Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

April 2023
Alexandria City, VA

New Listings — 193

▼ -6.3%
from Mar 2023: **206**

▼ -50.3%
from Apr 2022: **388**

YTD	2023	2022	+/-
	815	1,205	-32.4%

5-year Apr average: **304**

New Pendings — 196

▲ 2.1%
from Mar 2023: **192**

▼ -31.2%
from Apr 2022: **285**

YTD	2023	2022	+/-
	732	1,049	-30.2%

5-year Apr average: **253**

Closed Sales — 184

▼ -4.7%
from Mar 2023: **193**

▼ -33.8%
from Apr 2022: **278**

YTD	2023	2022	+/-
	629	929	-32.3%

5-year Apr average: **243**

Median Sold Price — $622,500

▼ -6.4%
from Mar 2023: **$665,000**

▲ 0.8%
from Apr 2022: **$617,500**

YTD	2023	2022	+/-
	$610,000	$557,000	9.5%

5-year Apr average: **$613,200**

Closed Sales ▪ Median Sold Price ($1,000s)

Active Listings — 154

154

Min 154 — 198 (5-year Apr average) — Max 263

Mar 2023	Apr 2022
153	217

Avg DOM — 18

18

Min 9 — 14 (5-year Apr average) — Max 19

Mar 2023	Apr 2022	YTD
25	9	27

Avg Sold to OLP Ratio — 100.4%

100.4%

Min 100.2% — 101.0% (5-year Apr average) — Max 102.6%

Mar 2023	Apr 2022	YTD
99.6%	102.6%	99.0%

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