i>Listing Courtesy of Redfin Corporation</i>	Single Family	3/2	2,050	5,282 sqft	1946	10/17/2026 1 day	\$1,135,000 \$554/sq ft
11	 3320 S 28th St, Apt 203 Alexandria, VA 22302 MLS ID: VAAX2066684 ● Active / For Sale <i>Listing Courtesy of LPT Realty, LLC</i>	Condo/Townhouse/Apt.	2/1	890	—	1961	10/16/2026 2 days	\$299,000 \$336/sq ft
12	 3302 Coryell Ln Alexandria, VA 22302 MLS ID: VAAX2067618 ● Active / For Sale <i>Listing Courtesy of Samson Properties</i>	Condo/Townhouse/Apt.	1/1	805	—	1941	10/16/2026 2 days	\$298,000 \$370/sq ft
13	 415 Crown View Dr Alexandria, VA 22314 MLS ID: VAAX2061046 ● Active / For Sale <i>Listing Courtesy of Compass</i>	Single Family	4/3	3,377	10,619 sqft	1956	10/16/2026 2 days	\$1,495,000 \$443/sq ft
14	 4600 Duke St, Apt 1009 Alexandria, VA 22304 MLS ID: VAAX2067582 ● Active / For Sale <i>Listing Courtesy of Kaga Realty Group LLC</i>	Condo/Townhouse/Apt.	3/2	1,472	—	1967	10/16/2026 2 days	\$289,900 \$197/sq ft
15	 5911 Edsall Rd, Ph 10 Alexandria, VA 22304 MLS ID: VAAX2067540 ● Active / For Sale <i>Listing Courtesy of Redfin Corporation</i>	Single Family	1/1	673	—	1978	10/16/2026 2 days	\$230,000 \$342/sq ft

New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
16		4860 Eisenhower Ave, Unit 489 Alexandria, VA 22304 MLS ID: VAAX2067564 ● Active / For Sale	Condo/Townhouse/Apt.	2/1	935	—	2003	10/16/2026 2 days	\$339,900 \$364/sq ft
Listing Courtesy of RE/MAX Distinctive Real Estate, Inc.									
17		500 S Fayette St Alexandria, VA 22314 MLS ID: VAAX2066624 ● Active / For Sale	Condo/Townhouse/Apt.	3/4	2,265	2,178 sqft	2001	10/16/2026 2 days	\$1,299,000 \$574/sq ft
Listing Courtesy of Serhant									
18		801 N Howard St, Apt 372 Alexandria, VA 22304 MLS ID: VAAX2067392 ● Active / For Sale	Condo/Townhouse/Apt.	1/1	534	—	1974	10/16/2026 2 days	\$228,000 \$427/sq ft
Listing Courtesy of Long & Foster Real Estate, Inc.									
19		108 S Ingram St S Alexandria, VA 22304 MLS ID: VAAX2067316 ● Active / For Sale	Condo/Townhouse/Apt.	2/2	1,114	3,000 sqft	1954	10/16/2026 2 days	\$499,900 \$449/sq ft
Listing Courtesy of KW Metro Center									
20		1809 Kenwood Ave, Unit 301 Alexandria, VA 22302 MLS ID: VAAX2067352 ● Active / For Sale	Condo/Townhouse/Apt.	2/3	1,204	—	1993	10/16/2026 2 days	\$512,000 \$425/sq ft
Listing Courtesy of Long & Foster Real Estate, Inc.									

