

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

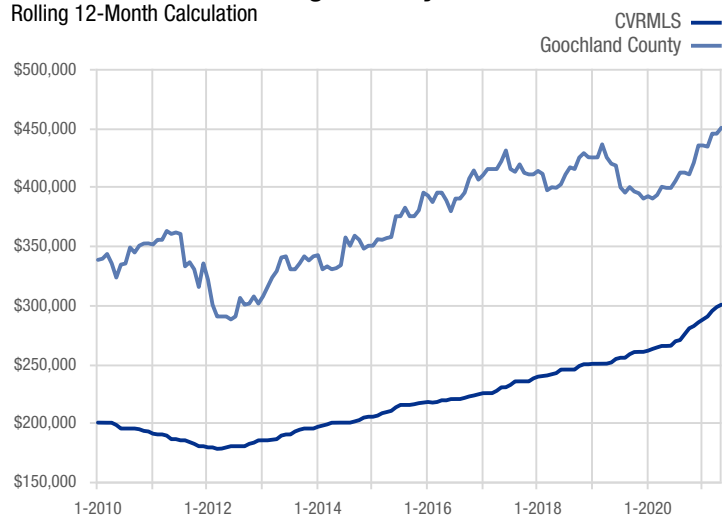
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	44	54	+ 22.7%	259	236	- 8.9%
Pending Sales	40	41	+ 2.5%	164	174	+ 6.1%
Closed Sales	36	35	- 2.8%	141	153	+ 8.5%
Days on Market Until Sale	40	36	- 10.0%	47	42	- 10.6%
Median Sales Price*	\$344,500	\$524,975	+ 52.4%	\$400,000	\$467,250	+ 16.8%
Average Sales Price*	\$437,097	\$551,065	+ 26.1%	\$482,027	\$530,371	+ 10.0%
Percent of Original List Price Received*	98.9%	105.4%	+ 6.6%	98.2%	99.8%	+ 1.6%
Inventory of Homes for Sale	149	67	- 55.0%	—	—	—
Months Supply of Inventory	4.8	1.7	- 64.6%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	3	1	- 66.7%	18	6	- 66.7%
Pending Sales	4	0	- 100.0%	13	7	- 46.2%
Closed Sales	0	1	—	0	5	—
Days on Market Until Sale	—	380	—	—	146	—
Median Sales Price*	—	\$380,465	—	—	\$406,275	—
Average Sales Price*	—	\$380,465	—	—	\$407,122	—
Percent of Original List Price Received*	—	100.1%	—	—	104.6%	—
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	1.7	0.2	- 88.2%	—	—	—

* 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.

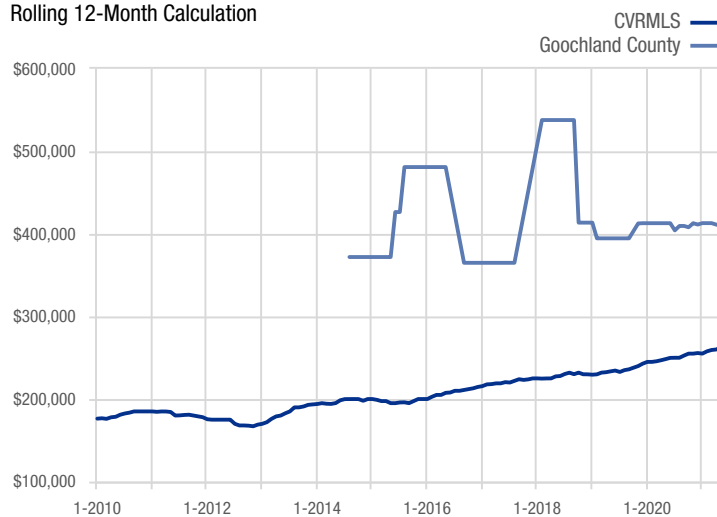
Median Sales Price - Single-Family

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.