

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

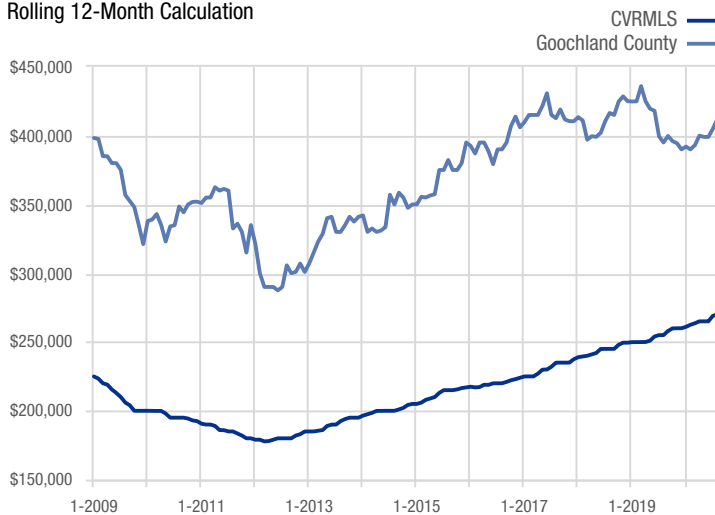
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	41	45	+ 9.8%	413	409	- 1.0%
Pending Sales	35	59	+ 68.6%	258	314	+ 21.7%
Closed Sales	36	46	+ 27.8%	238	272	+ 14.3%
Days on Market Until Sale	41	86	+ 109.8%	47	58	+ 23.4%
Median Sales Price*	\$425,400	\$460,000	+ 8.1%	\$380,000	\$412,000	+ 8.4%
Average Sales Price*	\$417,939	\$547,215	+ 30.9%	\$445,413	\$492,988	+ 10.7%
Percent of Original List Price Received*	98.8%	97.8%	- 1.0%	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	146	105	- 28.1%	—	—	—
Months Supply of Inventory	5.1	3.0	- 41.2%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	11	—	0	35	—
Pending Sales	0	11	—	2	32	+ 1,500.0%
Closed Sales	0	3	—	0	4	—
Days on Market Until Sale	—	12	—	—	33	—
Median Sales Price*	—	\$409,650	—	—	\$408,058	—
Average Sales Price*	—	\$409,725	—	—	\$404,674	—
Percent of Original List Price Received*	—	104.7%	—	—	103.5%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

* 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.

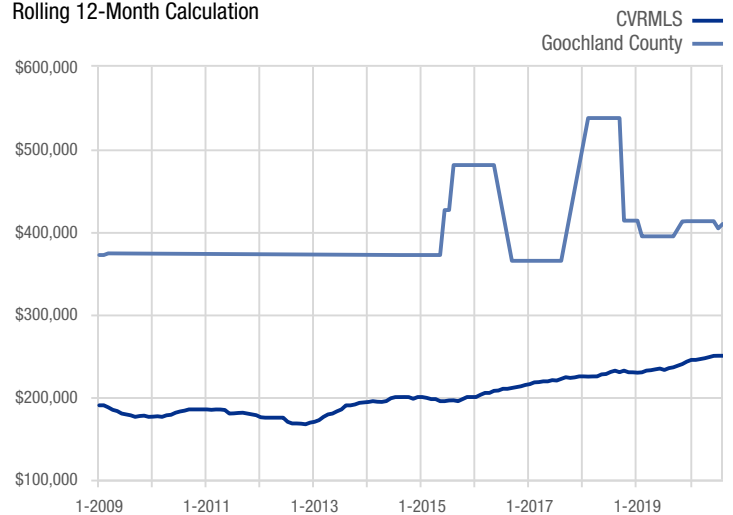
Median Sales Price - Single-Family

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.