

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

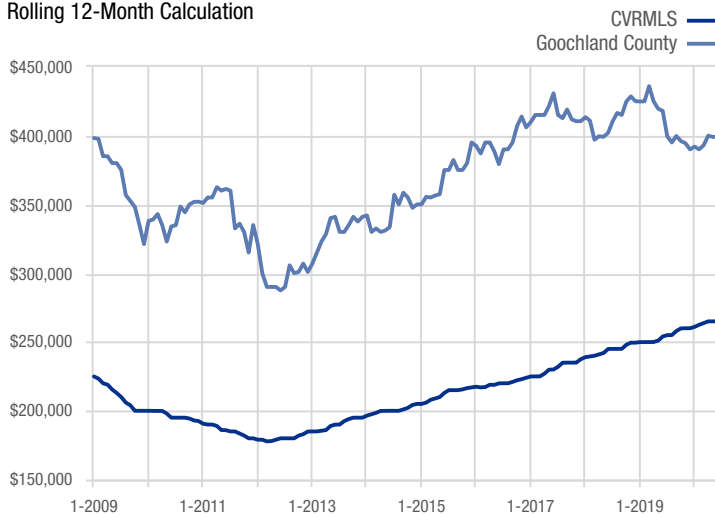
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	53	52	- 1.9%	313	311	- 0.6%
Pending Sales	37	51	+ 37.8%	192	216	+ 12.5%
Closed Sales	42	42	0.0%	171	183	+ 7.0%
Days on Market Until Sale	25	65	+ 160.0%	49	51	+ 4.1%
Median Sales Price*	\$389,900	\$387,000	- 0.7%	\$375,000	\$399,960	+ 6.7%
Average Sales Price*	\$465,762	\$493,914	+ 6.0%	\$457,413	\$484,770	+ 6.0%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	96.9%	98.3%	+ 1.4%
Inventory of Homes for Sale	142	138	- 2.8%	—	—	—
Months Supply of Inventory	4.8	4.2	- 12.5%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	0	6	—	0	24	—
Pending Sales	0	6	—	2	19	+ 850.0%
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	6	+ 500.0%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

* 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.

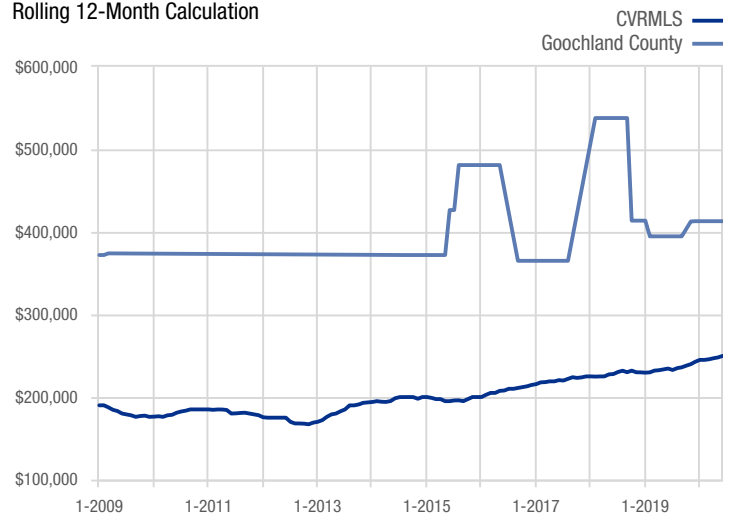
Median Sales Price - Single-Family

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.