

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

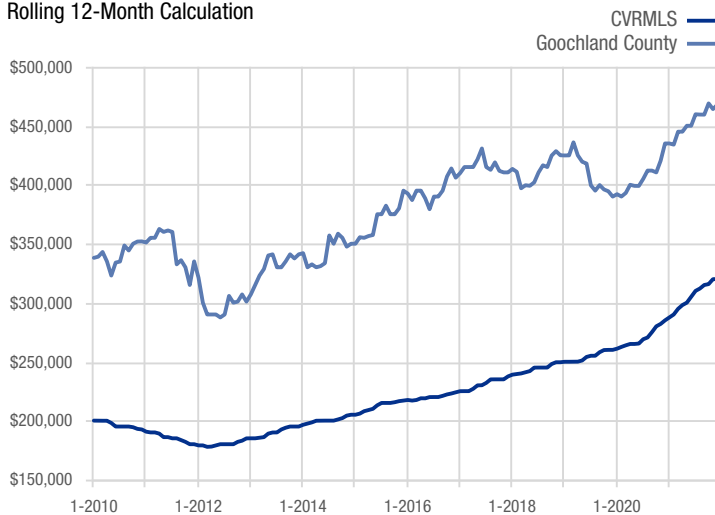
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	28	40	+ 42.9%	568	600	+ 5.6%
Pending Sales	33	31	- 6.1%	463	460	- 0.6%
Closed Sales	41	39	- 4.9%	429	441	+ 2.8%
Days on Market Until Sale	32	42	+ 31.3%	55	33	- 40.0%
Median Sales Price*	\$470,000	\$485,883	+ 3.4%	\$435,000	\$467,800	+ 7.5%
Average Sales Price*	\$551,563	\$572,517	+ 3.8%	\$505,590	\$559,940	+ 10.7%
Percent of Original List Price Received*	99.1%	100.3%	+ 1.2%	98.0%	101.0%	+ 3.1%
Inventory of Homes for Sale	78	44	- 43.6%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	54	33	- 38.9%
Pending Sales	5	2	- 60.0%	50	26	- 48.0%
Closed Sales	6	0	- 100.0%	18	39	+ 116.7%
Days on Market Until Sale	5	—	—	13	28	+ 115.4%
Median Sales Price*	\$405,033	—	—	\$411,355	\$452,665	+ 10.0%
Average Sales Price*	\$412,188	—	—	\$410,594	\$456,083	+ 11.1%
Percent of Original List Price Received*	105.6%	—	—	105.6%	108.8%	+ 3.0%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.8	+ 260.0%	—	—	—

* 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.

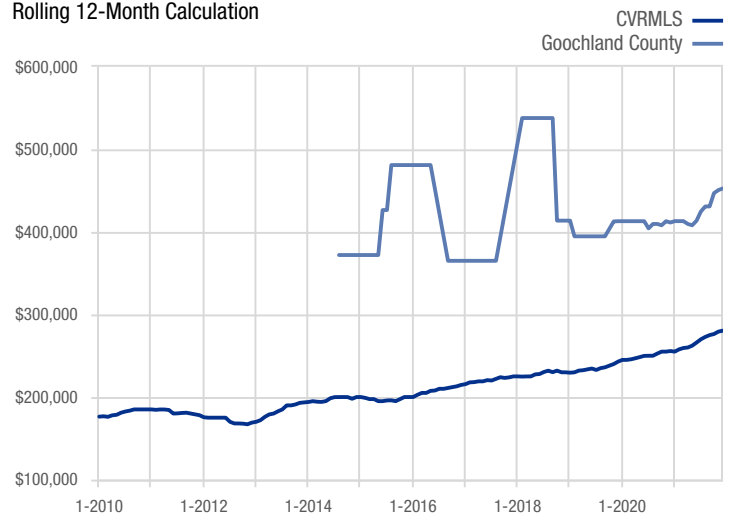
Median Sales Price - Single-Family

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.