

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

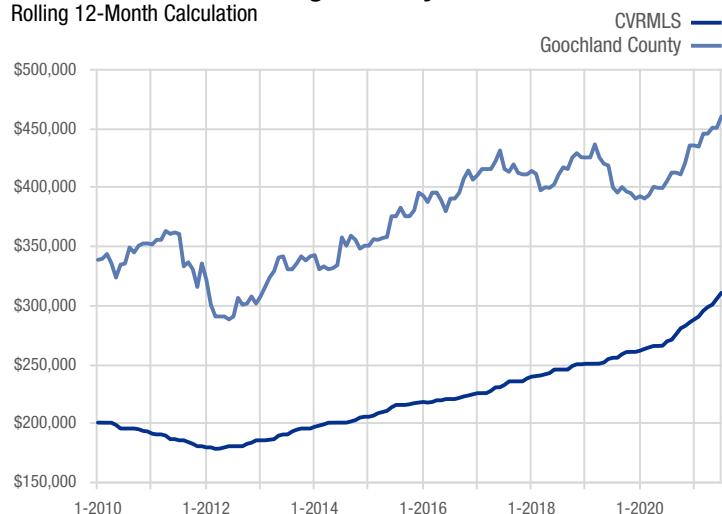
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	53	60	+ 13.2%	364	349	- 4.1%
Pending Sales	42	45	+ 7.1%	255	255	0.0%
Closed Sales	43	37	- 14.0%	226	235	+ 4.0%
Days on Market Until Sale	58	20	- 65.5%	52	36	- 30.8%
Median Sales Price*	\$421,500	\$505,000	+ 19.8%	\$400,000	\$485,750	+ 21.4%
Average Sales Price*	\$471,022	\$642,455	+ 36.4%	\$482,143	\$560,817	+ 16.3%
Percent of Original List Price Received*	96.2%	103.2%	+ 7.3%	97.9%	100.6%	+ 2.8%
Inventory of Homes for Sale	138	60	- 56.5%	—	—	—
Months Supply of Inventory	4.2	1.6	- 61.9%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	1	—	24	7	- 70.8%
Pending Sales	2	1	- 50.0%	21	8	- 61.9%
Closed Sales	1	12	+ 1,100.0%	1	23	+ 2,200.0%
Days on Market Until Sale	96	0	- 100.0%	96	42	- 56.3%
Median Sales Price*	\$389,520	\$455,713	+ 17.0%	\$389,520	\$433,965	+ 11.4%
Average Sales Price*	\$389,520	\$457,632	+ 17.5%	\$389,520	\$439,592	+ 12.9%
Percent of Original List Price Received*	100.0%	110.3%	+ 10.3%	100.0%	108.6%	+ 8.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

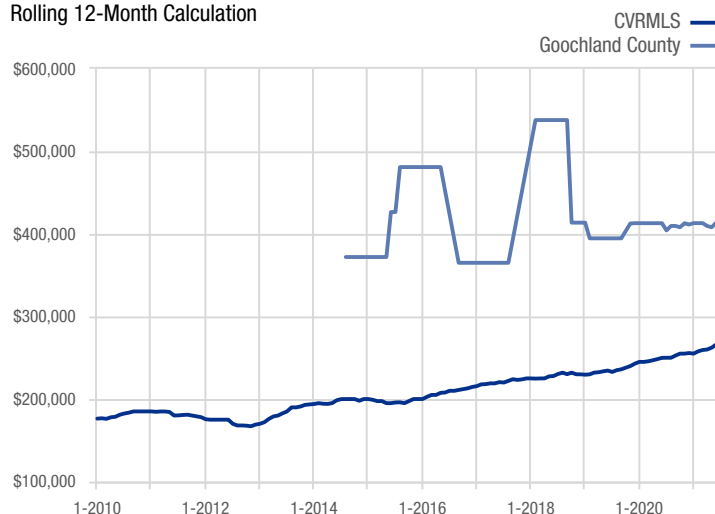
Median Sales Price - Single-Family

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.