Pending

Source: Listings



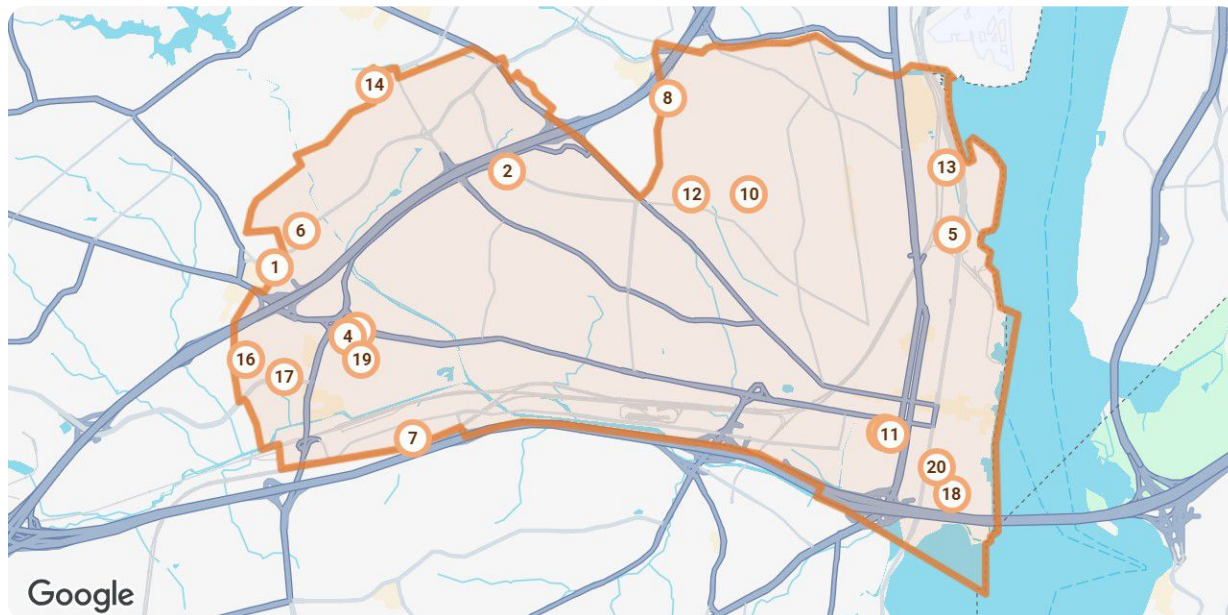
Legend

● Pending

Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		5300 Holmes Run Pkwy, Apt 60 Alexandria, VA 22304 MLS ID: VAAX2065706  Pending / For Sale <i>Listing Courtesy of Samson Properties</i>	Condo/Townhouse/Apt.	2/2	1,263	— 1975	9/11/2026 \$330,000 \$261/sq ft	10/17/2026 36 days
2		1337 Kingston Ave Alexandria, VA 22302 MLS ID: VAAX2067262  Pending / For Sale <i>Listing Courtesy of Compass</i>	Single Family	7/6	7,424	0.46 acres 1961	10/7/2026 \$2,700,000 \$364/sq ft	10/16/2026 9 days
3		910 Allison St Alexandria, VA 22302 MLS ID: VAAX2066796  Pending / For Sale <i>Listing Courtesy of Compass</i>	Single Family	4/3	3,158	10,018 sqft 1960	9/25/2026 \$1,625,000 \$515/sq ft	10/13/2026 18 days
4		1215 Duke St Alexandria, VA 22314 MLS ID: VAAX2066730  Pending / For Sale <i>Listing Courtesy of Compass</i>	Single Family	3/3	2,480	4,356 sqft 1880	10/8/2026 \$2,440,000 \$984/sq ft	10/11/2026 3 days

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %		
1		3310 S 28th St S, Apt 102 Alexandria, VA 22302 MLS ID: VAAX2059776		Single Family	2/2	960	— 1961	10/16/2026 136 days	\$300,000 \$313/sq ft	 3.23%
		■ Closed / For Sale								
Courtesy of Compass										

