

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

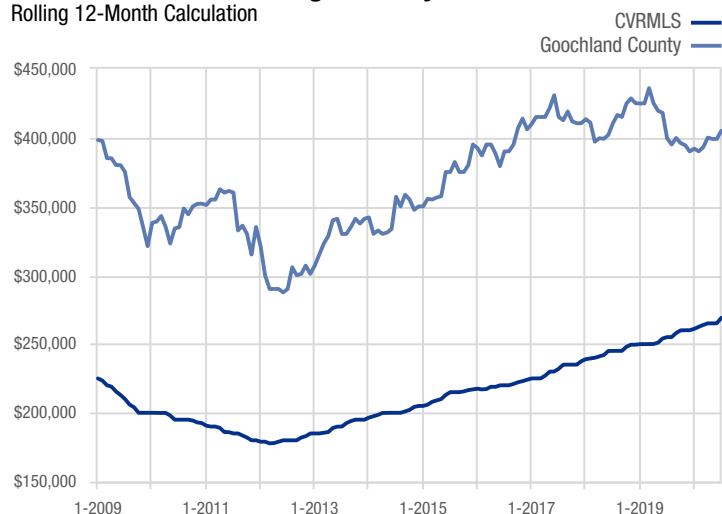
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	59	53	- 10.2%	372	364	- 2.2%
Pending Sales	31	42	+ 35.5%	223	256	+ 14.8%
Closed Sales	31	43	+ 38.7%	202	226	+ 11.9%
Days on Market Until Sale	43	58	+ 34.9%	48	52	+ 8.3%
Median Sales Price*	\$390,000	\$421,500	+ 8.1%	\$375,000	\$400,000	+ 6.7%
Average Sales Price*	\$410,515	\$471,022	+ 14.7%	\$450,107	\$482,143	+ 7.1%
Percent of Original List Price Received*	96.1%	96.2%	+ 0.1%	96.7%	97.9%	+ 1.2%
Inventory of Homes for Sale	150	135	- 10.0%	—	—	—
Months Supply of Inventory	5.3	4.1	- 22.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	24	—
Pending Sales	0	2	—	2	21	+ 950.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	96	—	—	96	—
Median Sales Price*	—	\$389,520	—	—	\$389,520	—
Average Sales Price*	—	\$389,520	—	—	\$389,520	—
Percent of Original List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

\* 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.

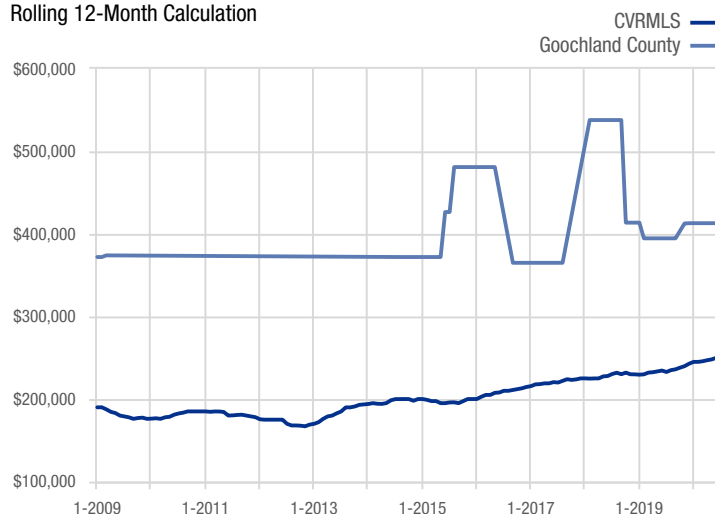
### Median Sales Price - Single-Family

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.