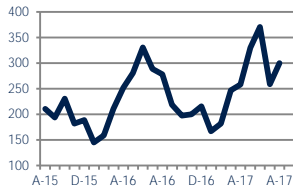
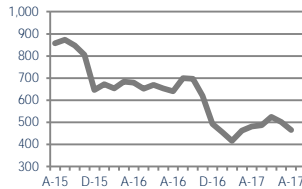


**Units Sold**  
300



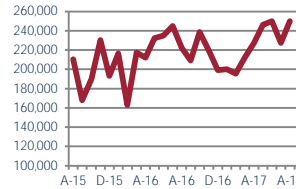
**Up 8%**  
Vs. Year Ago

**Active Inventory**  
465



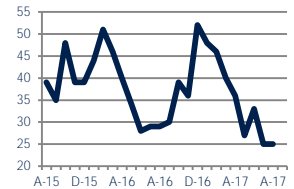
**Down -27%**  
Vs. Year Ago

**Median Sale Price**  
\$249,950



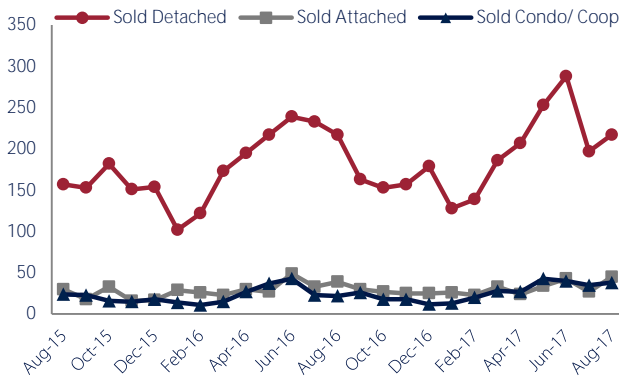
**Up 12%**  
Vs. Year Ago

**Days On Market**  
25



**Down -14%**  
Vs. Year Ago

**Units Sold\***



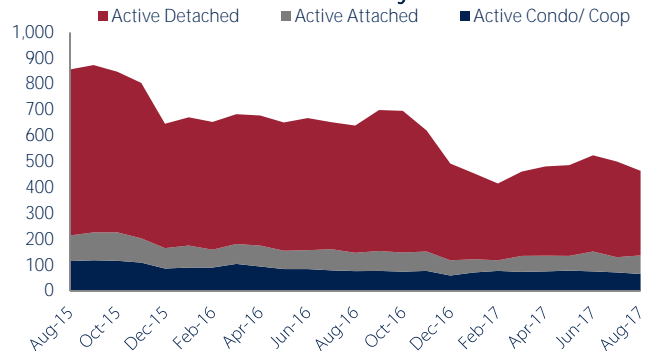
**Units Sold**

There was an increase in total units sold in August, with 300 sold this month in Richmond City versus 259 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 8% versus August 2016.

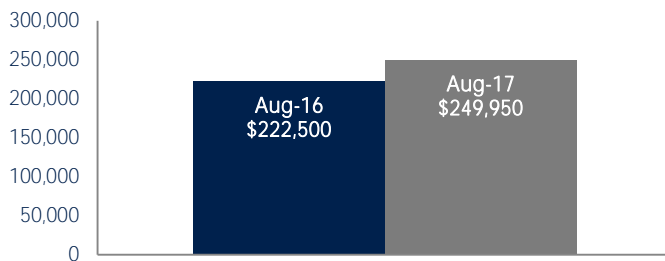
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 175 units or 27%. The total number of active inventory this August was 465 compared to 640 in August 2016. This month's total of 465 is lower than the previous month's total supply of available inventory of 501, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



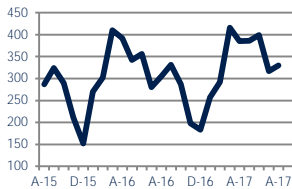
**Median Sale Price**

Last August, the median sale price for Richmond City Homes was \$222,500. This August, the median sale price was \$249,950, an increase of 12% or \$27,450 compared to last year. The current median sold price is 10% higher 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**

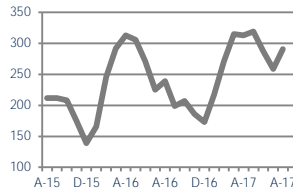
330



**Up 8%**  
Vs. Year Ago

**Current Contracts**

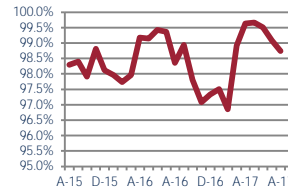
291



**Up 22%**  
Vs. Year Ago

**Sold Vs. List Price**

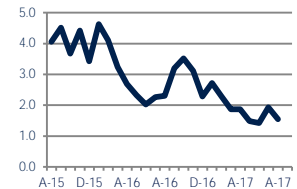
98.7%



**No Change**  
Vs. Year Ago

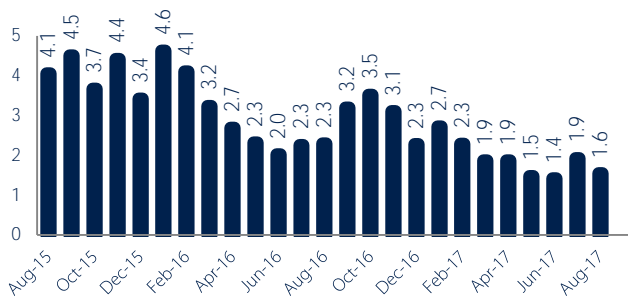
**Months of Supply**

1.6



**Down -33%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

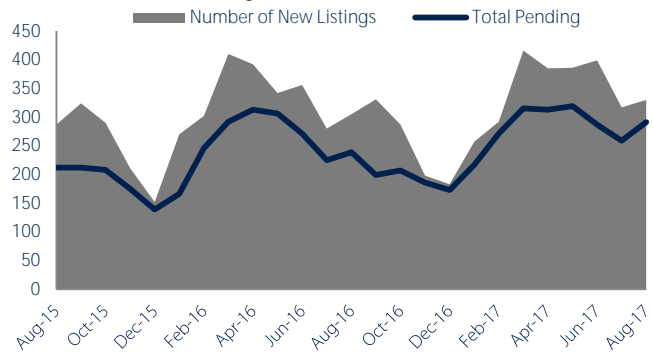
In August, there was 1.6 months of supply available in Richmond City, compared to 2.3 in August 2016. That is a decrease of 33% versus a year ago.

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.

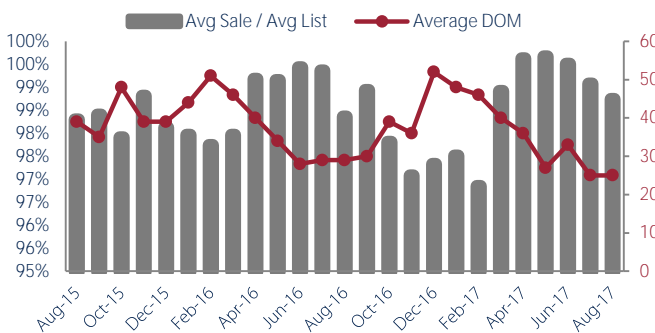
**New Listings & Current Contracts**

This month there were 330 homes newly listed for sale in Richmond City compared to 305 in August 2016, an increase of 8%. There were 291 current contracts pending sale this August compared to 239 a year ago. The number of current contracts is 22% 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 Richmond City was 98.7% 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 25, lower than the average last year, which was 29, a decrease of 14%.