Market Activity Report

Alexandria, Virginia

Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
2	 5139 Brawner Pl Alexandria, VA 22304 MLS ID: VAAX2060314 Closed / For Sale Courtesy of Compass	Condo/Townhouse/Apt.	4/5	3,189	1,737 sqft 2007	10/16/2026 90 days	\$1,145,000 \$359/sq ft	↓ 0.43%
3	 1709 Maple Hill Pl Alexandria, VA 22302 MLS ID: VAAX2065622 Closed / For Sale Courtesy of Berkshire Hathaway HomeServices PenFed Realty	Single Family	5/3	2,718	9,439 sqft 1977	10/16/2026 6 days	\$1,250,000 \$460/sq ft	↑ 0.01%
4	 107 Pommander Walk Alexandria, VA 22314 MLS ID: VAAX2065720 Closed / For Sale Courtesy of RLAH @properties	Condo/Townhouse/Apt.	3/3	2,730	1,420 sqft 1971	10/16/2026 5 days	\$1,415,000 \$518/sq ft	↑ 1.43%
5	 910 Powhatan St, Unit 206S Alexandria, VA 22314 MLS ID: VAAX2065974 Closed / For Sale Courtesy of Corcoran McEneaney	Condo/Townhouse/Apt.	2/2	1,225	– 2010	10/16/2026 13 days	\$745,000 \$608/sq ft	↓ 1.32%
6	 5405 Richenbacher Ave Alexandria, VA 22304 MLS ID: VAAX2065788 Closed / For Sale Courtesy of Long & Foster Real Estate, Inc.	Condo/Townhouse/Apt.	3/4	2,310	2,376 sqft 1968	10/16/2026 10 days	\$665,000 \$288/sq ft	↓ 2.06%
7	 620 S Saint Asaph St Alexandria, VA 22314 MLS ID: VAAX2065144 Closed / For Sale Courtesy of Corcoran McEneaney	Single Family	3/3	1,816	3,710 sqft 1850	10/16/2026 4 days	\$1,675,000 \$922/sq ft	↑ 1.58%
8	 225 E Spring St Alexandria, VA 22301 MLS ID: VAAX2064336 Closed / For Sale Courtesy of TTR Sotheby's International Realty	Single Family	4/3	1,825	5,212 sqft 1932	10/16/2026 – days	\$1,085,000 \$595/sq ft	↑ 8.5%
9	 313 Vassar Rd Alexandria, VA 22314 MLS ID: VAAX2065828 Closed / For Sale Courtesy of Corcoran McEneaney	Single Family	5/3	2,684	8,800 sqft 1965	10/16/2026 4 days	\$1,192,347 \$444/sq ft	↑ 8.54%
10	 545 E Braddock Rd, Apt 408 Alexandria, VA 22314 MLS ID: VAAX2065658 Closed / For Sale Courtesy of Compass	Condo/Townhouse/Apt.	3/2	1,213	– 1987	10/15/2026 4 days	\$630,000 \$519/sq ft	↑ 0.8%
11	 848 W Glebe Rd Alexandria, VA 22305 MLS ID: VAAX2065860 Closed / For Sale Courtesy of Long & Foster Real Estate, Inc.	Condo/Townhouse/Apt.	3/4	2,418	1,307 sqft 2008	10/15/2026 8 days	\$875,000 \$362/sq ft	–

Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
12		2121 Jamieson Ave, Unit 1906 Alexandria, VA 22314 MLS ID: VAAX2062852 Closed / For Sale	Single Family	2/2	1,160	– 1997	10/15/2026 88 days \$585,000 \$504/sq ft	↓ 2.34%
Courtesy of KW United								
13		5801 Quantrell Ave, Apt 109 Alexandria, VA 22312 MLS ID: VAAX2060258 Closed / For Sale	Single Family	2/1	1,110	– 1963	10/15/2026 107 days \$150,000 \$135/sq ft	↓ 21.05%
Courtesy of EXP Realty, LLC								
14		711 S Royal St Alexandria, VA 22314 MLS ID: VAAX2065726 Closed / For Sale	Condo/Townhouse/Apt.	2/4	1,666	1,742 sqft 1941	10/15/2026 – days \$1,200,000 \$720/sq ft	–
Courtesy of Non Subscribing Office								
15		922 S Saint Asaph St Alexandria, VA 22314 MLS ID: VAAX2059314 Closed / For Sale	Condo/Townhouse/Apt.	3/3	2,123	2,981 sqft 1941	10/15/2026 122 days \$1,235,000 \$582/sq ft	–
Courtesy of Corcoran McEneaney								
16		1822 Carpenter Rd Alexandria, VA 22314 MLS ID: VAAX2064882 Closed / For Sale	Condo/Townhouse/Apt.	4/4	3,082	1,445 sqft 2005	10/14/2026 8 days \$1,465,000 \$475/sq ft	–
Courtesy of KW Metro Center								
17		811 N Columbus St, Apt 319 Alexandria, VA 22314 MLS ID: VAAX2064612 Closed / For Sale	Condo/Townhouse/Apt.	2/2	941	– 2026	10/14/2026 63 days \$720,000 \$765/sq ft	↓ 0.68%
Courtesy of McWilliams/Ballard Inc.								
18		111 Lake Cook Dr Alexandria, VA 22304 MLS ID: VAAX2063402 Closed / For Sale	Condo/Townhouse/Apt.	3/4	2,066	1,613 sqft 2000	10/14/2026 3 days \$780,000 \$378/sq ft	–
Courtesy of EXP Realty, LLC								
19		400 Madison St, Apt 1605 Alexandria, VA 22314 MLS ID: VAAX2066658 Closed / For Sale	Condo/Townhouse/Apt.	1/1	776	– 1975	10/14/2026 2 days \$630,000 \$812/sq ft	↑ 0.8%
Courtesy of Compass								
20		204 N Payne St N Alexandria, VA 22314 MLS ID: VAAX2065044 Closed / For Sale	Single Family	3/2	1,148	2,880 sqft 1920	10/14/2026 43 days \$750,000 \$653/sq ft	↓ 2.47%
Courtesy of Real Property Management Pros								

