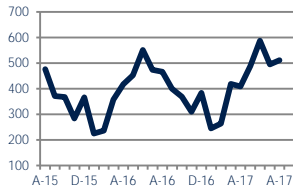
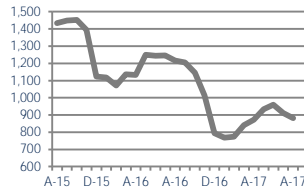


Units Sold
512



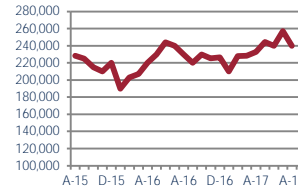
Up 10%
Vs. Year Ago

Active Inventory
881



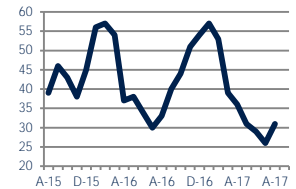
Down -28%
Vs. Year Ago

Median Sale Price
\$239,975



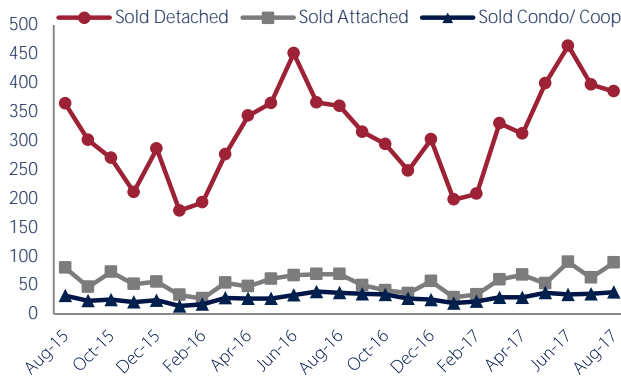
Up 4%
Vs. Year Ago

Days On Market
31



Down -6%
Vs. Year Ago

Units Sold*



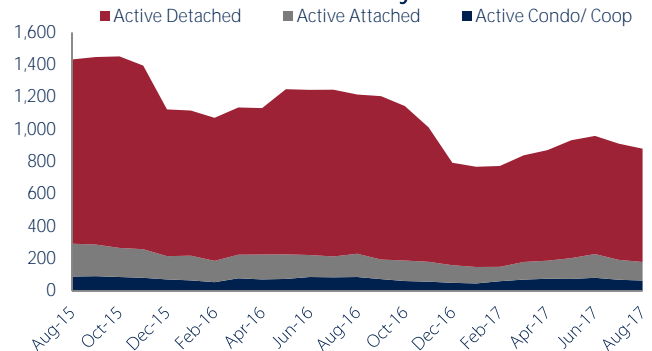
Units Sold

There was an increase in total units sold in August, with 512 sold this month in Henrico County versus 495 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 10% versus August 2016.

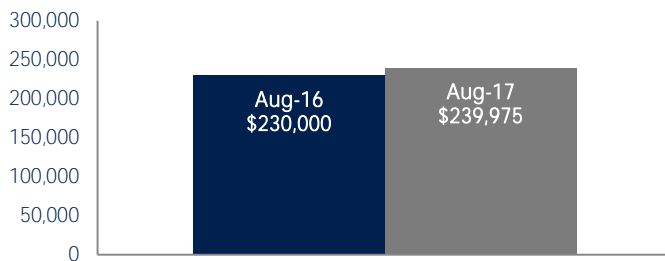
Active Inventory

Versus last year, the total number of homes available this month is lower by 335 units or 28%. The total number of active inventory this August was 881 compared to 1,216 in August 2016. This month's total of 881 is lower than the previous month's total supply of available inventory of 912, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

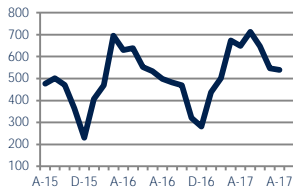
Last August, the median sale price for Henrico County Homes was \$230,000. This August, the median sale price was \$239,975, an increase of 4% or \$9,975 compared to last year. The current median sold price is 7% lower than in July.

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



New Listings

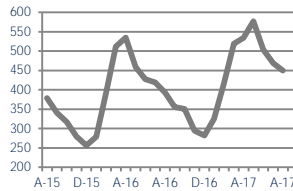
539



Up 8%
Vs. Year Ago

Current Contracts

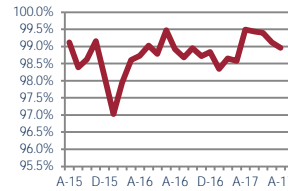
450



Up 15%
Vs. Year Ago

Sold Vs. List Price

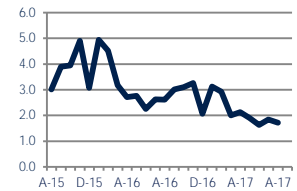
99.0%



No Change
Vs. Year Ago

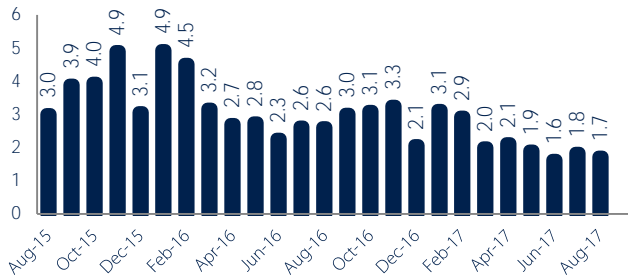
Months of Supply

1.7



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

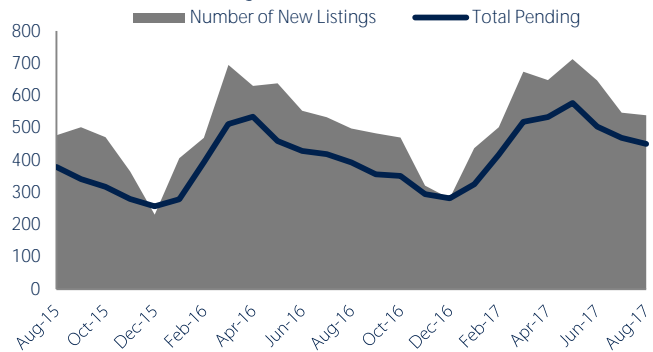
In August, there was 1.7 months of supply available in Henrico County, compared to 2.6 in August 2016. That is a decrease of 34% versus a year ago.

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.

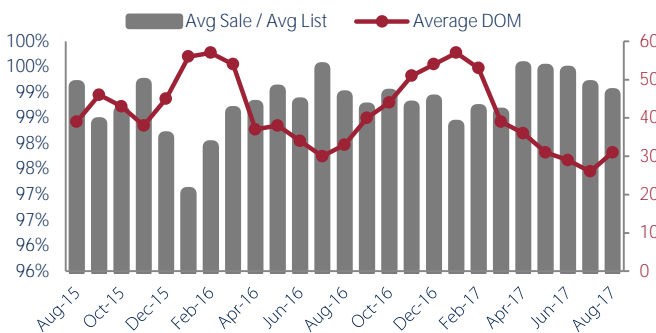
New Listings & Current Contracts

This month there were 539 homes newly listed for sale in Henrico County compared to 498 in August 2016, an increase of 8%. There were 450 current contracts pending sale this August compared to 393 a year ago. The number of current contracts is 15% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Henrico County was 99.0% 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 31, lower than the average last year, which was 33, a decrease of 6%.