

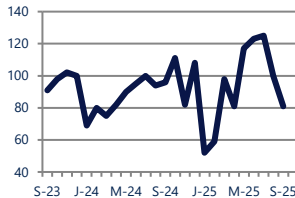
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLEN ALLEN HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 23059 and 23060

Units Sold

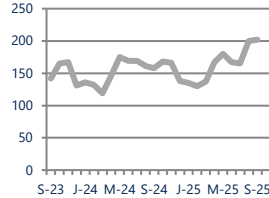
81



Down -16%
Vs. Year Ago

Active Inventory

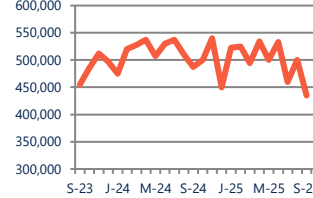
202



Up 28%
Vs. Year Ago

Median Sale Price

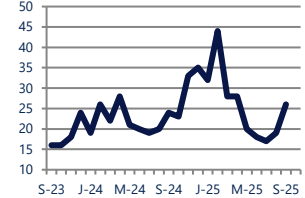
\$435,000



Down -11%
Vs. Year Ago

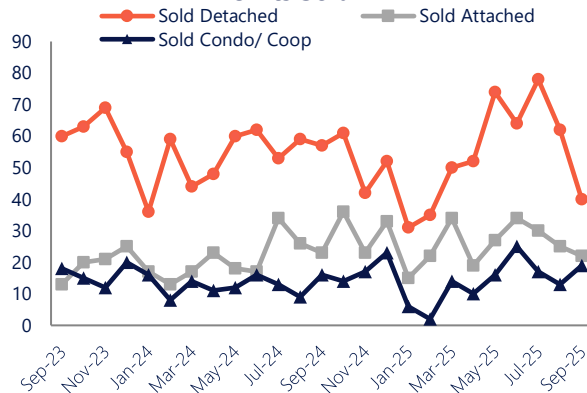
Days On Market

26



Up 8%
Vs. Year Ago

Units Sold*



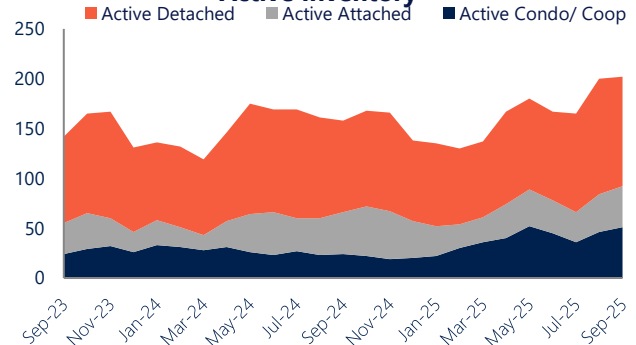
Units Sold

There was a decrease in total units sold in September, with 81 sold this month in Glen Allen versus 100 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2024.

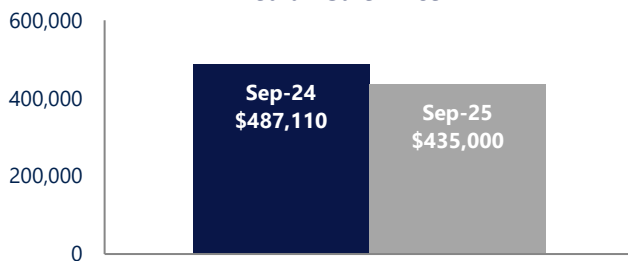
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 28%. The total number of active inventory this September was 202 compared to 158 in September 2024. This month's total of 202 is higher than the previous month's total supply of available inventory of 200, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Glen Allen Homes was \$487,110. This September, the median sale price was \$435,000, a decrease of 11% or \$52,110 compared to last year. The current median sold price is 13% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Glen Allen are defined as properties listed in zip code/s 23059 and 23060.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.

LONG & FOSTER
REAL ESTATE



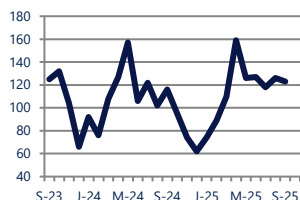
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLEN ALLEN HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 23059 and 23060

New Listings

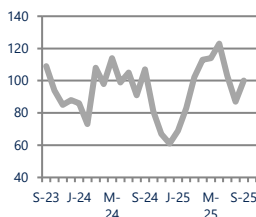
123



Up 6%
Vs. Year Ago

Current Contracts

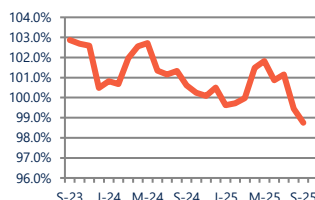
100



Down -7%
Vs. Year Ago

Sold Vs. List Price

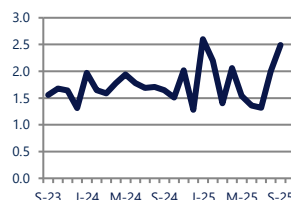
98.8%



Down -1.8%
Vs. Year Ago

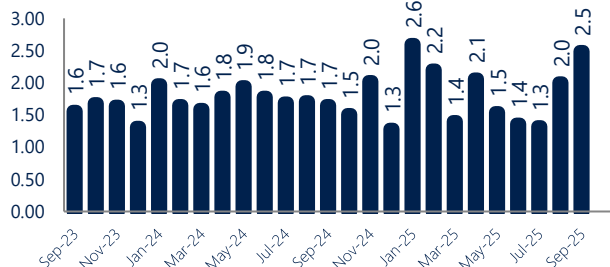
Months of Supply

2.5



Up 51%
Vs. Year Ago

Months Of Supply



Months of Supply

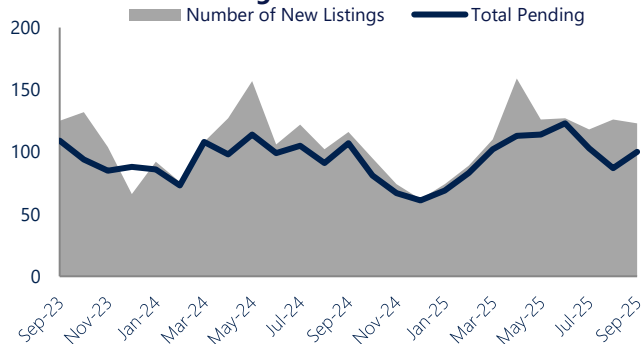
In September, there was 2.5 months of supply available in Glen Allen, compared to 1.6 in September 2024. That is an increase of 52% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

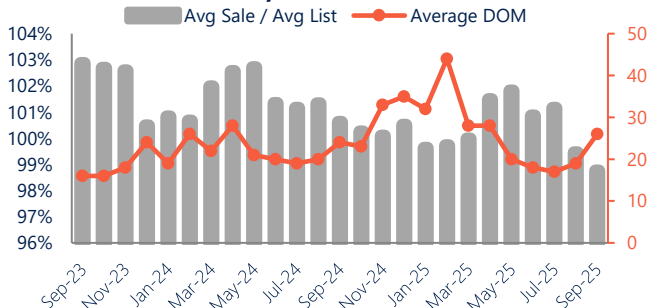
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Glen Allen compared to 116 in September 2024, an increase of 6%. There were 100 current contracts pending sale this September compared to 107 a year ago. The number of current contracts is 7% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Glen Allen was 98.8% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 24, an increase of 8%.

Glen Allen are defined as properties listed in zip code/s 23059 and 23060.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.