

# THE LONG & FOSTER MARKET MINUTE™

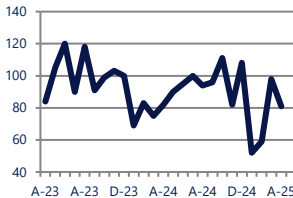
FOCUS ON: **GLEN ALLEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 23059 and 23060

## Units Sold

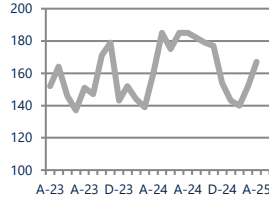
81



**Down -1%**  
Vs. Year Ago

## Active Inventory

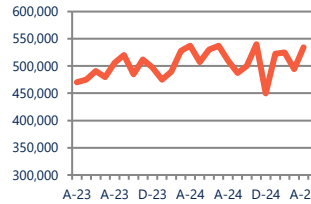
167



**Up 4%**  
Vs. Year Ago

## Median Sale Price

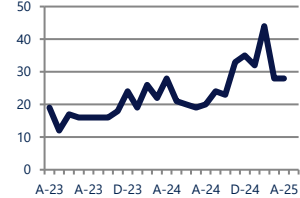
\$534,200



**Down -1%**  
Vs. Year Ago

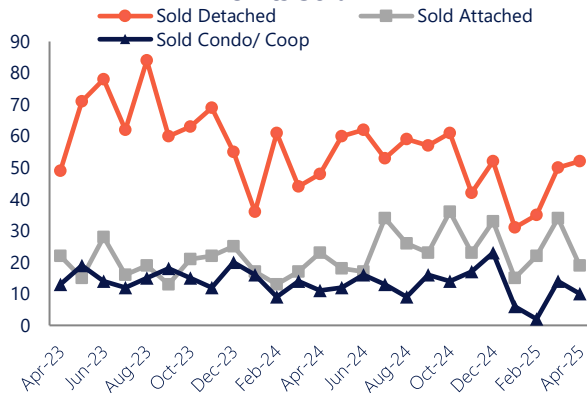
## Days On Market

28



**No Change**  
Vs. Year Ago

## Units Sold\*



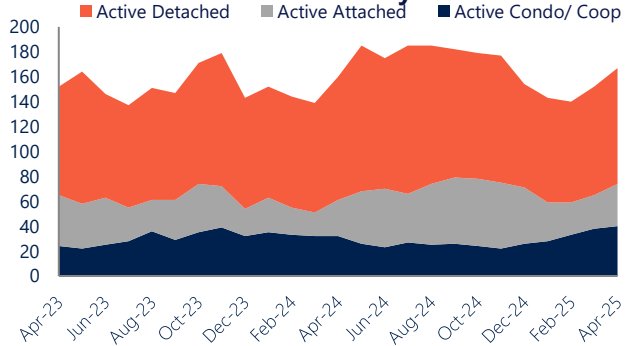
## Units Sold

There was a decrease in total units sold in April, with 81 sold this month in Glen Allen versus 98 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2024.

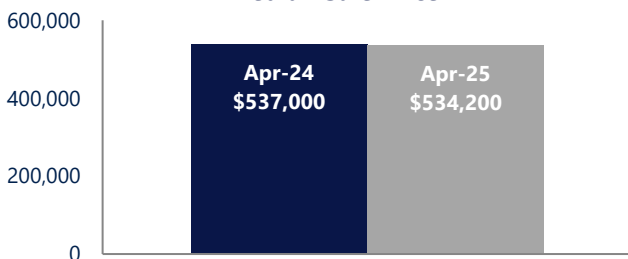
## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 4%. The total number of active inventory this April was 167 compared to 160 in April 2024. This month's total of 167 is higher than the previous month's total supply of available inventory of 152, an increase of 10%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Glen Allen Homes was \$537,000. This April, the median sale price was \$534,200, a decrease of 1% or \$2,800 compared to last year. The current median sold price is 8% higher than in March.

