



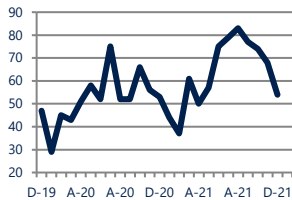
Focus On: South Glen Allen Housing Market

December 2021

Zip Code(s): 23060

Units Sold

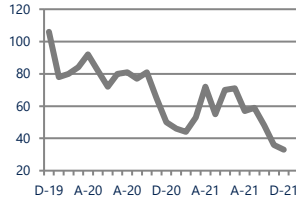
54



Up 2%
Vs. Year Ago

Active Inventory

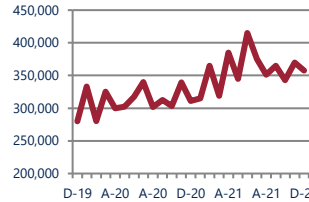
33



Down -34%
Vs. Year Ago

Median Sale Price

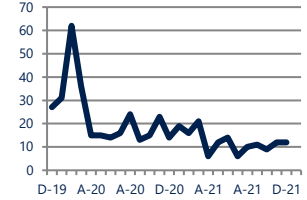
\$357,750



Up 15%
Vs. Year Ago

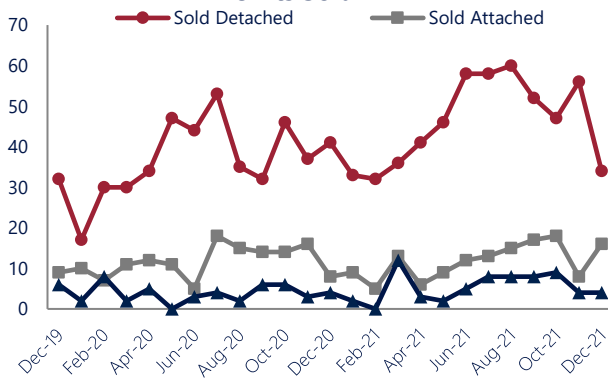
Days On Market

12



Down -14%
Vs. Year Ago

Units Sold*



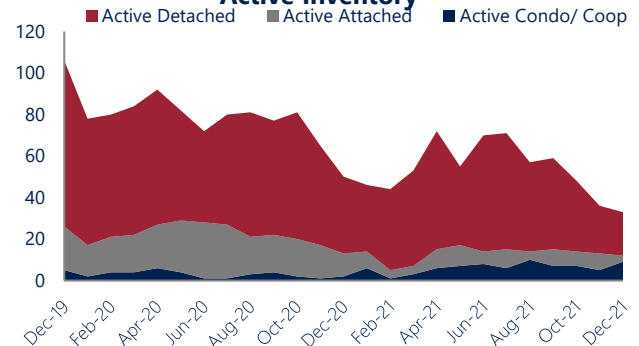
Units Sold

There was a decrease in total units sold in December, with 54 sold this month in South Glen Allen versus 68 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 2% versus December 2020.

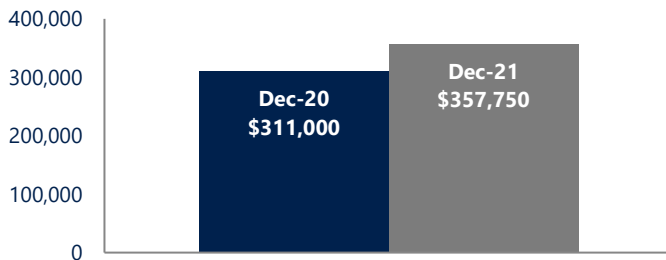
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 34%. The total number of active inventory this December was 33 compared to 50 in December 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 36, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for South Glen Allen Homes was \$311,000. This December, the median sale price was \$357,750, an increase of 15% or \$46,750 compared to last year. The current median sold price is 3% lower than in November.

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.





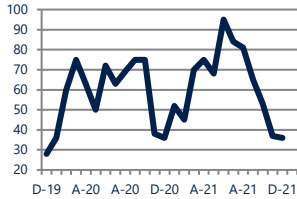
Focus On: South Glen Allen Housing Market

December 2021

Zip Code(s): 23060

New Listings

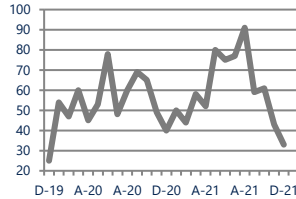
36



No Change
Vs. Year Ago

Current Contracts

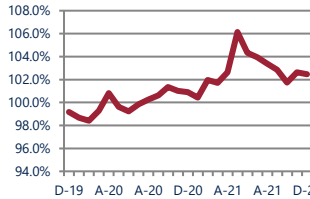
33



Down -18%
Vs. Year Ago

Sold Vs. List Price

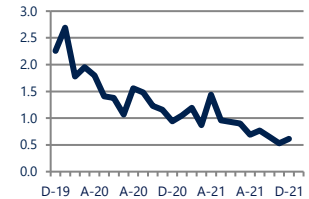
102.5%



Up 1.5%
Vs. Year Ago

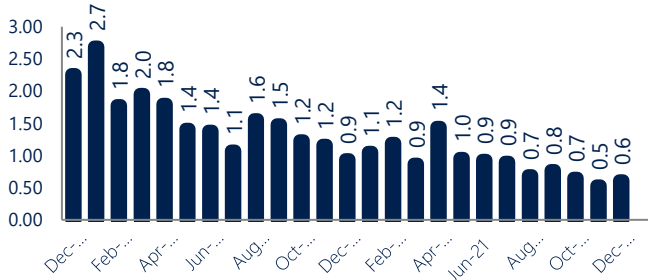
Months of Supply

0.6



Down -35%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 36 homes newly listed for sale in South Glen Allen, which is similar to the amount in December 2020.

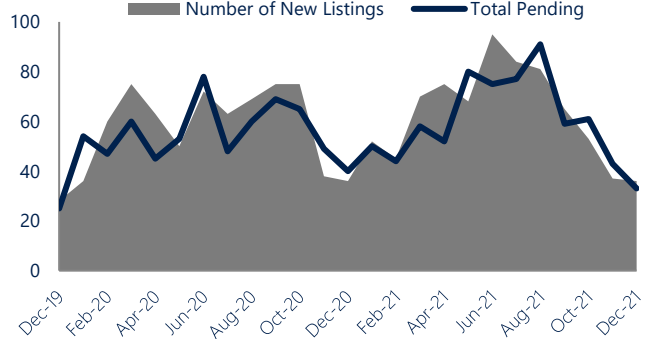
There were 33 current contracts pending sale this December compared to 40 a year ago. The number of current contracts is 18% lower than last December.

Months of Supply

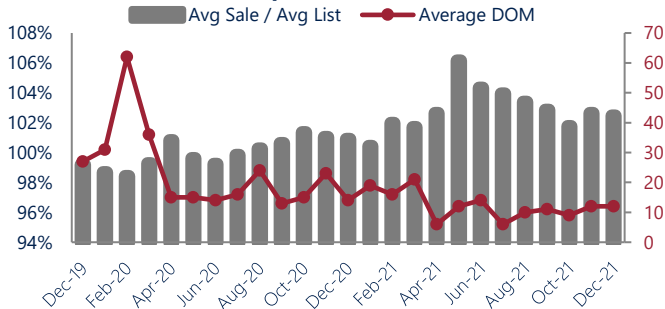
In December, there was 0.6 months of supply available in South Glen Allen, compared to 0.9 in December 2020. That is a decrease of 35% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in South Glen Allen was 102.5% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 14, a decrease of 14%.

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.

