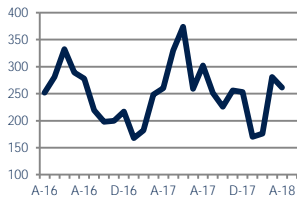




Units Sold

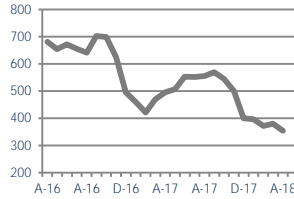
261



No Change
Vs. Year Ago

Active Inventory

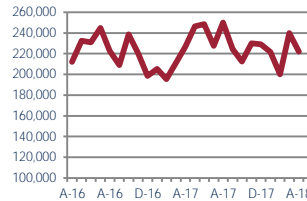
355



Down -28%
Vs. Year Ago

Median Sale Price

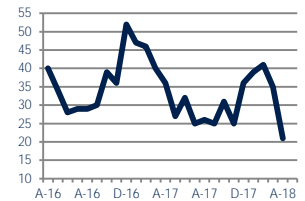
\$222,000



Down -2%
Vs. Year Ago

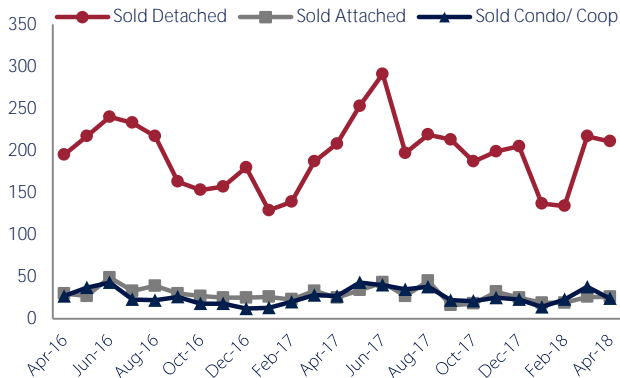
Days On Market

21



Down -42%
Vs. Year Ago

Units Sold*



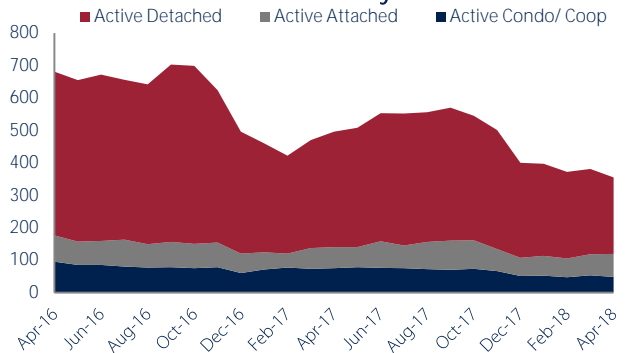
Units Sold

There was a decrease in total units sold in April, with 261 sold this month in Richmond City, a decrease of 7%. This month's total units sold is similar compared to a year ago.

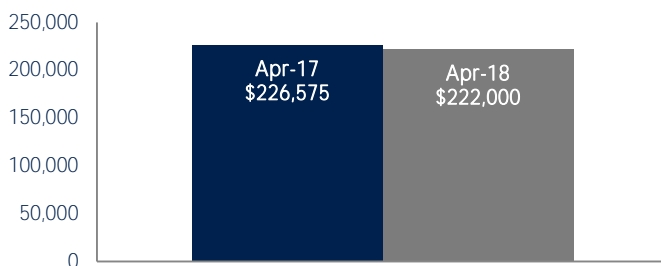
Active Inventory

Versus last year, the total number of homes available this month is lower by 141 units or 28%. The total number of active inventory this April was 355 compared to 496 in April 2017. This month's total of 355 is lower than the previous month's total supply of available inventory of 381, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Richmond City Homes was \$226,575. This April, the median sale price was \$222,000, a decrease of 2% or \$4,575 compared to last year. The current median sold price is 8% lower than in March.

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

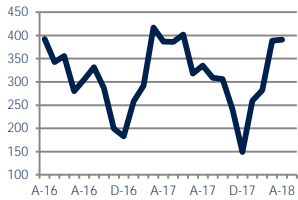


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

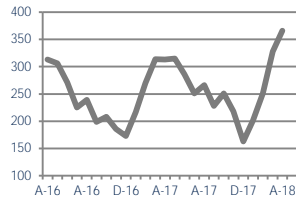
391



Up 1%
Vs. Year Ago

Current Contracts

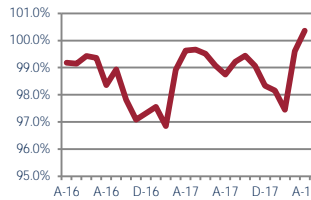
366



Up 17%
Vs. Year Ago

Sold Vs. List Price

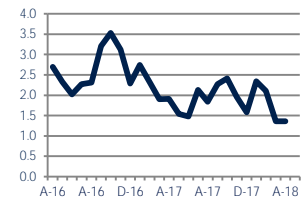
100.4%



Up 0.7%
Vs. Year Ago

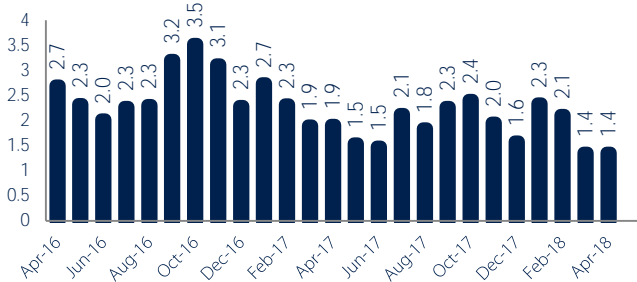
Months of Supply

1.4



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

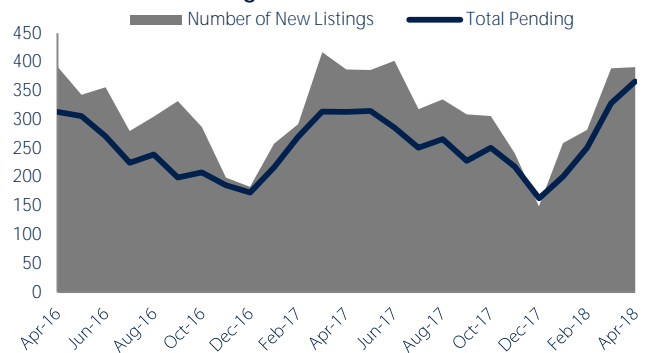
In April, there was 1.4 months of supply available in Richmond City, compared to 1.9 in April 2017. That is a decrease of 29% versus a year ago.

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.

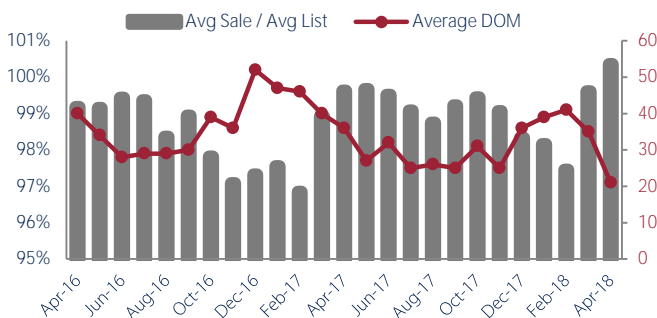
New Listings & Current Contracts

This month there were 391 homes newly listed for sale in Richmond City compared to 387 in April 2017, an increase of 1%. There were 366 current contracts pending sale this April compared to 313 a year ago. The number of current contracts is 17% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Richmond City was 100.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 36, a decrease of 42%.



*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.

