



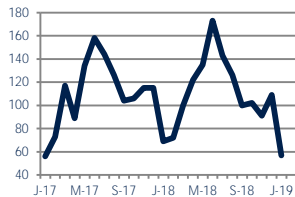
Focus On: Glen Allen Housing Market

January 2019

Zip Code(s): 23059 and 23060

Units Sold

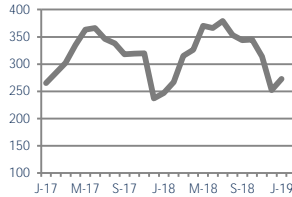
57



Down -17%
Vs. Year Ago

Active Inventory

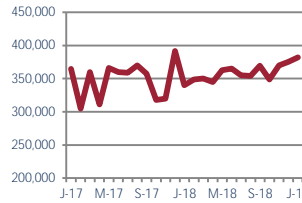
273



Up 11%
Vs. Year Ago

Median Sale Price

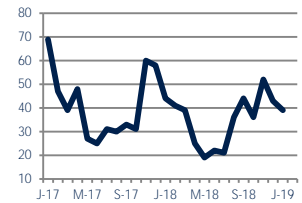
\$382,085



Up 12%
Vs. Year Ago

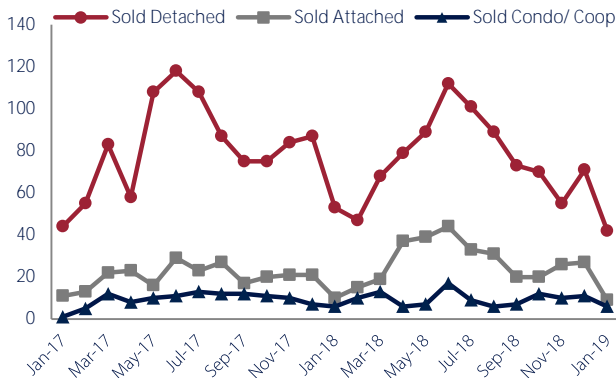
Days On Market

39



Down -11%
Vs. Year Ago

Units Sold*



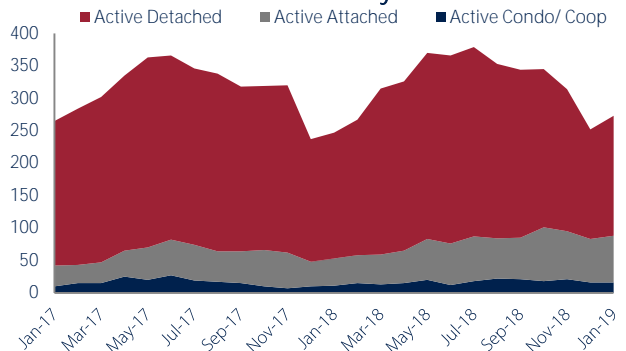
Units Sold

There was a decrease in total units sold in January, with 57 sold this month in Glen Allen. This month's total units sold was lower than at this time last year.

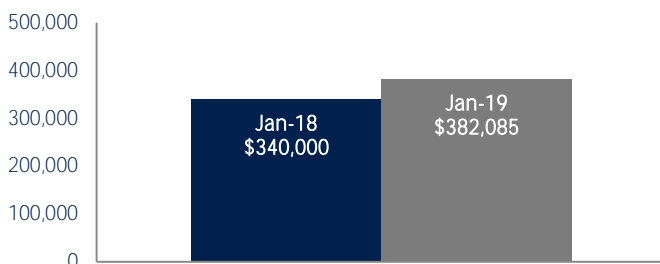
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 11%. The total number of active inventory this January was 273 compared to 247 in January 2018. This month's total of 273 is higher than the previous month's total supply of available inventory of 252, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Glen Allen Homes was \$340,000. This January, the median sale price was \$382,085, an increase of 12% or \$42,085 compared to last year. The current median sold price is 2% higher than in December.