Market Trends

Market Trends for Alexandria, Virginia

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.46

5.49% MoM

Sold to List Price %

99.2%

0.07% MoM

Median Days in RPR

15

6.25% MoM

Median Sold Price

\$650,000

13.33% MoM

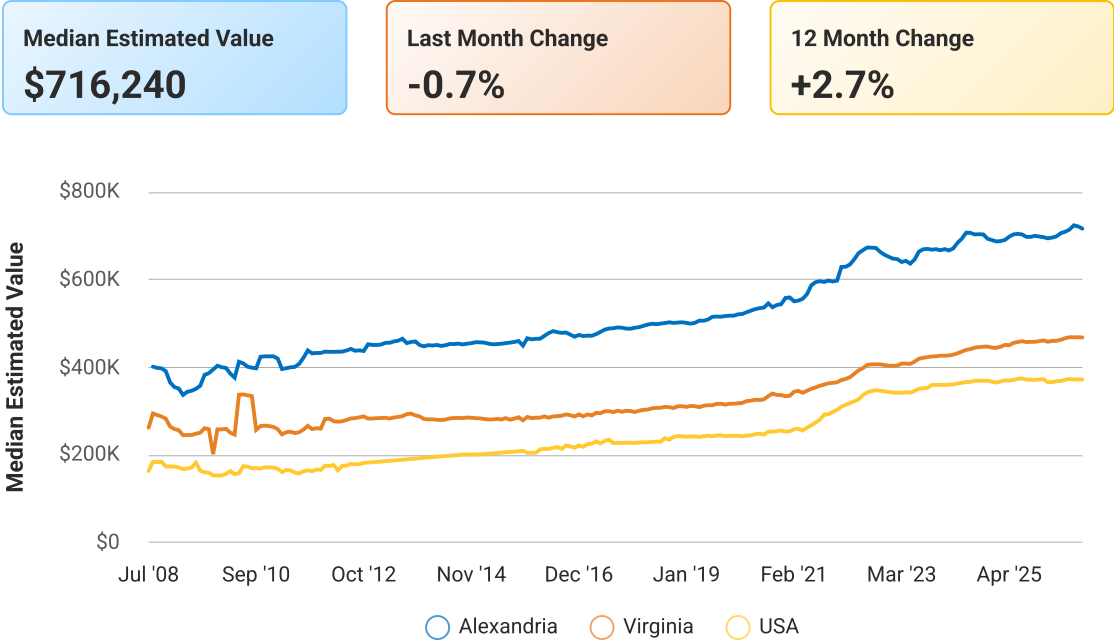
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2026 Active Listings

