

Metropolitan Regional Information Systems, Inc. Real Estate Trend Indicator - Detached/Attached Report - <\$30K to >\$500K

Alexandria City, VA

From: 04/01/2008 to 04/30/2008

Statistics generated on: 05/07/2008

Price Class	Residential Unit Sales Number of Bedrooms				Active Listings		Time on Market	
	2 Or Less Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	Residential Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	0 0	0 0	0 0	0	0 0	0	1 - 30 Days	63
\$30,000-\$39,000	0 0	0 0	0 0	0	0 0	0	31-60 Days	25
\$40,000-\$49,999	0 0	0 0	0 0	0	0 0	0	61 - 90 Days	14
\$50,000-\$59,999	0 0	0 0	0 0	0	0 0	0	91-120 Days	10
\$60,000-\$69,999	0 0	0 0	0 0	0	0 0	0	Over 120 Days	44
\$70,000-\$79,999	0 0	0 0	0 0	0	0 0	0	Total	156
\$80,000-\$89,999	0 0	0 0	0 0	0	0 0	0	Type of Financing of Units Sold (No. of Units)	
\$90,000- \$99,999	0 0	0 0	0 0	0	0 0	0		
\$100,000-\$119,999	0 0	0 0	0 0	0	0 0	2	Conventional	114
\$120,000-\$139,999	0 0	0 0	0 0	1	0 1	12	FHA	14
\$140,000-\$159,999	0 0	0 0	0 0	0	0 0	14	VA	7
\$160,000-\$179,999	0 0	0 0	0 0	5	0 1	25	Assumption	9
\$180,000-\$199,999	0 0	0 0	0 0	9	0 4	42	Cash	10
\$200,000-\$249,999	0 0	0 1	0 0	13	0 5	93	Owner Finance	0
\$250,000-\$299,999	0 2	0 0	0 0	7	0 16	88	All Other	2
\$300,000-\$399,999	0 4	0 4	1 1	21	5 41	108	Unreported	0
\$400,000-\$499,999	0 4	4 10	0 0	11	16 53	40	Total	156
Over \$500,000	0 4	7 22	7 8	10	135 167	71		
Totals	0 14	11 37	8 9	77	444	495		
Detach/Attach Totals	19 60				156 288			
Grand Totals	156				939			
Average Sold Prices	\$ 0 \$ 454,243	\$ 561,182 \$ 578,621	\$ 714,032 \$ 835,000	\$ 337,773				
Last Year Avg Sold Prices	\$ 601,333 \$ 505,284	\$ 614,893 \$ 570,527	\$ 896,523 \$ 1,347,667	\$ 339,278				
Average Sold % Change	N/A - 10.10 %	- 8.74 % 1.42 %	- 20.36 % - 38.04 %	- 0.44 %				
Last Year Units Sold	3 19	14 41	22 3	102				

	2008	2007	% Change
Total Sold Dollar Volume:	\$ 73,177,178	\$ 101,777,360	- 28.10 %
Average Sold Price:	\$ 469,084	\$ 498,909	- 5.98 %
Median Sold Price:	\$ 424,000	\$ 448,950	- 5.56 %
Total Units Sold:	156	204	- 23.53 %
Detach/Attach Average Sold:	\$ 625,540 \$ 588,056	\$ 772,718 \$ 587,857	- 19.05 % 0.03 %
Average Days on Market:	84	76	10.53 %
Average List Price for Solds:	\$ 495,567	\$ 520,635	- 4.81 %
Avg Sale Price as a percentage of Avg List Price:	94.66 %	95.83 %	

Total Number of NEW listings taken for the month: 358	
Total # of Listings that are New Construction	
Active Listings:	62
Sold Listings:	4
Total Number of Properties marked Contract for the month: 133	
Total Number of Properties marked Contingent for the month: 91	
Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 224	

Source: Metropolitan Regional Information Systems, Inc. - MLS Resale Data

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