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.

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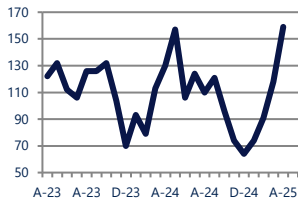
FOCUS ON: **GLEN ALLEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 23059 and 23060

### New Listings

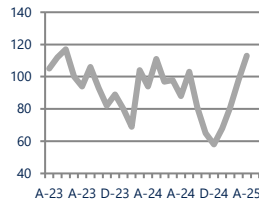
159



Up 22%  
Vs. Year Ago

### Current Contracts

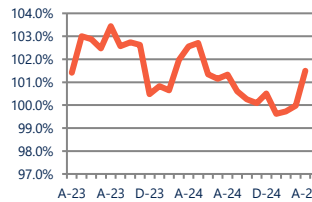
113



Up 20%  
Vs. Year Ago

### Sold Vs. List Price

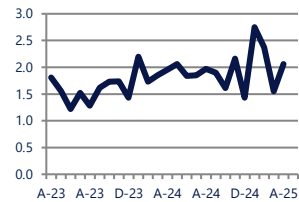
101.5%



Down -1%  
Vs. Year Ago

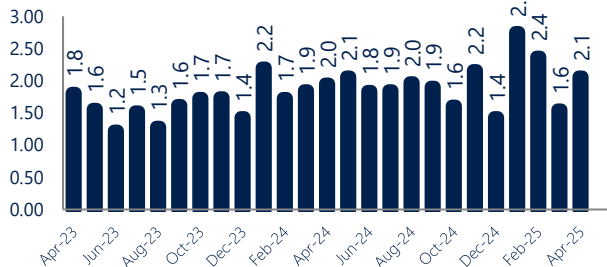
### Months of Supply

2.1



Up 6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

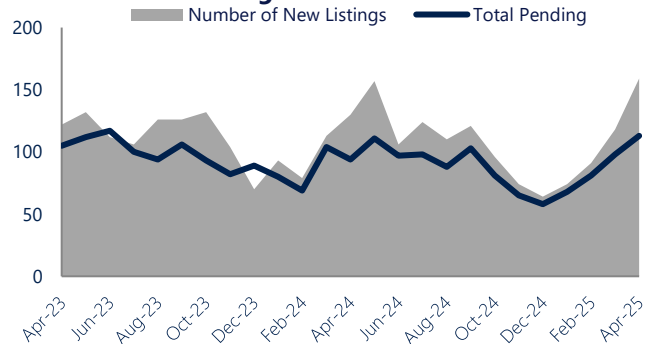
In April, there was 2.1 months of supply available in Glen Allen, compared to 2.0 in April 2024. That is an increase of 6% versus a year ago.

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.

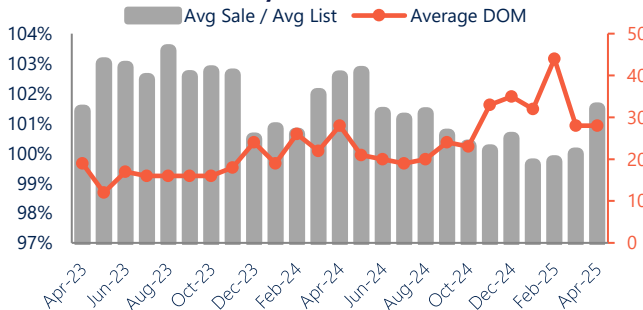
### New Listings & Current Contracts

This month there were 159 homes newly listed for sale in Glen Allen compared to 130 in April 2024, an increase of 22%. There were 113 current contracts pending sale this April compared to 94 a year ago. The number of current contracts is 20% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Glen Allen was 101.5% of the average list price, which is 1.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 28, which is similar compared to a year ago.

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