# June 2019

All Home Types Condo & Coop

## Local Market Insight

Alexandria, VA



Presented by Louis Taylor EXP Realty, LLC. Email: louis.taylor@exprealty.com Work Phone: 703-452-2429 Mobile Phone: 818-849-4029 Web: https://www.ClientFirstApproach.com

## June 2019

Alexandria, VA

New Listings			616		
+-17.1%		+12.9%			
from May 2019:		from Jun 2018:			
743		707			
YTD	2019	2018	+/-		
	<b>3,615</b>	<b>4,228</b>	-14.5%		
5-year Jun average: <b>705</b>					

New Pendings		520		
+-12.8%		+-10.7%		
from May 2019:		from Jun 2018:		
596		582		
YTD	2019	2018	+/-	
	<b>3,138</b>	<b>3,411</b>	-8.0%	
5-year Jun average: <b>555</b>				

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Closed Sales		547	
	<b>-8.5%</b> May 2019: <b>598</b>	+-15.2% from Jun 2018: 645	
YTD	2019 <b>2,823</b>	2018 <b>2,912</b>	+/- -3.1%
5-year Jun average: <b>597</b>			

Median Sold Price		\$520,000		
<b>3.0%</b>		1.0%		
from May 2019:		from Jun 2018:		
<b>\$505,000</b>		\$515,000		
YTD	2019	2018	+/-	
	<b>\$500,000</b>	<b>\$492,500</b>	1.5%	
5-year Jun average: <b>\$495,200</b>				







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Alexandria, VA - Condo & Coop

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Medi Sold	an Price	\$288,000		
<b>1.1%</b>		<b>3.4%</b>		
from May 2019:		from Jun 2018:		
<b>\$285,000</b>		<b>\$278,400</b>		
YTD	2019	2018	+/-	
	<b>\$288,000</b>	<b>\$268,000</b>	7.5%	
5-year Jun average: <b>\$276,980</b>				

#### Summary

In Alexandria, VA, the median sold price for Condo & Coop properties for June was \$288,000, representing an increase of 1.1% compared to last month and an increase of 3.4% from Jun 2018. The average days on market for units sold in June was 23 days, 55% below the 5-year June average of 51 days. There was an 11.7% month over month decrease in new contract activity with 174 New Pendings; a 7.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 190; and an 11.4% increase in supply to 117 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 1.96 in May and an increase from 0.77 in June 2018. The Contract Ratio is 91% higher than the 5-year June average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market market is moving in the buyer's favor.

Active I	Listings	117	Avg DOM		23	Avg Sold t OLP Ratio	to <b>1</b>	00.1%
117 Min	<u>^</u>	Max	23 Min		Max	Min		100.1% Max
117	327 5-year Jun averag	452	23	51 year Jun avera	70	97.1%	98.2% year Jun aver	100.1%
May 20 <sup>-</sup> <b>105</b>	19 Jun 2018 <b>298</b>		May 2019 <b>18</b>	Jun 2018 <b>46</b>	YTD <b>31</b>	May 2019 <b>101.2%</b>	Jun 2018 <b>98.5%</b>	YTD 100.0%

