



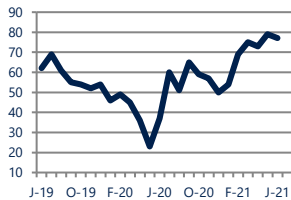
## Focus On: Richmond Housing Market

June 2021

Zip Code(s): 19134

### Units Sold

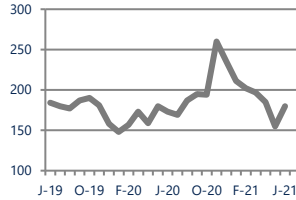
77



Up  
Vs. Year Ago

### Active Inventory

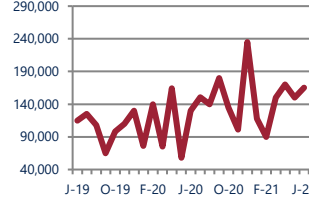
180



Up 4%  
Vs. Year Ago

### Median Sale Price

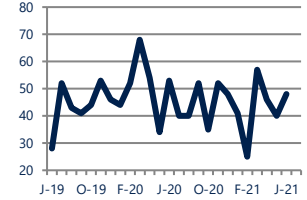
\$165,000



Up 27%  
Vs. Year Ago

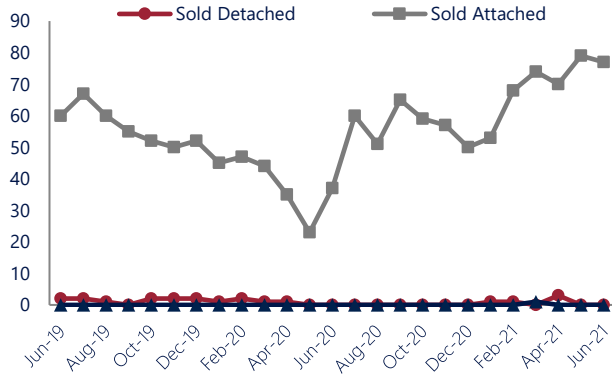
### Days On Market

48



Down -9%  
Vs. Year Ago

### Units Sold\*



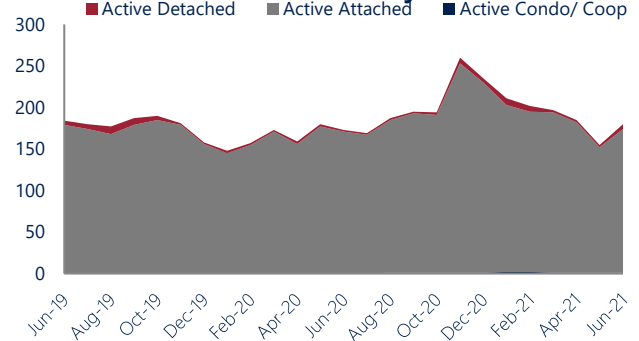
### Units Sold

There was a decrease in total units sold in June, with 77 sold this month in Richmond. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 4%. The total number of active inventory this June was 180 compared to 173 in June 2020. This month's total of 180 is higher than the previous month's total supply of available inventory of 155, an increase of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Richmond Homes was \$130,000. This June, the median sale price was \$165,000, an increase of \$35,000 compared to last year. The current median sold price is 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.

Richmond are defined as properties listed in zip code/s 19134.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





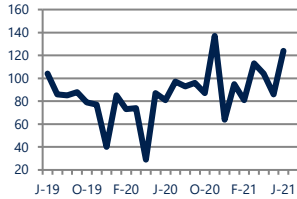
## Focus On: Richmond Housing Market

June 2021

Zip Code(s): 19134

### New Listings

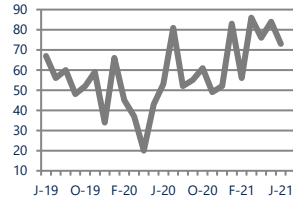
124



**Up 53%**  
Vs. Year Ago

### Current Contracts

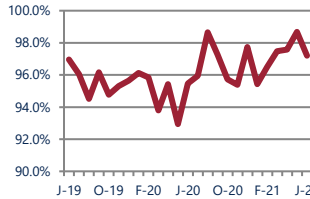
73



**Up 38%**  
Vs. Year Ago

### Sold Vs. List Price

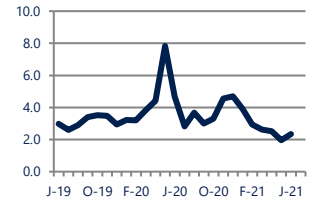
97.2%



**Up 1.8%**  
Vs. Year Ago

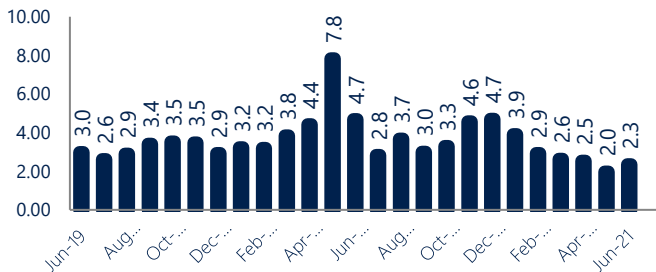
### Months of Supply

2.3



**Down -50%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

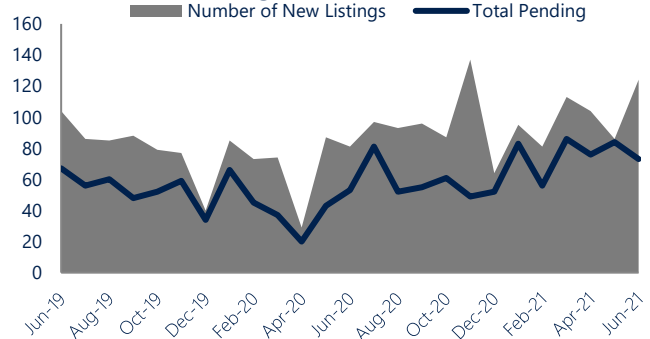
This month there were 124 homes newly listed for sale in Richmond compared to 81 in June 2020, an increase of 53%. There were 73 current contracts pending sale this June compared to 53 a year ago. The number of current contracts is 38% higher than last June.

### Months of Supply

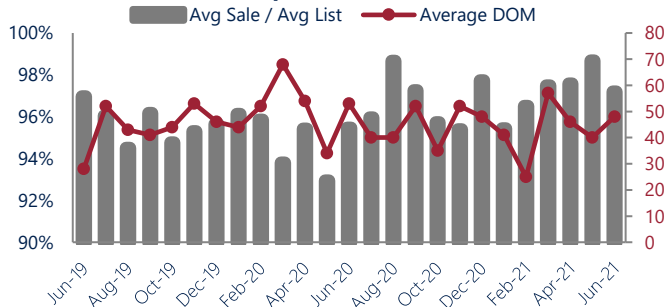
In June, there was 2.3 months of supply available in Richmond, compared to 4.7 in June 2020. That is a decrease of 50% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Richmond was 97.2% 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 48, lower than the average last year, which was 53, a decrease of 9%.



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