

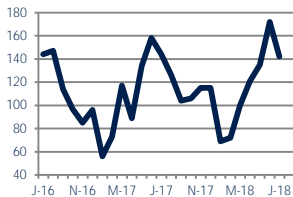
Focus On: Glen Allen Housing Market

July 2018

Zip Code(s): 23059 and 23060

Units Sold

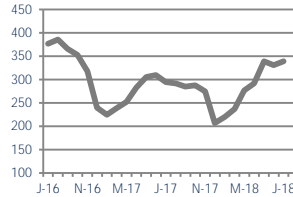
142



Down -1%
Vs. Year Ago

Active Inventory

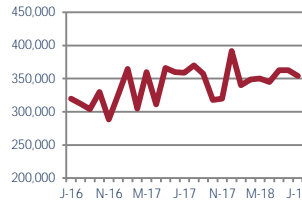
339



Up 15%
Vs. Year Ago

Median Sale Price

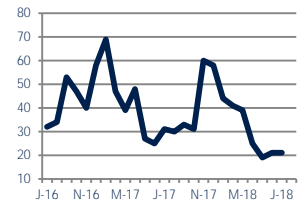
\$354,186



Down -1%
Vs. Year Ago

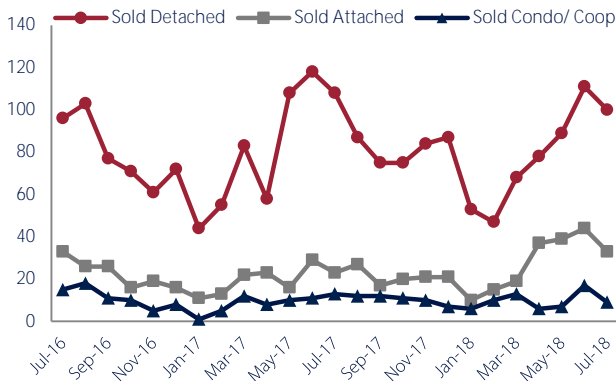
Days On Market

21



Down -32%
Vs. Year Ago

Units Sold*



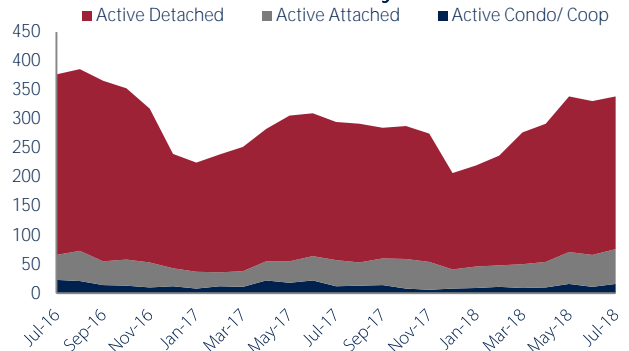
Units Sold

There was a decrease in total units sold in July, with 142 sold this month in Glen Allen versus 172 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 July 2017.

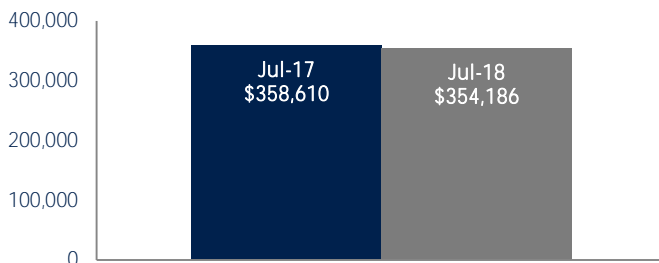
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 15%. The total number of active inventory this July was 339 compared to 295 in July 2017. This month's total of 339 is higher than the previous month's total supply of available inventory of 331, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Glen Allen Homes was \$358,610. This July, the median sale price was \$354,186, a decrease of 1% or \$4,424 compared to last year. The current median sold price is 2% lower than in June.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE



