

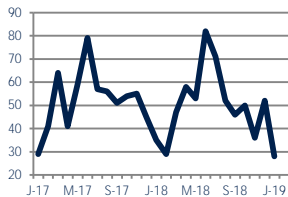
## Focus On: South Glen Allen Housing Market

January 2019

Zip Code(s): 23060

### Units Sold

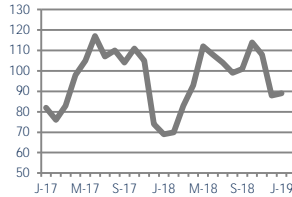
28



Down  
Vs. Year Ago

### Active Inventory

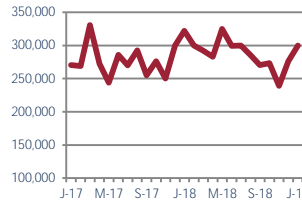
89



Up 29%  
Vs. Year Ago

### Median Sale Price

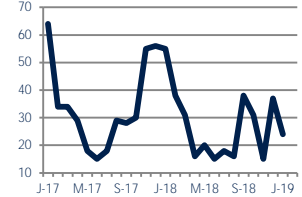
\$299,975



Down -7%  
Vs. Year Ago

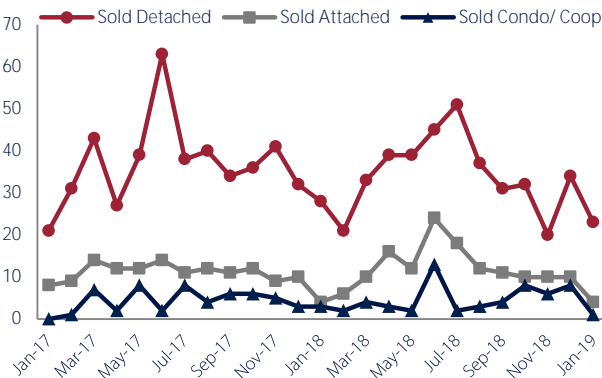
### Days On Market

24



Down  
Vs. Year Ago

### Units Sold\*



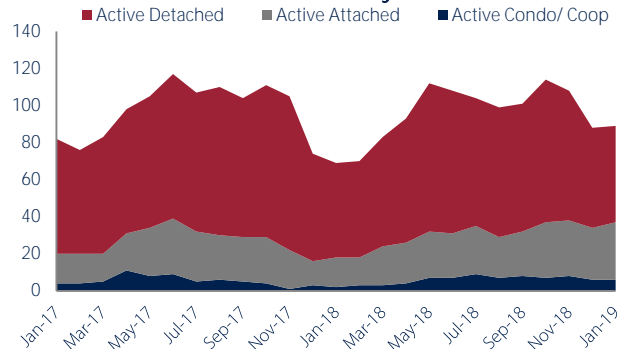
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in South Glen Allen. This month's total units sold was lower than at this time last year, a decrease from January 2018.

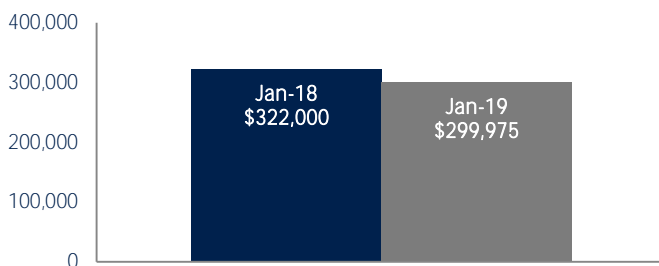
### Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 29%. The total number of active inventory this January was 89 compared to 69 in January 2018. This month's total of 89 is higher than the previous month's total supply of available inventory of 88, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for South Glen Allen Homes was \$322,000. This January, the median sale price was \$299,975, a decrease of 7% or \$22,025 compared to last year. The current median sold price is 9% 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.



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.





