

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

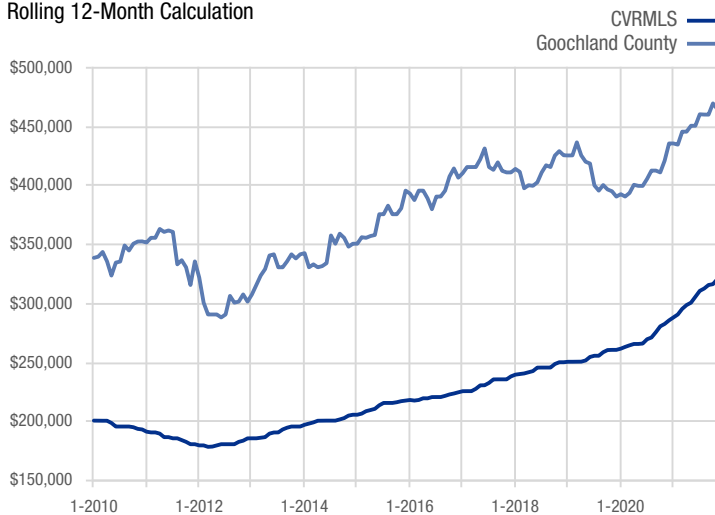
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	35	<b>37</b>	+ 5.7%	540	<b>560</b>	+ 3.7%
Pending Sales	28	<b>38</b>	+ 35.7%	430	<b>423</b>	- 1.6%
Closed Sales	34	<b>42</b>	+ 23.5%	388	<b>395</b>	+ 1.8%
Days on Market Until Sale	60	<b>40</b>	- 33.3%	58	<b>32</b>	- 44.8%
Median Sales Price*	\$449,975	<b>\$438,000</b>	- 2.7%	\$433,856	<b>\$459,500</b>	+ 5.9%
Average Sales Price*	\$535,602	<b>\$495,207</b>	- 7.5%	\$500,694	<b>\$558,666</b>	+ 11.6%
Percent of Original List Price Received*	98.2%	<b>100.1%</b>	+ 1.9%	97.9%	<b>101.0%</b>	+ 3.2%
Inventory of Homes for Sale	95	<b>51</b>	- 46.3%	—	—	—
Months Supply of Inventory	2.5	<b>1.3</b>	- 48.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	48	<b>26</b>	- 45.8%
Pending Sales	2	<b>0</b>	- 100.0%	45	<b>24</b>	- 46.7%
Closed Sales	5	<b>0</b>	- 100.0%	12	<b>39</b>	+ 225.0%
Days on Market Until Sale	14	—	—	17	<b>28</b>	+ 64.7%
Median Sales Price*	\$422,510	—	—	\$411,355	<b>\$452,665</b>	+ 10.0%
Average Sales Price*	\$419,796	—	—	\$409,797	<b>\$456,083</b>	+ 11.3%
Percent of Original List Price Received*	106.8%	—	—	105.6%	<b>108.8%</b>	+ 3.0%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	—	—	—
Months Supply of Inventory	0.4	<b>0.6</b>	+ 50.0%	—	—	—

\* 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.

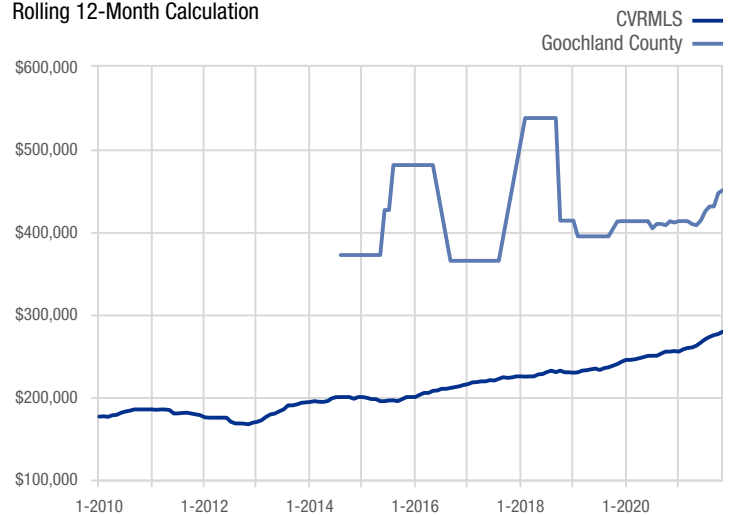
### Median Sales Price - Single-Family

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.