

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

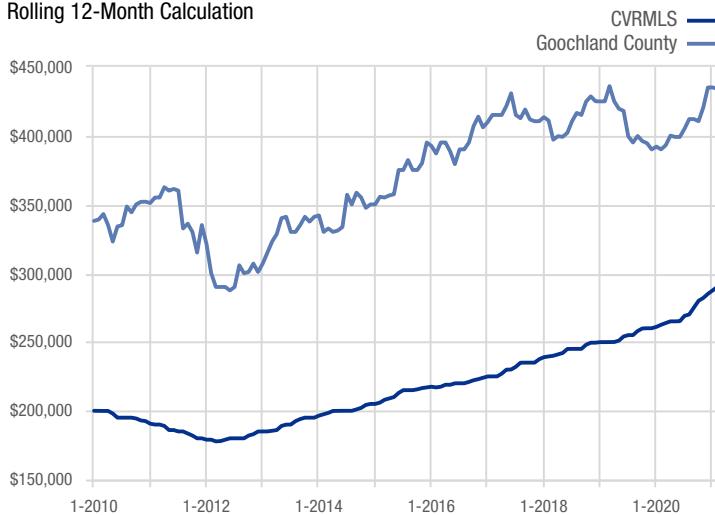
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	56	<b>27</b>	- 51.8%	111	<b>69</b>	- 37.8%
Pending Sales	34	<b>22</b>	- 35.3%	60	<b>51</b>	- 15.0%
Closed Sales	25	<b>26</b>	+ 4.0%	46	<b>53</b>	+ 15.2%
Days on Market Until Sale	73	<b>63</b>	- 13.7%	59	<b>50</b>	- 15.3%
Median Sales Price*	\$402,478	<b>\$370,000</b>	- 8.1%	\$404,955	<b>\$369,500</b>	- 8.8%
Average Sales Price*	\$533,730	<b>\$396,307</b>	- 25.7%	\$524,818	<b>\$459,357</b>	- 12.5%
Percent of Original List Price Received*	97.5%	<b>96.2%</b>	- 1.3%	97.4%	<b>95.7%</b>	- 1.7%
Inventory of Homes for Sale	141	<b>81</b>	- 42.6%	—	—	—
Months Supply of Inventory	4.5	<b>2.1</b>	- 53.3%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>4</b>	—
Pending Sales	0	<b>2</b>	—	0	<b>4</b>	—
Closed Sales	0	<b>0</b>	0.0%	0	<b>3</b>	—
Days on Market Until Sale	—	—	—	—	<b>0</b>	—
Median Sales Price*	—	—	—	—	<b>\$420,950</b>	—
Average Sales Price*	—	—	—	—	<b>\$416,290</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>105.3%</b>	—
Inventory of Homes for Sale	3	<b>3</b>	0.0%	—	—	—
Months Supply of Inventory	3.0	<b>0.6</b>	- 80.0%	—	—	—

\* 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.

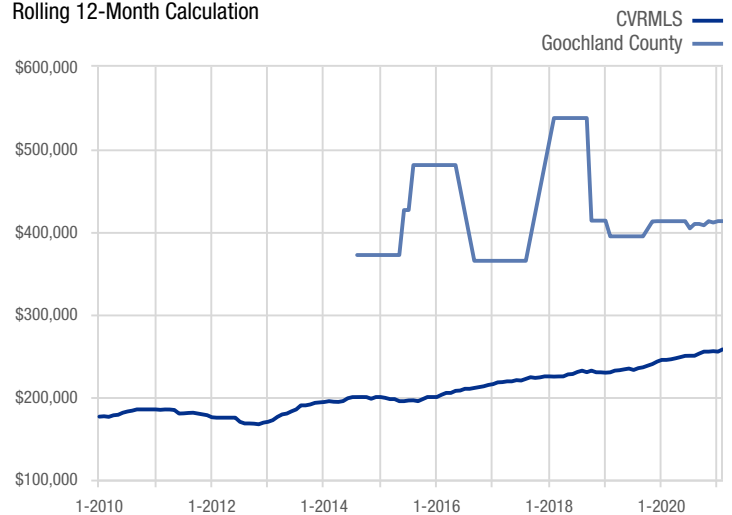
### Median Sales Price - Single-Family

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.