

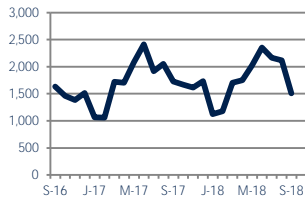


# The Long & Foster Market Minute™

Focus On: Central Virginia/Richmond Housing Market

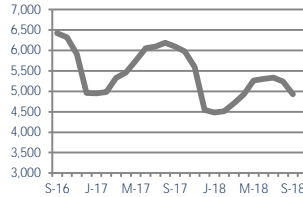
September 2018

**Units Sold**  
1,508



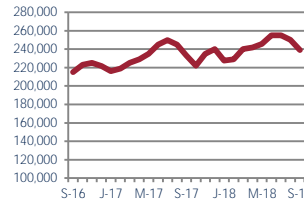
Down -13%  
Vs. Year Ago

**Active Inventory**  
4,927



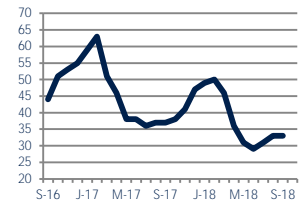
Down -19%  
Vs. Year Ago

**Median Sale Price**  
\$238,845



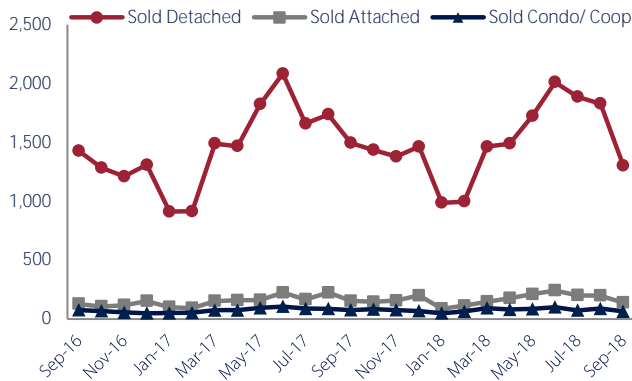
Up 3%  
Vs. Year Ago

**Days On Market**  
33



Down -11%  
Vs. Year Ago

## Units Sold\*



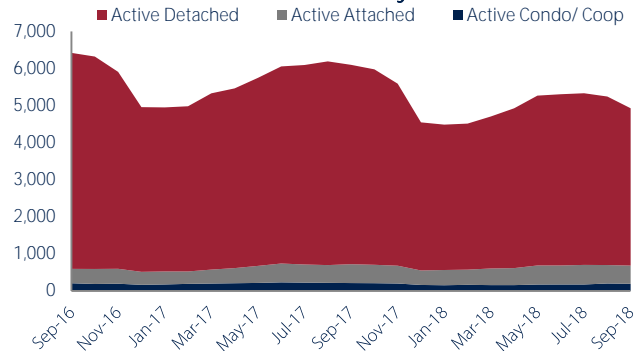
## Units Sold

There was a decrease in total units sold in September, with 1,508 sold this month in Central Virginia/Richmond versus 2,118 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 1,171 units or 19%. The total number of active inventory this September was 4,927 compared to 6,098 in September 2017. This month's total of 4,927 is lower than the previous month's total supply of available inventory of 5,243, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Central Virginia/Richmond Homes was \$233,000. This September, the median sale price was \$238,845, an increase of 3% or \$5,845 compared to last year. The current median sold price is 4% lower than in August.

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



\*Defined as the counties of Amelia, Buckingham, Caroline, Charlotte, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, King & Queen, King William, Louisa, Lunenburg, New Kent, Nottoway, Powhatan, Prince Edward, Prince George, Sussex and the cities of Colonial Heights, Hopewell, Petersburg, and Richmond in VA

\*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.

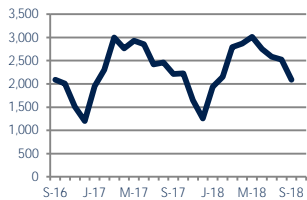
Information included in this report is based on data supplied by CVRMLS/MRIS/SCAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS/MRIS/SCAR or Long & Foster Real Estate, Inc.