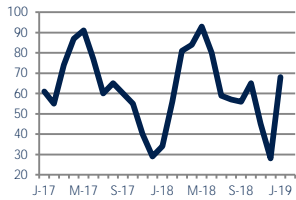
## Focus On: South Glen Allen Housing Market

January 2019

Zip Code(s): 23060

### New Listings

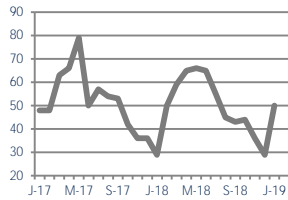
68



Up 100%  
Vs. Year Ago

### Current Contracts

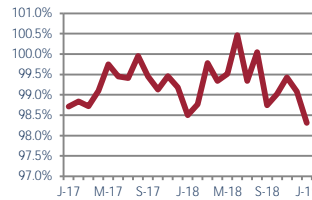
50



Up 72%  
Vs. Year Ago

### Sold Vs. List Price

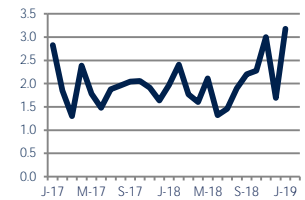
98.3%



No Change  
Vs. Year Ago

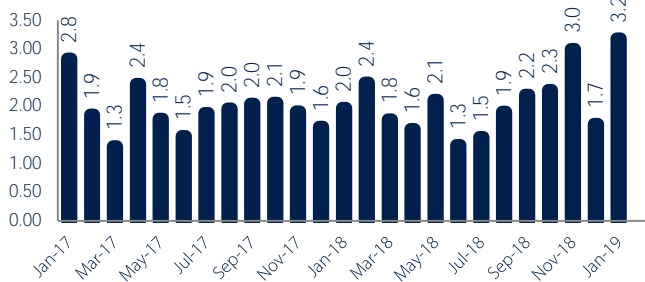
### Months of Supply

3.2



Up 61%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

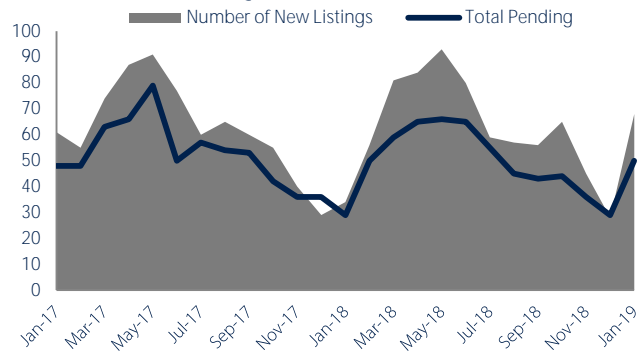
In January, there was 3.2 months of supply available in South Glen Allen, compared to 2.0 in January 2018. That is an increase of 61% versus a year ago.

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.

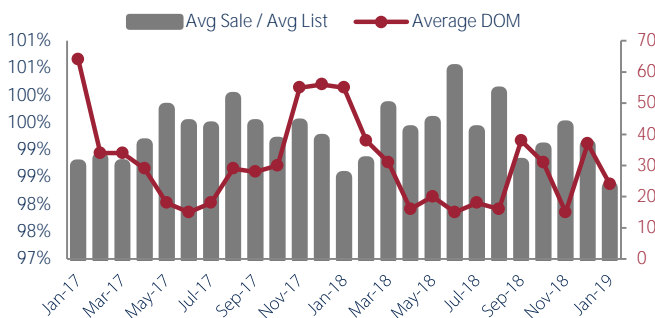
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in South Glen Allen compared to 34 in January 2018, an increase of 100%. There were 50 current contracts pending sale this January compared to 29 a year ago. The number of current contracts is 72% 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 South Glen Allen was 98.3% 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 24, lower than the average last year, which was 55. This decrease was impacted by the limited number of sales.



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