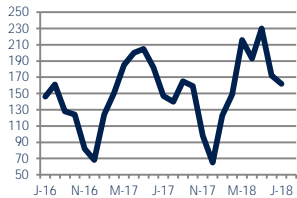
Focus On: Glen Allen Housing Market

July 2018

Zip Code(s): 23059 and 23060

New Listings

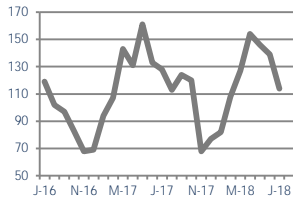
162



Up 10%
Vs. Year Ago

Current Contracts

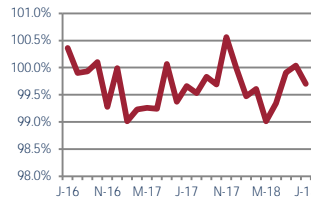
114



Down -11%
Vs. Year Ago

Sold Vs. List Price

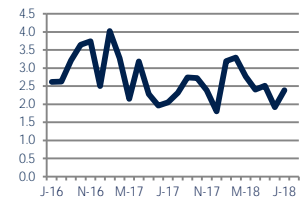
99.7%



No Change
Vs. Year Ago

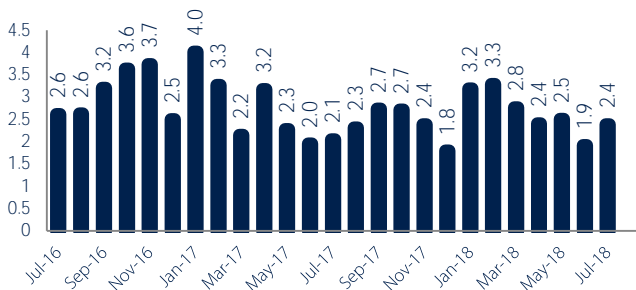
Months of Supply

2.4



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

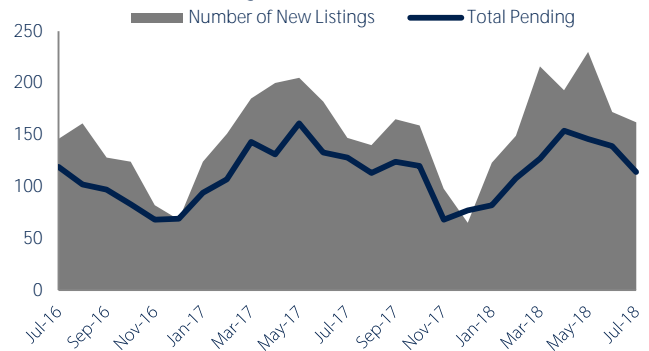
In July, there was 2.4 months of supply available in Glen Allen, compared to 2.0 in July 2017. That is an increase of 17% versus a year ago.

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.

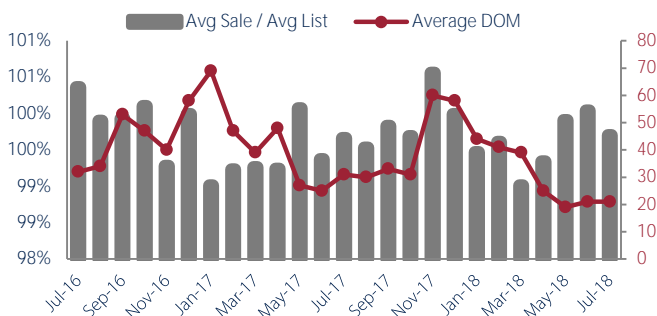
New Listings & Current Contracts

This month there were 162 homes newly listed for sale in Glen Allen compared to 147 in July 2017, an increase of 10%. There were 114 current contracts pending sale this July compared to 128 a year ago. The number of current contracts is 11% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Glen Allen was 99.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 31, a decrease of 32%.



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.

