



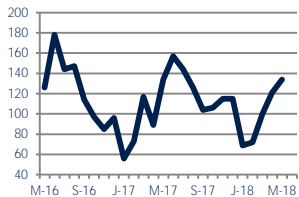
Focus On: Glen Allen Housing Market

May 2018

Zip Code(s): 23059 and 23060

Units Sold

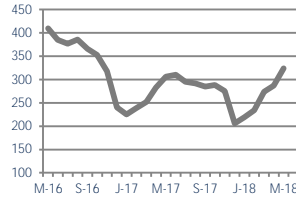
134



No Change
Vs. Year Ago

Active Inventory

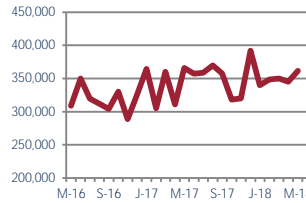
324



Up 6%
Vs. Year Ago

Median Sale Price

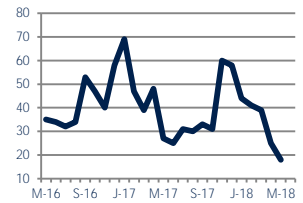
\$361,362



Down -1%
Vs. Year Ago

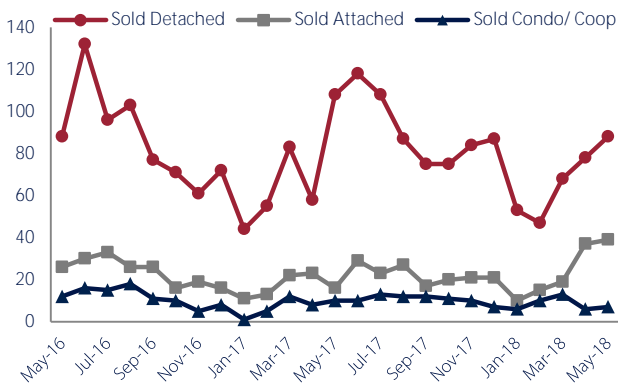
Days On Market

18



Down -33%
Vs. Year Ago

Units Sold*



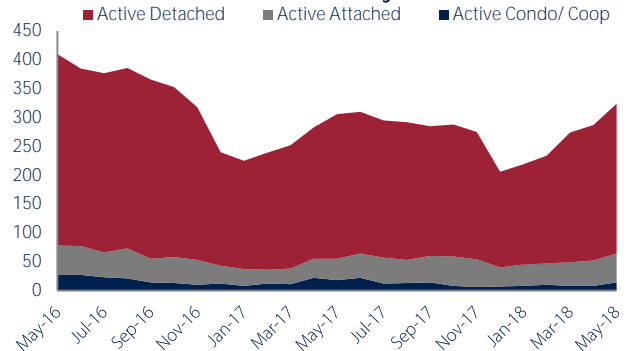
Units Sold

There was an increase in total units sold in May, with 134 sold this month in Glen Allen, an increase of 11%. This month's total units sold is similar compared to a year ago.

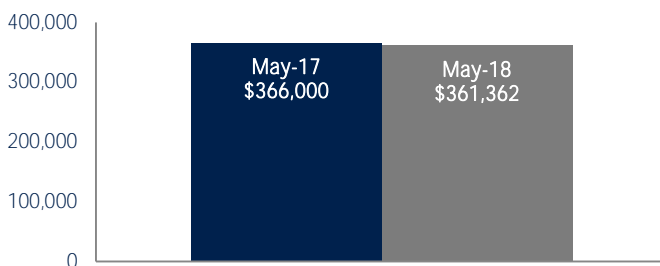
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 6%. The total number of active inventory this May was 324 compared to 306 in May 2017. This month's total of 324 is higher than the previous month's total supply of available inventory of 287, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Glen Allen Homes was \$366,000. This May, the median sale price was \$361,362, a decrease of 1% or \$4,638 compared to last year. The current median sold price is 5% higher than in April.

