

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

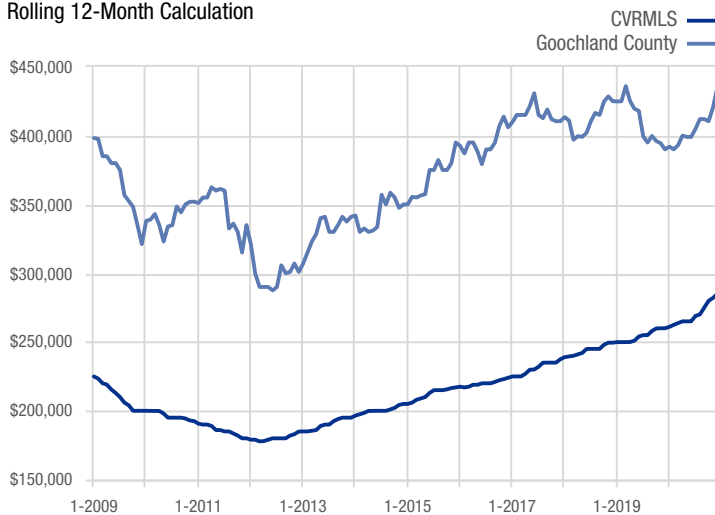
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	24	28	+ 16.7%	590	568	- 3.7%
Pending Sales	21	32	+ 52.4%	367	464	+ 26.4%
Closed Sales	35	41	+ 17.1%	364	429	+ 17.9%
Days on Market Until Sale	40	32	- 20.0%	45	55	+ 22.2%
Median Sales Price*	\$295,000	\$470,000	+ 59.3%	\$389,950	\$435,000	+ 11.6%
Average Sales Price*	\$473,599	\$551,563	+ 16.5%	\$460,499	\$505,590	+ 9.8%
Percent of Original List Price Received*	97.8%	99.1%	+ 1.3%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	116	74	- 36.2%	—	—	—
Months Supply of Inventory	3.8	1.9	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	6	+ 100.0%	4	54	+ 1,250.0%
Pending Sales	0	6	—	3	51	+ 1,600.0%
Closed Sales	1	6	+ 500.0%	3	18	+ 500.0%
Days on Market Until Sale	442	5	- 98.9%	286	13	- 95.5%
Median Sales Price*	\$412,990	\$405,033	- 1.9%	\$412,990	\$411,355	- 0.4%
Average Sales Price*	\$412,990	\$412,188	- 0.2%	\$412,785	\$410,594	- 0.5%
Percent of Original List Price Received*	103.3%	105.6%	+ 2.2%	106.8%	105.6%	- 1.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	0.4	- 86.7%	—	—	—

* 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.

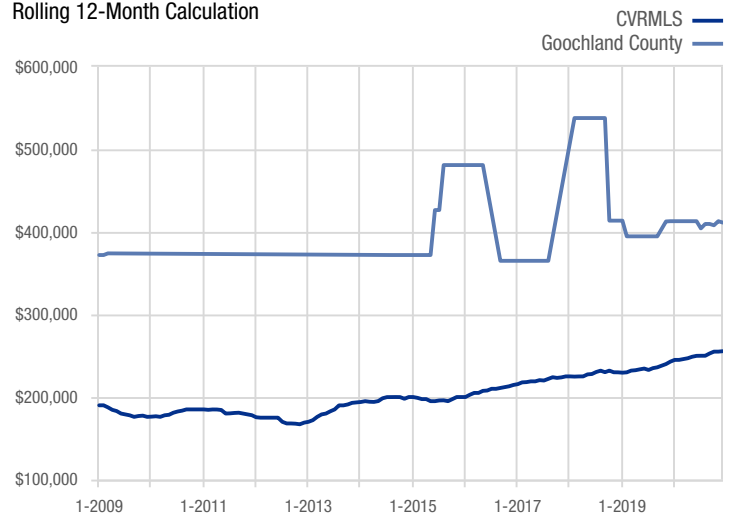
Median Sales Price - Single-Family

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.