

NOTEWORTHY TRENDS IN COMMERCIAL REAL ESTATE

Dynamic Market Shifts

2025 saw stabilized interest rates and construction costs. Many projects in the pipeline have been put on pause, but the City still has several large development projects currently under construction or expecting to break ground over the next few years. This includes repurposing obsolete or chronically vacant projects. In particular, the conversion of office building to multi-family residences has become popular within the City.

NOTEWORTHY TRENDS IN RESIDENTIAL REAL ESTATE

In 2025, there was a 15.53% increase in the volume of single-family property sales and a 6.07% decrease in condominium sales compared to 2024. The median sale price of residential properties in the City of Alexandria increased from \$682,500 to \$694,750.

The average days on the market for residential property in the City of Alexandria reported by BrightMLS changed from 20 to 25 days. Additionally, the average months' inventory for single-family properties increased from 1.00 in 2024 to 1.18 in 2025. The average months' inventory for condominiums increased from 1.30 in 2024 to 2.42 in 2025.