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### New Listings

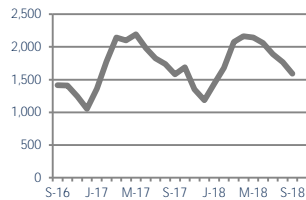
2,092



Down -5%  
Vs. Year Ago

### Current Contracts

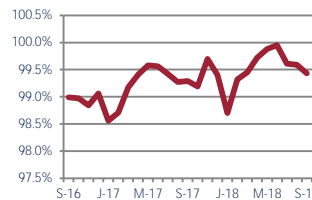
1,589



Up 1%  
Vs. Year Ago

### Sold Vs. List Price

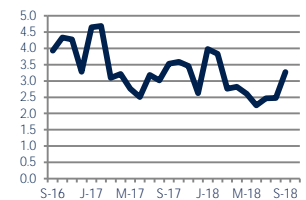
99.4%



No Change  
Vs. Year Ago

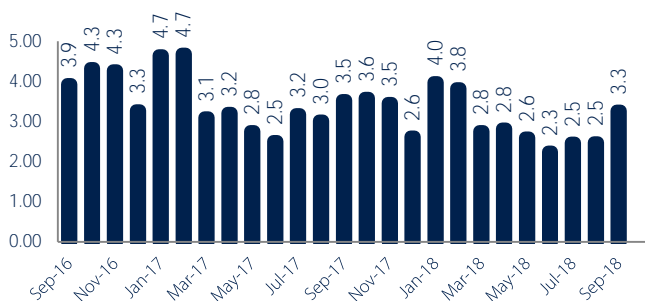
### Months of Supply

3.3



Down -7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

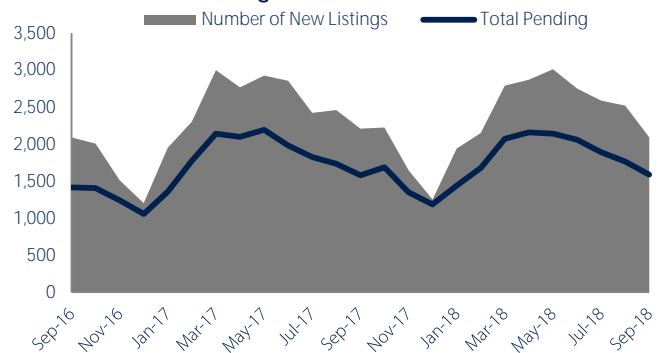
In September, there was 3.3 months of supply available in Central Virginia/Richmond, compared to 3.5 in September 2017. That is a decrease of 7% versus a year ago.

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.

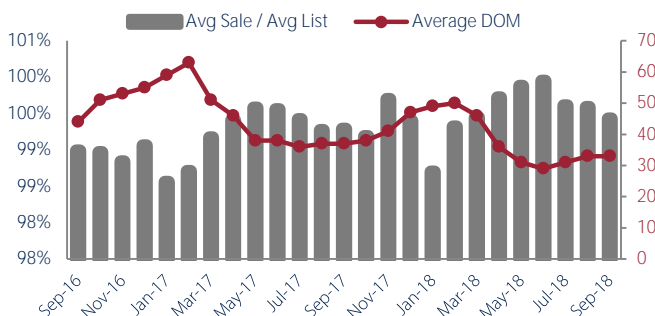
### New Listings & Current Contracts

This month there were 2,092 homes newly listed for sale in Central Virginia/Richmond compared to 2,210 in September 2017, a decrease of 5%. There were 1,589 current contracts pending sale this September compared to 1,581 a year ago. The number of current contracts is 1% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Central Virginia/Richmond was 99.4% 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 33, lower than the average last year, which was 37, a decrease of 11%.



\*Defined as the counties of Amelia, Buckingham, Caroline, Charlotte, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, King & Queen, King William, Louisa, Lunenburg, New Kent, Nottoway, Powhatan, Prince Edward, Prince George, Sussex and the cities of Colonial Heights, Hopewell, Petersburg, and Richmond in VA  
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