

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

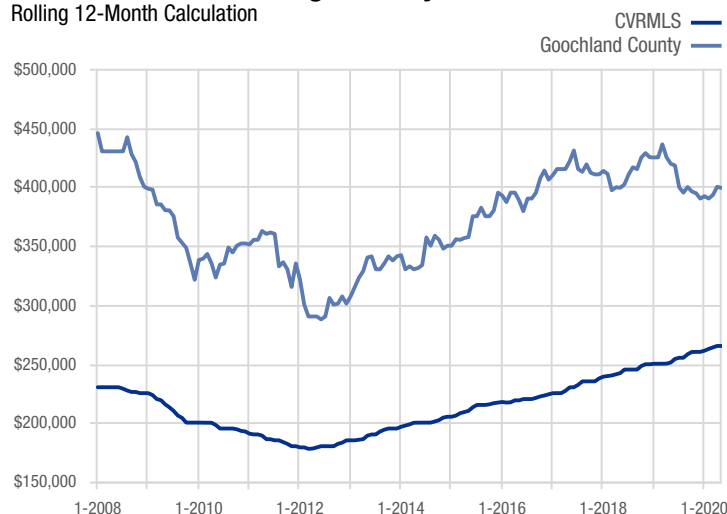
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	49	44	- 10.2%	260	259	- 0.4%
Pending Sales	35	41	+ 17.1%	155	166	+ 7.1%
Closed Sales	33	36	+ 9.1%	129	141	+ 9.3%
Days on Market Until Sale	28	40	+ 42.9%	57	47	- 17.5%
Median Sales Price*	\$325,000	\$344,500	+ 6.0%	\$364,500	\$400,000	+ 9.7%
Average Sales Price*	\$397,258	\$437,097	+ 10.0%	\$454,717	\$482,027	+ 6.0%
Percent of Original List Price Received*	96.6%	98.9%	+ 2.4%	96.2%	98.2%	+ 2.1%
Inventory of Homes for Sale	141	145	+ 2.8%	—	—	—
Months Supply of Inventory	4.8	4.6	- 4.2%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	3	—	0	18	—
Pending Sales	0	4	—	2	13	+ 550.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

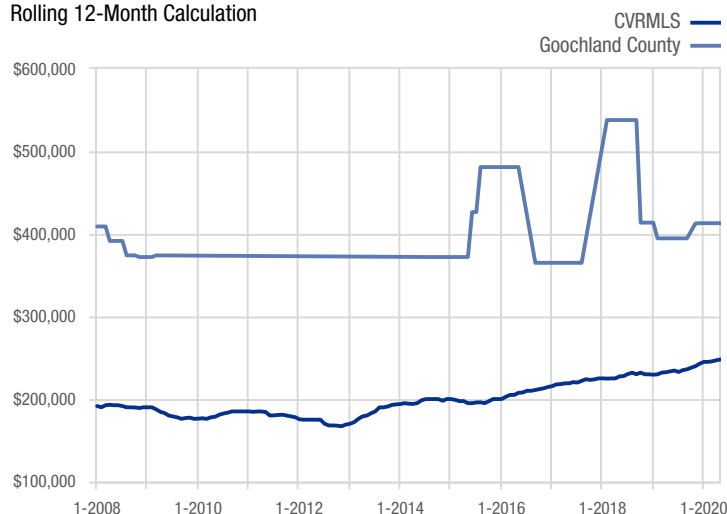
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.