

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

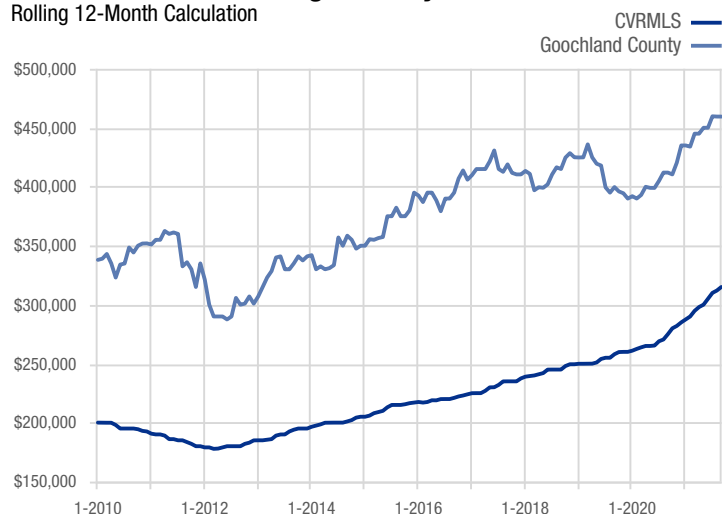
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	39	58	+ 48.7%	450	480	+ 6.7%
Pending Sales	45	53	+ 17.8%	357	343	- 3.9%
Closed Sales	38	38	0.0%	310	310	0.0%
Days on Market Until Sale	69	23	- 66.7%	59	33	- 44.1%
Median Sales Price*	\$451,000	\$425,000	- 5.8%	\$412,000	\$474,500	+ 15.2%
Average Sales Price*	\$512,186	\$677,800	+ 32.3%	\$495,302	\$572,443	+ 15.6%
Percent of Original List Price Received*	97.4%	103.5%	+ 6.3%	97.8%	101.1%	+ 3.4%
Inventory of Homes for Sale	92	71	- 22.8%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	8	11	+ 37.5%	43	23	- 46.5%
Pending Sales	8	9	+ 12.5%	39	21	- 46.2%
Closed Sales	0	0	0.0%	4	28	+ 600.0%
Days on Market Until Sale	—	—	—	33	35	+ 6.1%
Median Sales Price*	—	—	—	\$408,058	\$441,623	+ 8.2%
Average Sales Price*	—	—	—	\$404,674	\$442,620	+ 9.4%
Percent of Original List Price Received*	—	—	—	103.5%	108.2%	+ 4.5%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 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.

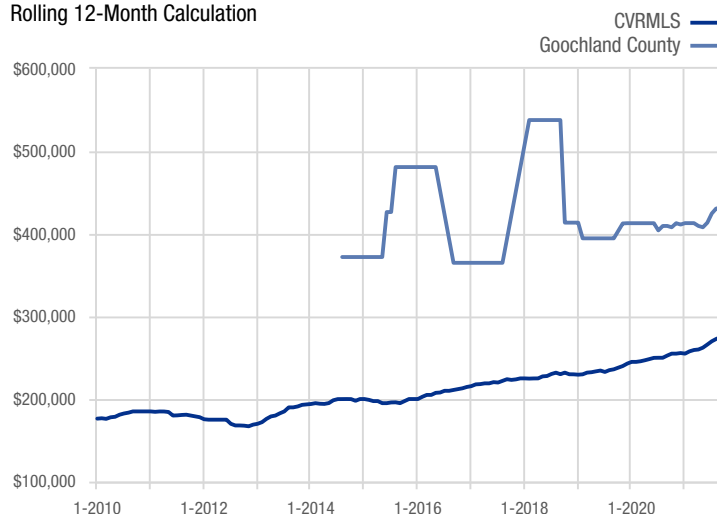
Median Sales Price - Single-Family

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.