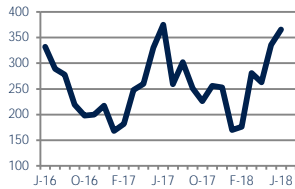


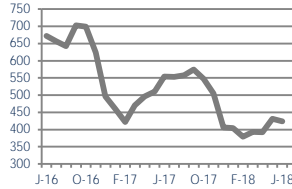


Units Sold
366



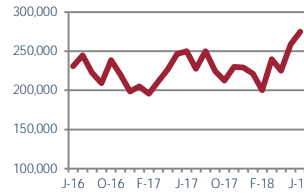
Down -2%
Vs. Year Ago

Active Inventory
424



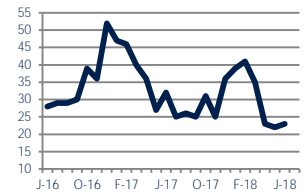
Down -23%
Vs. Year Ago

Median Sale Price
\$274,950



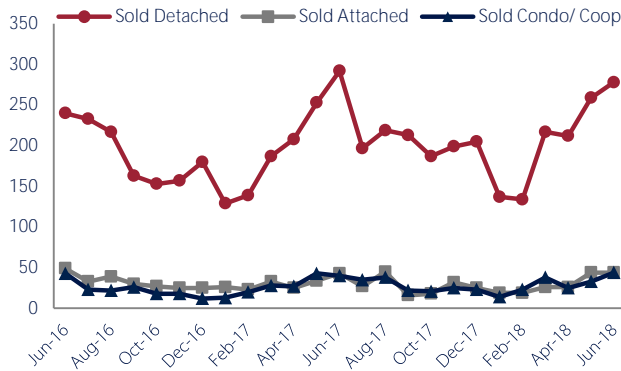
Up 10%
Vs. Year Ago

Days On Market
23



Down -28%
Vs. Year Ago

Units Sold*



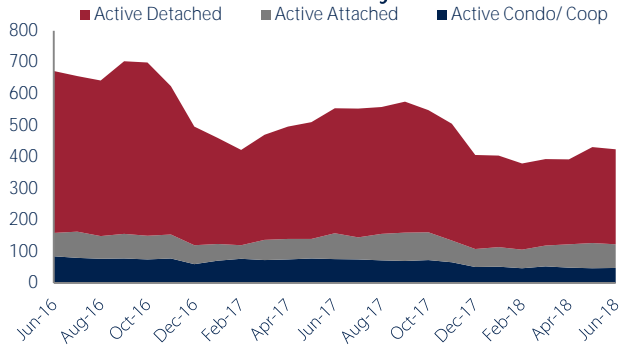
Units Sold

There was an increase in total units sold in June, with 366 sold this month in Richmond City versus 336 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 2% versus June 2017.

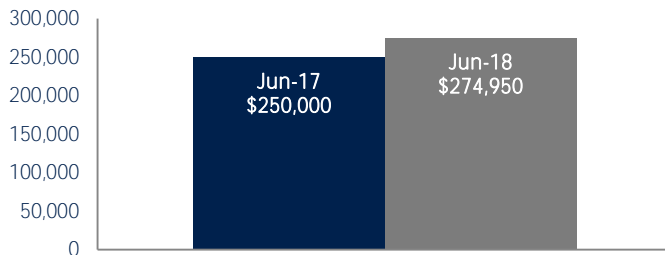
Active Inventory

Versus last year, the total number of homes available this month is lower by 130 units or 23%. The total number of active inventory this June was 424 compared to 554 in June 2017. This month's total of 424 is lower than the previous month's total supply of available inventory of 431, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Richmond City Homes was \$250,000. This June, the median sale price was \$274,950, an increase of 10% or \$24,950 compared to last year. The current median sold price is 6% higher than in May.

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



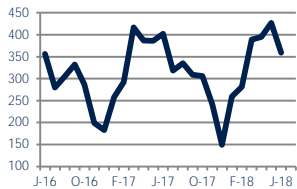
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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.





New Listings

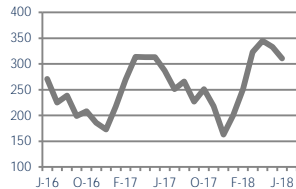
359



Down -11%
Vs. Year Ago

Current Contracts

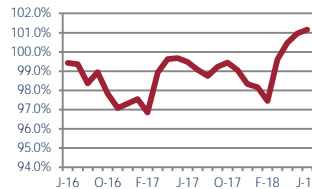
311



Up 8%
Vs. Year Ago

Sold Vs. List Price

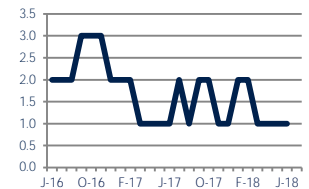
101.2%



Up 1.7%
Vs. Year Ago

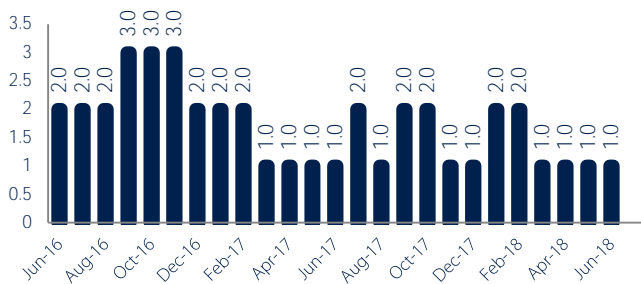
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

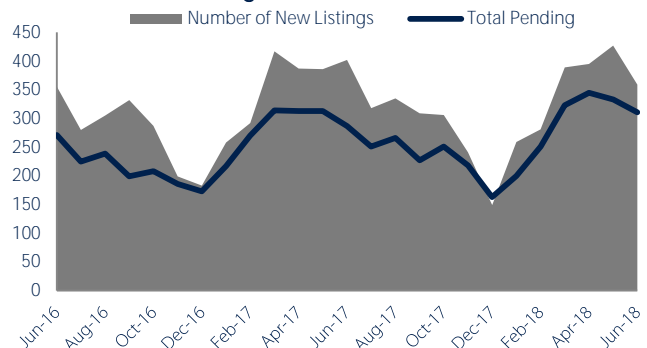
In June, there was 1.2 months of supply available in Richmond City, compared to 1.5 in June 2017. That is a decrease of 22% versus a year ago.

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.

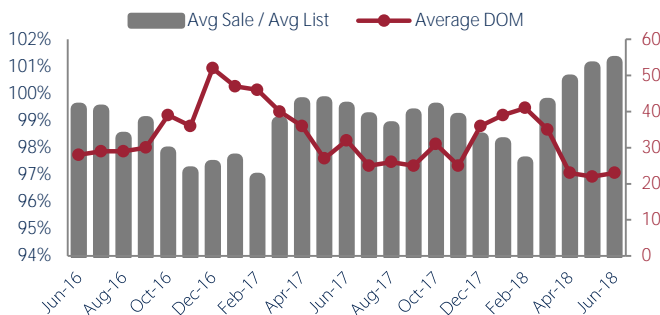
New Listings & Current Contracts

This month there were 359 homes newly listed for sale in Richmond City compared to 402 in June 2017, a decrease of 11%. There were 311 current contracts pending sale this June compared to 287 a year ago. The number of current contracts is 8% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Richmond City was 101.2% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 32, a decrease of 28%.



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