Alexandria, Virginia

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$509,000

↑ 13.4% Month over Month



September 2026 Sold Listings

Alexandria, Virginia

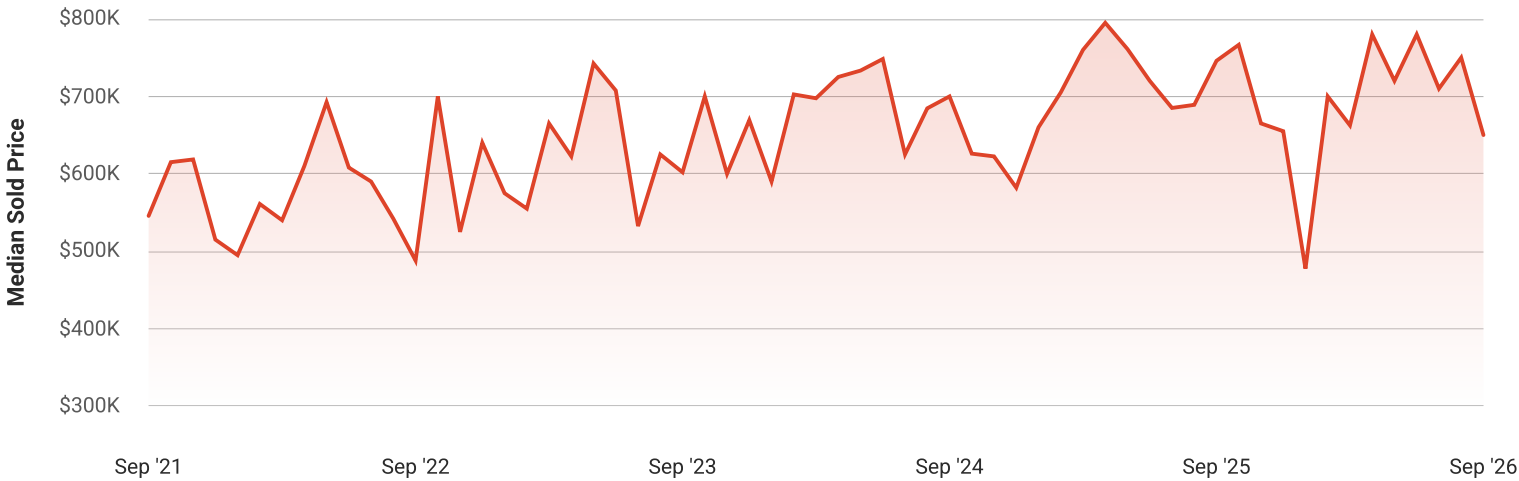
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