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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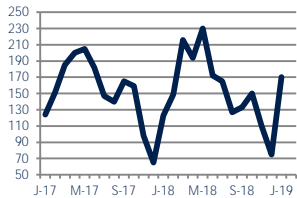
Focus On: Glen Allen Housing Market

January 2019

Zip Code(s): 23059 and 23060

New Listings

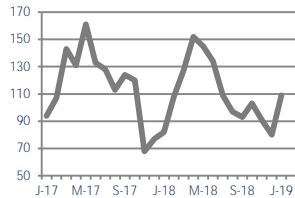
170



Up 38%
Vs. Year Ago

Current Contracts

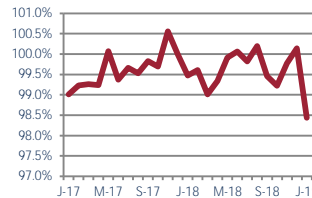
109



Up 33%
Vs. Year Ago

Sold Vs. List Price

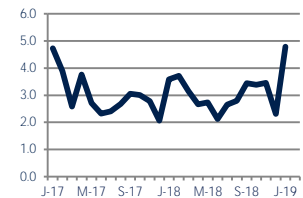
98.4%



Down -1%
Vs. Year Ago

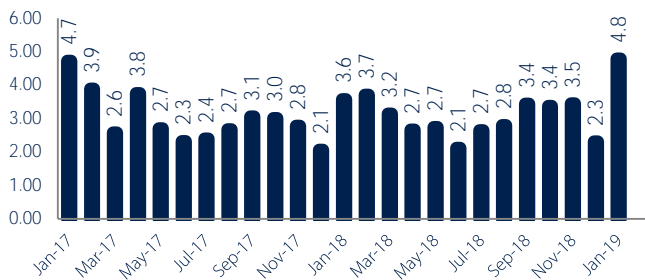
Months of Supply

4.8



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

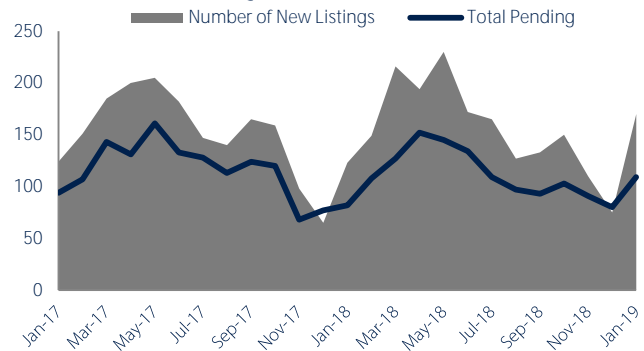
In January, there was 4.8 months of supply available in Glen Allen, compared to 3.6 in January 2018. That is an increase of 34% versus a year ago.

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.

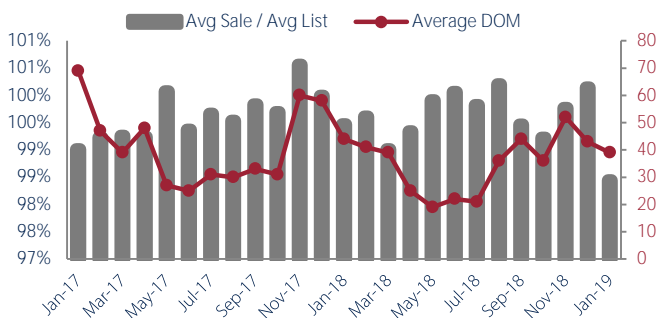
New Listings & Current Contracts

This month there were 170 homes newly listed for sale in Glen Allen compared to 123 in January 2018, an increase of 38%. There were 109 current contracts pending sale this January compared to 82 a year ago. The number of current contracts is 33% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Glen Allen was 98.4% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 44, a decrease of 11%.



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