

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

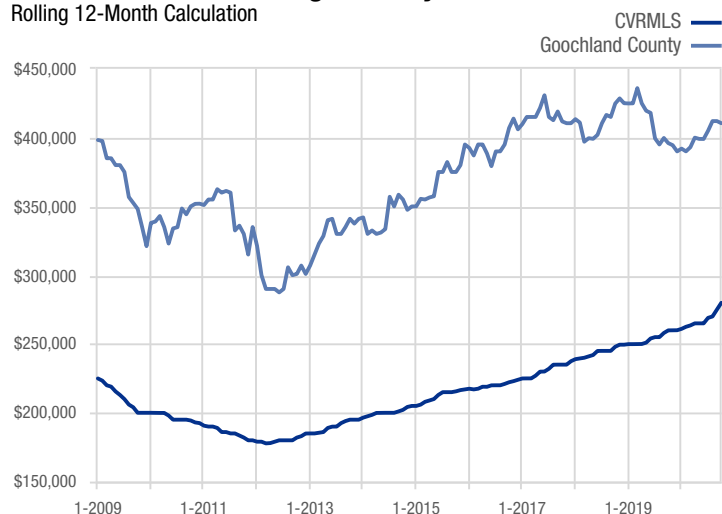
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	59	55	- 6.8%	536	505	- 5.8%
Pending Sales	29	46	+ 58.6%	312	405	+ 29.8%
Closed Sales	35	44	+ 25.7%	303	354	+ 16.8%
Days on Market Until Sale	36	46	+ 27.8%	45	58	+ 28.9%
Median Sales Price*	\$470,000	\$449,000	- 4.5%	\$391,000	\$420,797	+ 7.6%
Average Sales Price*	\$532,598	\$511,343	- 4.0%	\$456,697	\$497,313	+ 8.9%
Percent of Original List Price Received*	98.0%	98.3%	+ 0.3%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	169	95	- 43.8%	—	—	—
Months Supply of Inventory	5.7	2.5	- 56.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	4	—	1	47	+ 4,600.0%
Pending Sales	0	4	—	2	44	+ 2,100.0%
Closed Sales	0	3	—	0	7	—
Days on Market Until Sale	—	0	—	—	19	—
Median Sales Price*	—	\$391,860	—	—	\$406,465	—
Average Sales Price*	—	\$399,963	—	—	\$402,655	—
Percent of Original List Price Received*	—	106.3%	—	—	104.7%	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	0.4	- 80.0%	—	—	—

* 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.

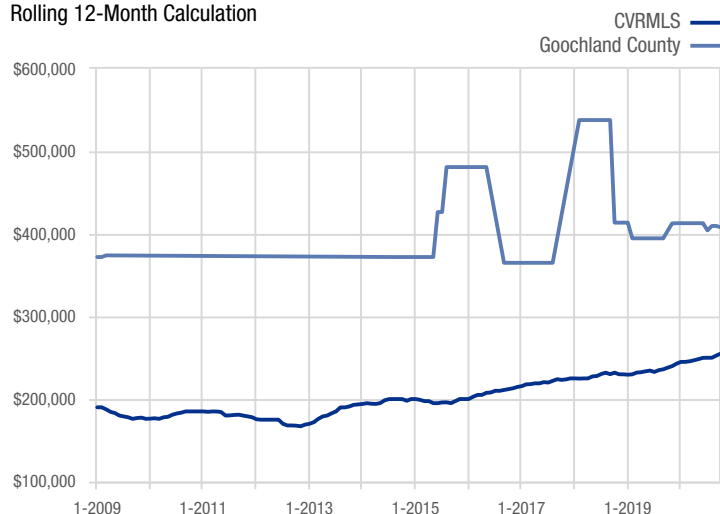
Median Sales Price - Single-Family

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.