

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

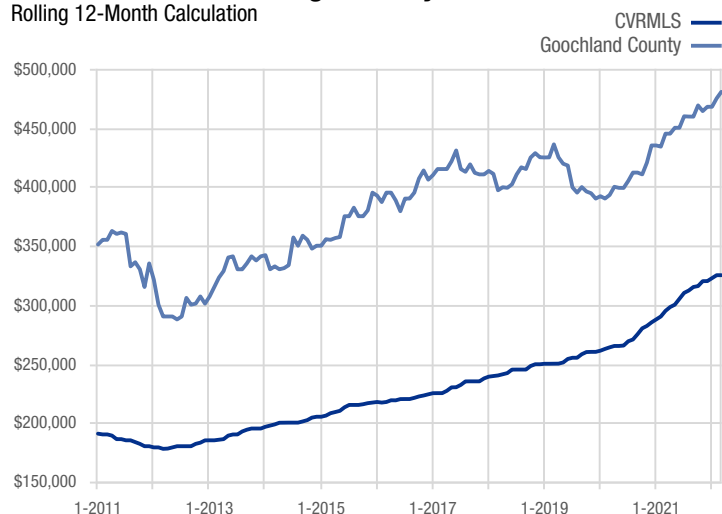
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	57	73	+ 28.1%	126	169	+ 34.1%
Pending Sales	41	42	+ 2.4%	94	117	+ 24.5%
Closed Sales	35	34	- 2.9%	92	83	- 9.8%
Days on Market Until Sale	46	28	- 39.1%	48	26	- 45.8%
Median Sales Price*	\$510,000	\$605,461	+ 18.7%	\$435,000	\$510,000	+ 17.2%
Average Sales Price*	\$582,532	\$674,556	+ 15.8%	\$508,910	\$571,717	+ 12.3%
Percent of Original List Price Received*	99.7%	102.0%	+ 2.3%	97.3%	101.9%	+ 4.7%
Inventory of Homes for Sale	86	62	- 27.9%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	1	7	+ 600.0%	5	15	+ 200.0%
Pending Sales	3	8	+ 166.7%	7	15	+ 114.3%
Closed Sales	0	4	—	3	4	+ 33.3%
Days on Market Until Sale	—	4	—	0	4	—
Median Sales Price*	—	\$504,718	—	\$420,950	\$504,718	+ 19.9%
Average Sales Price*	—	\$505,135	—	\$416,290	\$505,135	+ 21.3%
Percent of Original List Price Received*	—	104.9%	—	105.3%	104.9%	- 0.4%
Inventory of Homes for Sale	0	6	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

* 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.

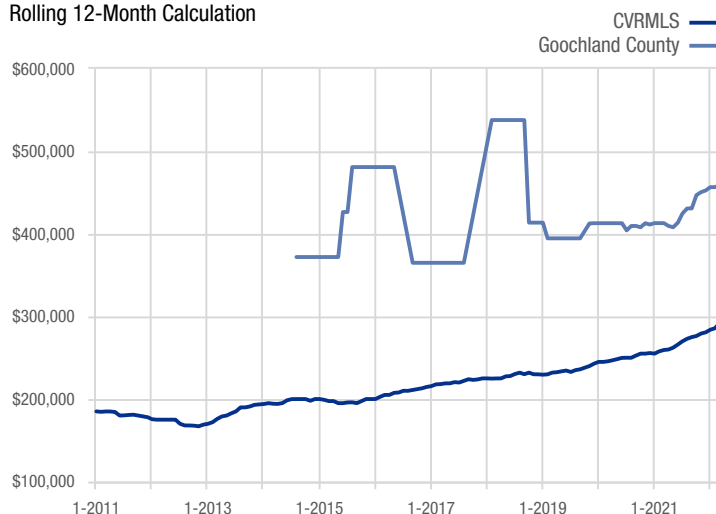
Median Sales Price - Single-Family

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.