

THE LONG & FOSTER MARKET MINUTE™

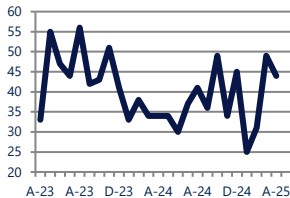
FOCUS ON: **SOUTH GLEN ALLEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 23060

Units Sold

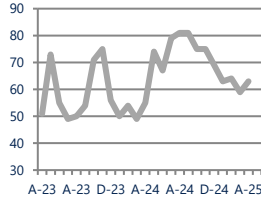
44



Up 29%
Vs. Year Ago

Active Inventory

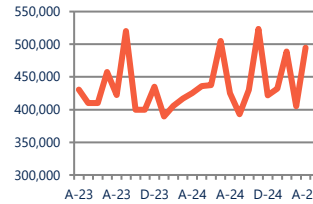
63



Up 15%
Vs. Year Ago

Median Sale Price

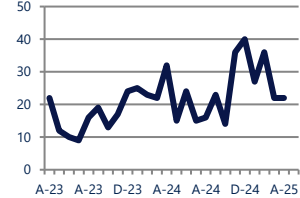
\$495,000



Up 16%
Vs. Year Ago

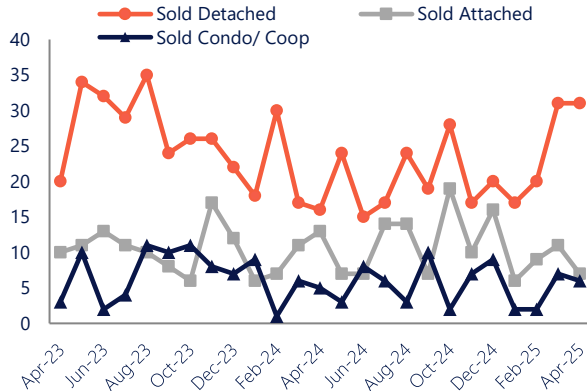
Days On Market

22



Down -31%
Vs. Year Ago

Units Sold*



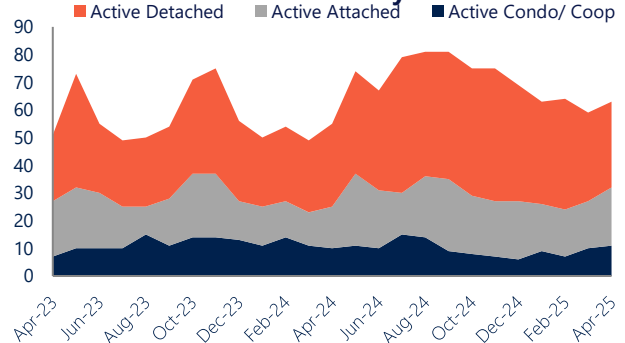
Units Sold

There was a decrease in total units sold in April, with 44 sold this month in South Glen Allen versus 49 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 29% versus April 2024.

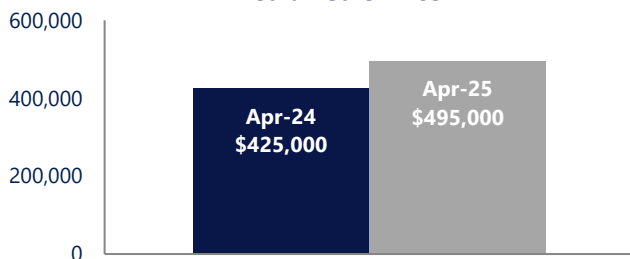
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 15%. The total number of active inventory this April was 63 compared to 55 in April 2024. This month's total of 63 is higher than the previous month's total supply of available inventory of 59, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for South Glen Allen Homes was \$425,000. This April, the median sale price was \$495,000, an increase of 16% or \$70,000 compared to last year. The current median sold price is 22% higher than in March.

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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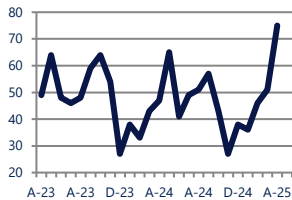
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APRIL 2025

Zip Code(s): 23060

New Listings

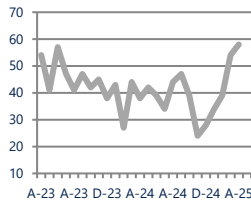
75



Up 60%
Vs. Year Ago

Current Contracts

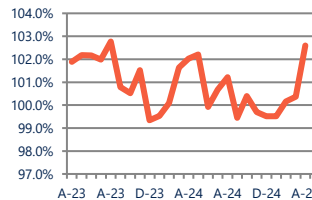
58



Up 53%
Vs. Year Ago

Sold Vs. List Price

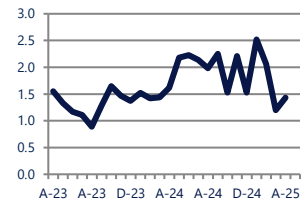
102.6%



Up 0.6%
Vs. Year Ago

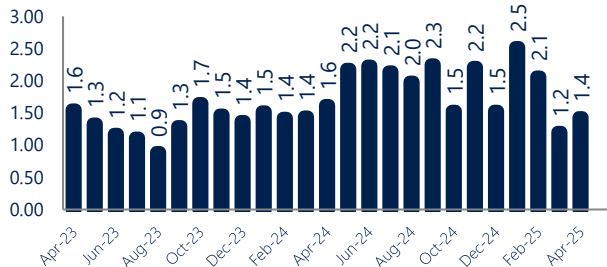
Months of Supply

1.4



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

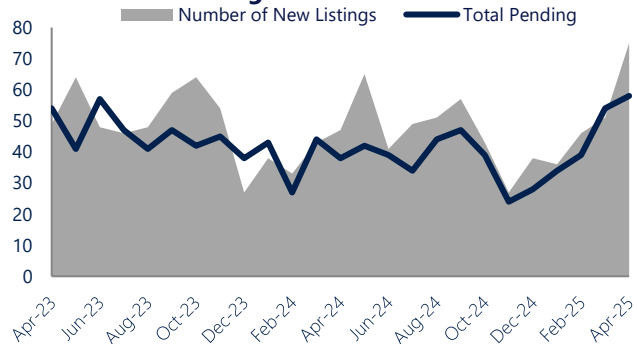
In April, there was 1.4 months of supply available in South Glen Allen, compared to 1.6 in April 2024. That is a decrease of 11% versus a year ago.

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.

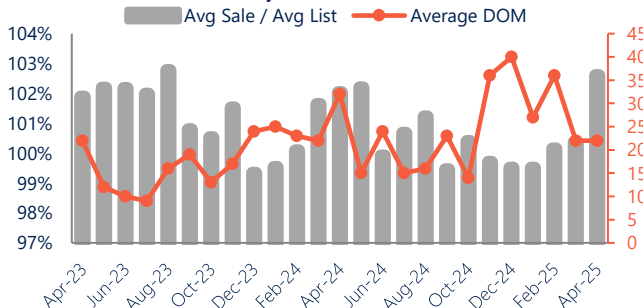
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in South Glen Allen compared to 47 in April 2024, an increase of 60%. There were 58 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 53% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in South Glen Allen was 102.6% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 32, a decrease of 31%.

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