

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

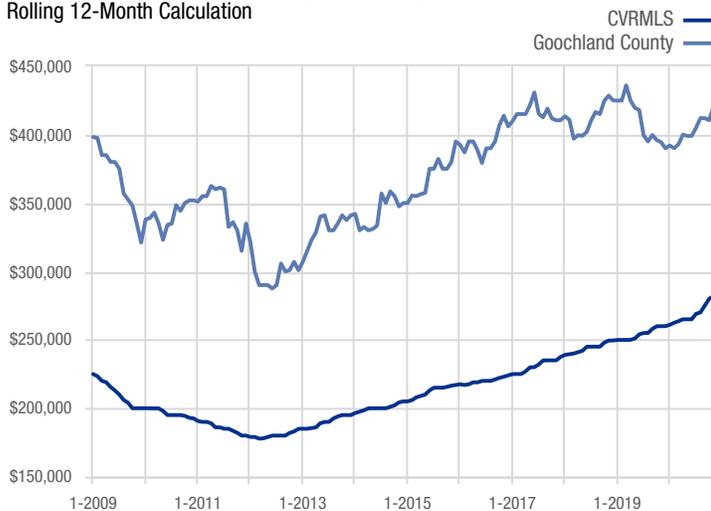
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	30	35	+ 16.7%	566	540	- 4.6%
Pending Sales	34	30	- 11.8%	346	434	+ 25.4%
Closed Sales	26	34	+ 30.8%	329	388	+ 17.9%
Days on Market Until Sale	47	60	+ 27.7%	45	58	+ 28.9%
Median Sales Price*	\$420,000	\$449,975	+ 7.1%	\$394,475	\$433,856	+ 10.0%
Average Sales Price*	\$486,441	\$535,602	+ 10.1%	\$459,084	\$500,694	+ 9.1%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	147	91	- 38.1%	—	—	—
Months Supply of Inventory	4.9	2.4	- 51.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	1	—	1	48	+ 4,700.0%
Pending Sales	1	2	+ 100.0%	3	45	+ 1,400.0%
Closed Sales	2	5	+ 150.0%	2	12	+ 500.0%
Days on Market Until Sale	208	14	- 93.3%	208	17	- 91.8%
Median Sales Price*	\$412,683	\$422,510	+ 2.4%	\$412,683	\$411,355	- 0.3%
Average Sales Price*	\$412,683	\$419,796	+ 1.7%	\$412,683	\$409,797	- 0.7%
Percent of Original List Price Received*	108.6%	106.8%	- 1.7%	108.6%	105.6%	- 2.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.4	—	—	—	—

* 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.

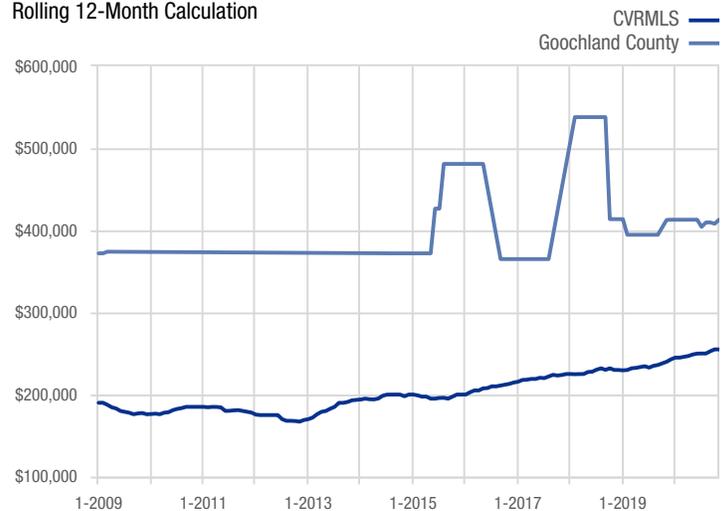
Median Sales Price - Single-Family

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.