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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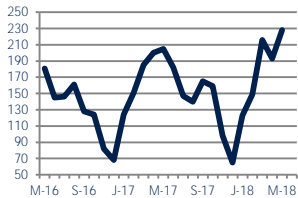
Focus On: Glen Allen Housing Market

May 2018

Zip Code(s): 23059 and 23060

New Listings

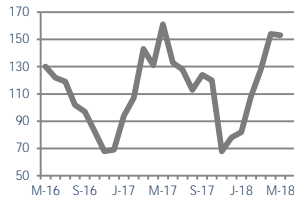
228



Up 11%
Vs. Year Ago

Current Contracts

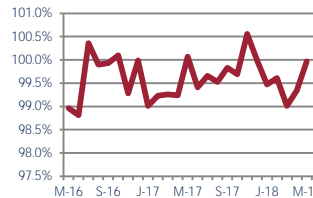
153



Down -5%
Vs. Year Ago

Sold Vs. List Price

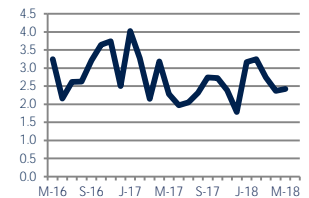
100.0%



No Change
Vs. Year Ago

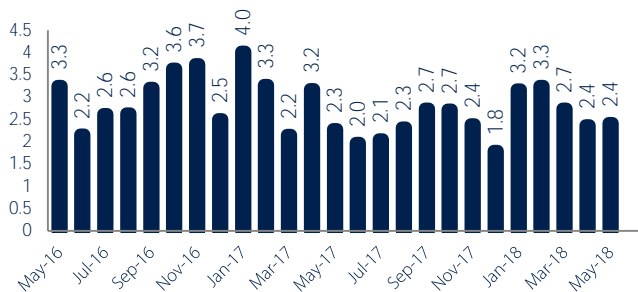
Months of Supply

2.4



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

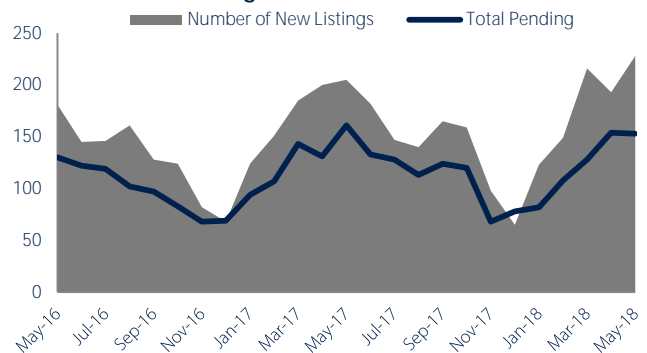
In May, there was 2.4 months of supply available in Glen Allen, compared to 2.3 in May 2017. That is an increase of 6% versus a year ago.

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.

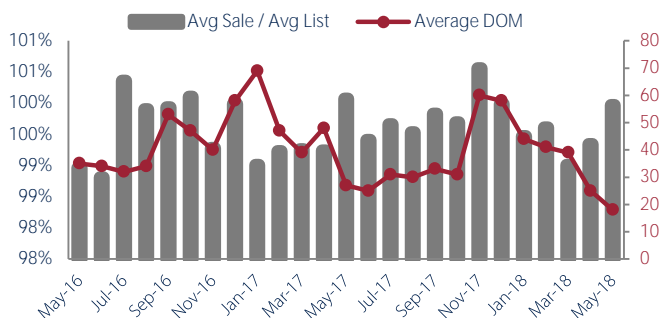
New Listings & Current Contracts

This month there were 228 homes newly listed for sale in Glen Allen compared to 205 in May 2017, an increase of 11%. There were 153 current contracts pending sale this May compared to 161 a year ago. The number of current contracts is 5% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Glen Allen was 100.0% 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 18, lower than the average last year, which was 27, a decrease of 33%.



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