

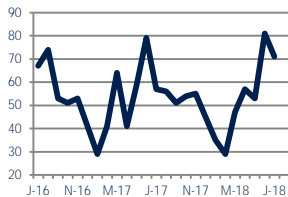
Focus On: South Glen Allen Housing Market

July 2018

Zip Code(s): 23060

Units Sold

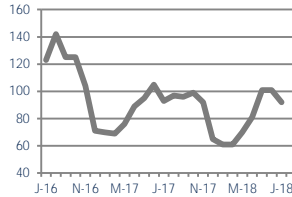
71



Up 25%
Vs. Year Ago

Active Inventory

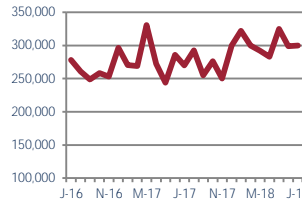
92



Down -1%
Vs. Year Ago

Median Sale Price

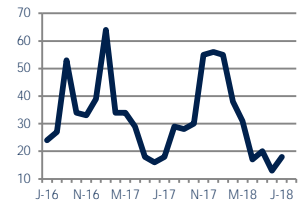
\$300,000



Up 11%
Vs. Year Ago

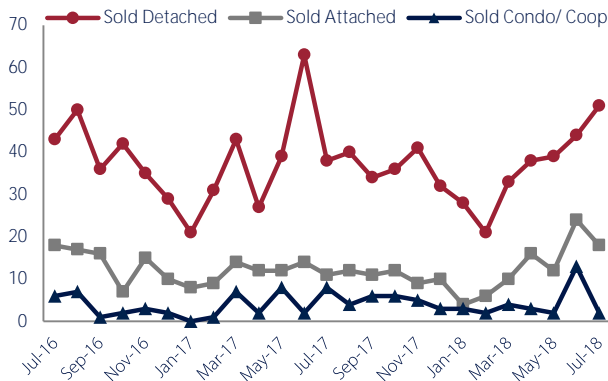
Days On Market

18



No Change
Vs. Year Ago

Units Sold*



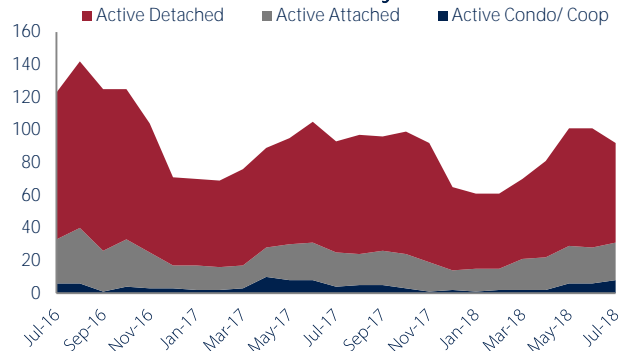
Units Sold

There was a decrease in total units sold in July, with 71 sold this month in South Glen Allen versus 81 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 25% versus July 2017.

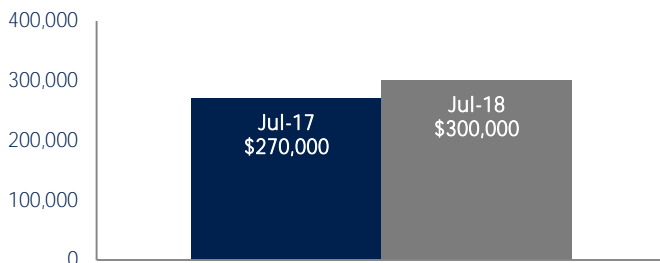
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this July was 92 compared to 93 in July 2017. This month's total of 92 is lower than the previous month's total supply of available inventory of 101, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for South Glen Allen Homes was \$270,000. This July, the median sale price was \$300,000, an increase of 11% or \$30,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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

South Glen Allen are defined as properties listed in zip code/s 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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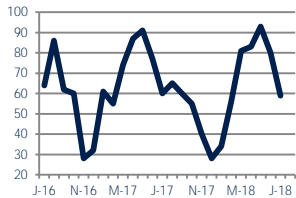
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July 2018

Zip Code(s): 23060

New Listings

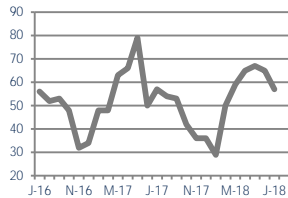
59



Down -2%
Vs. Year Ago

Current Contracts

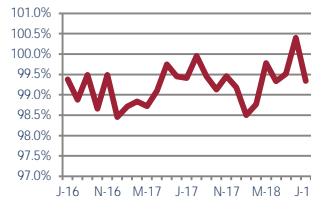
57



No Change
Vs. Year Ago

Sold Vs. List Price

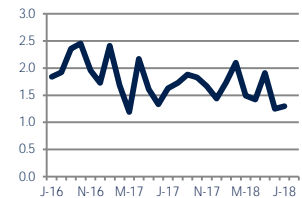
99.3%



No Change
Vs. Year Ago

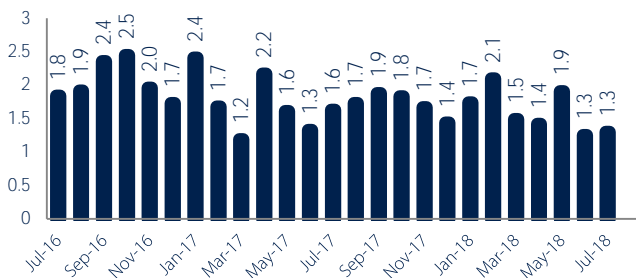
Months of Supply

1.3



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

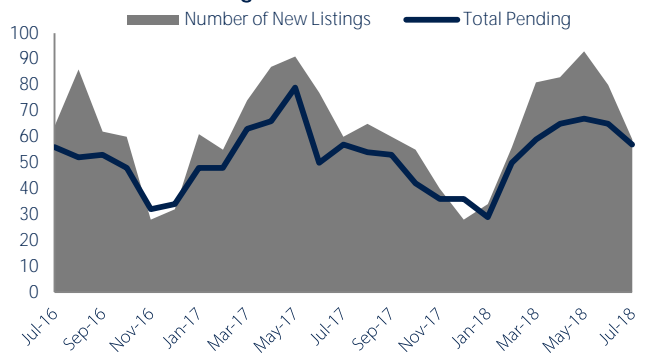
In July, there was 1.3 months of supply available in South Glen Allen, compared to 1.6 in July 2017. That is a decrease of 21% versus a year ago.

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.

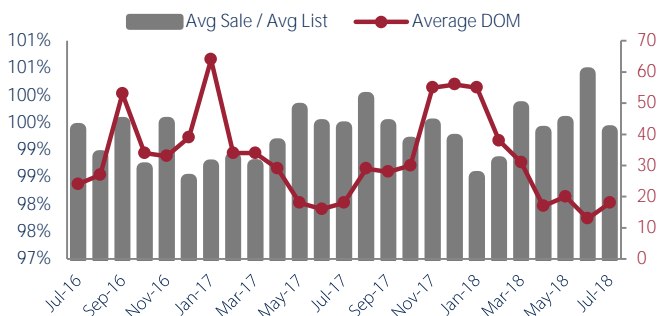
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in South Glen Allen compared to 60 in July 2017, a decrease of 2%. There were 57 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 12% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in South Glen Allen was 99.3% 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, which is similar compared to a year ago.



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