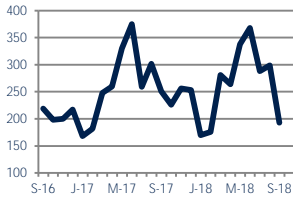
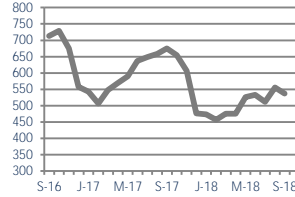


Units Sold 193



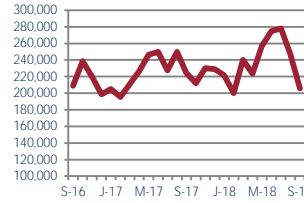
Down -23%
Vs. Year Ago

Active Inventory 537



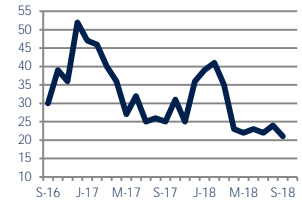
Down -20%
Vs. Year Ago

Median Sale Price \$206,050



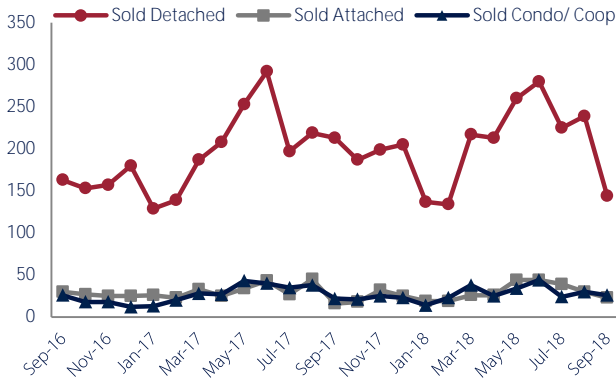
Down -8%
Vs. Year Ago

Days On Market 21



Down -16%
Vs. Year Ago

Units Sold*



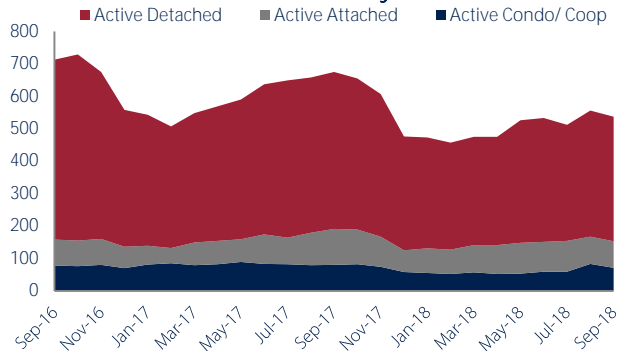
Units Sold

There was a decrease in total units sold in September, with 193 sold this month in Richmond City. This month's total units sold was lower than at this time last year.

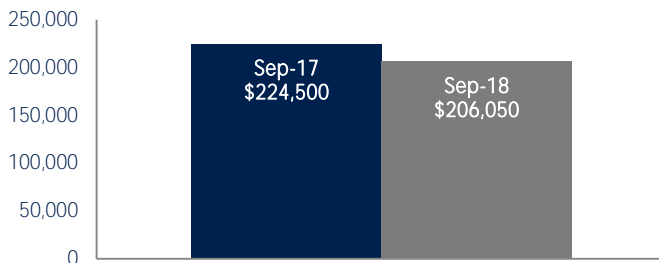
Active Inventory

Versus last year, the total number of homes available this month is lower by 138 units or 20%. The total number of active inventory this September was 537 compared to 675 in September 2017. This month's total of 537 is lower than the previous month's total supply of available inventory of 556, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Richmond City Homes was \$224,500. This September, the median sale price was \$206,050, a decrease of 8% or \$18,450 compared to last year. The current median sold price is 17% 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.



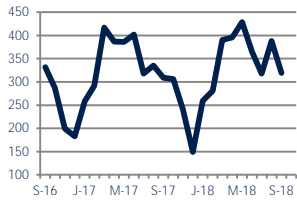
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

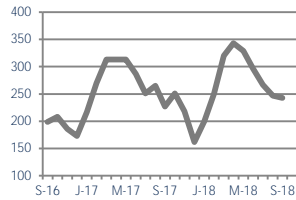
319



Up 3%
Vs. Year Ago

Current Contracts

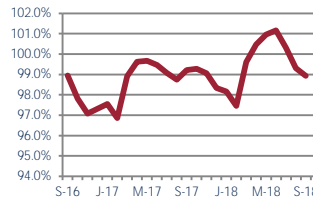
243



Up 7%
Vs. Year Ago

Sold Vs. List Price

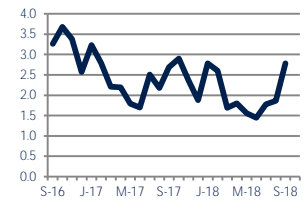
98.9%



No Change
Vs. Year Ago

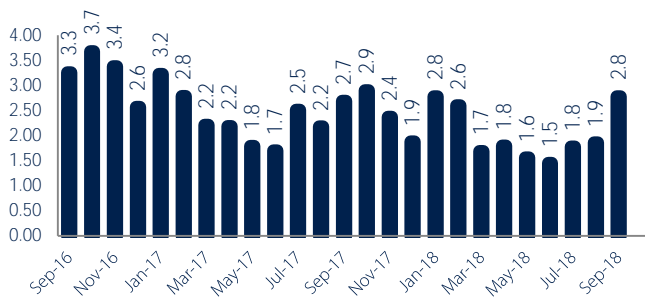
Months of Supply

2.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

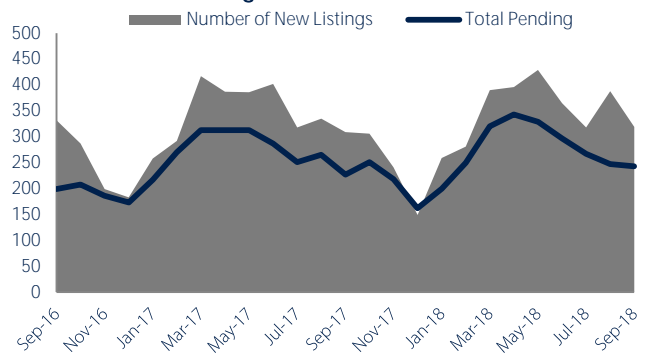
In September, there was 2.8 months of supply available in Richmond City. The amount of supply is similar compared to a year ago.

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.

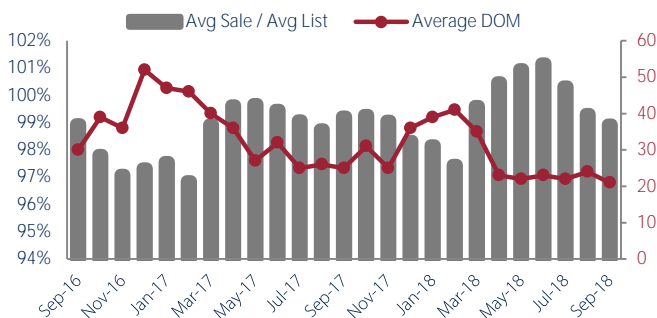
New Listings & Current Contracts

This month there were 319 homes newly listed for sale in Richmond City compared to 309 in September 2017, an increase of 3%. There were 243 current contracts pending sale this September compared to 227 a year ago. The number of current contracts is 7% 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 Richmond City was 98.9% 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 21, lower than the average last year, which was 25, a decrease of 16%.



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