Median Sold Price - \$650,000

 13.3% Month over Month

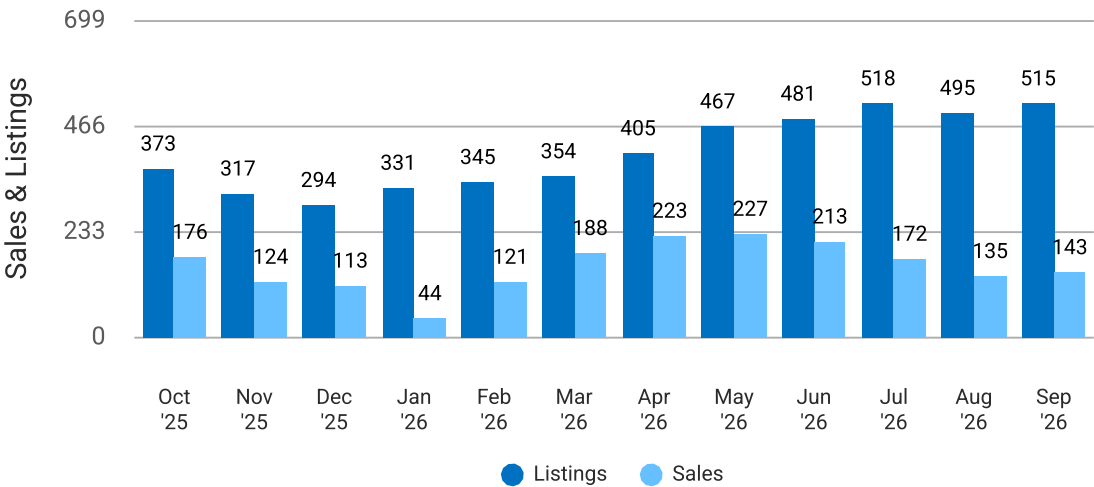


Total Sales and Active Listings in Alexandria, Virginia

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



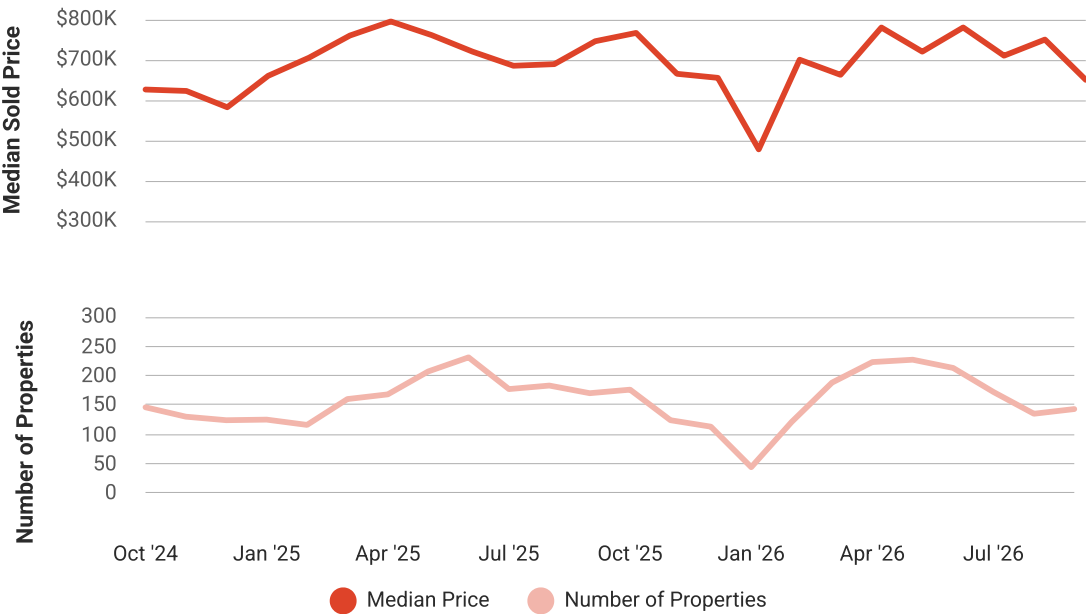
Median Sold Price vs Sold Listings in Alexandria, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



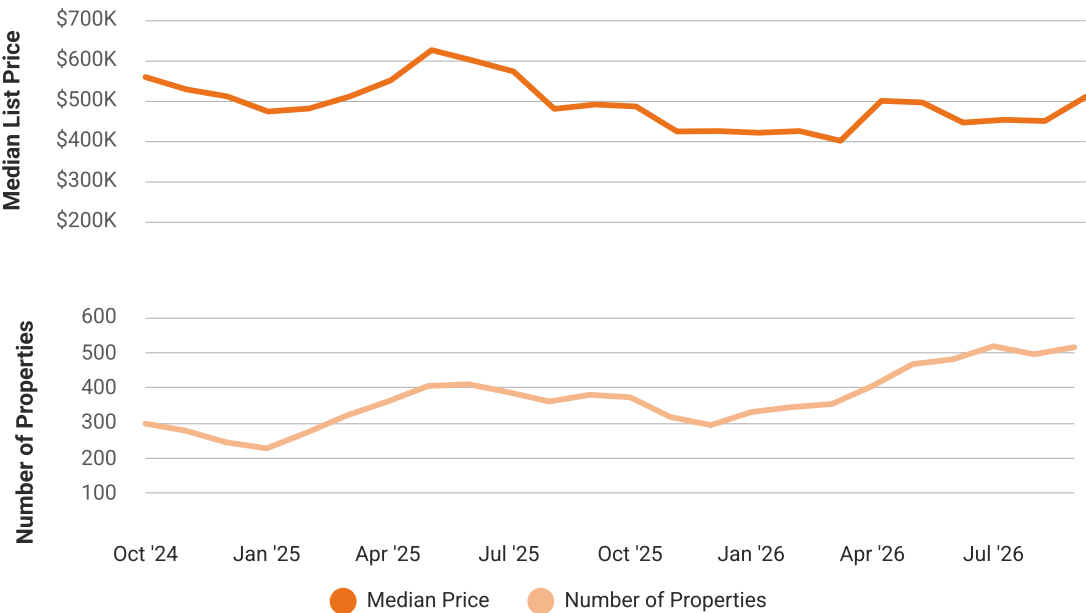
Median List Price vs Active Listings in Alexandria, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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