

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

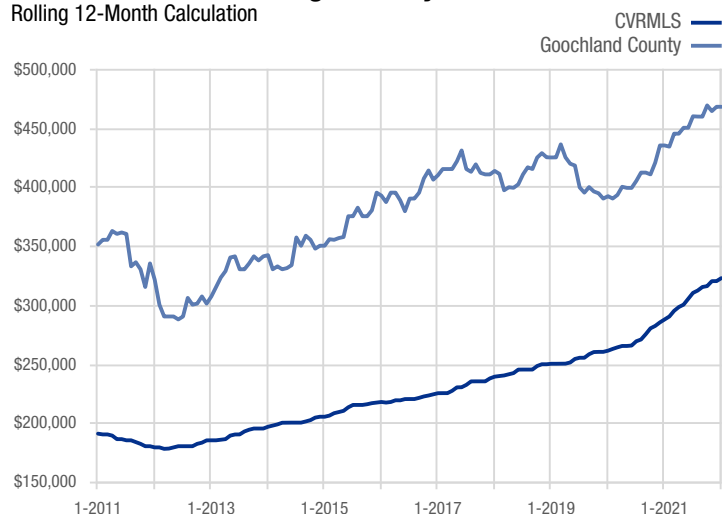
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	42	40	- 4.8%	42	40	- 4.8%
Pending Sales	29	40	+ 37.9%	29	40	+ 37.9%
Closed Sales	30	17	- 43.3%	30	17	- 43.3%
Days on Market Until Sale	37	22	- 40.5%	37	22	- 40.5%
Median Sales Price*	\$271,650	\$420,000	+ 54.6%	\$271,650	\$420,000	+ 54.6%
Average Sales Price*	\$517,736	\$524,817	+ 1.4%	\$517,736	\$524,817	+ 1.4%
Percent of Original List Price Received*	95.2%	102.3%	+ 7.5%	95.2%	102.3%	+ 7.5%
Inventory of Homes for Sale	85	39	- 54.1%	—	—	—
Months Supply of Inventory	2.2	1.0	- 54.5%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$420,950	—	—	\$420,950	—	—
Average Sales Price*	\$416,290	—	—	\$416,290	—	—
Percent of Original List Price Received*	105.3%	—	—	105.3%	—	—
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.8	2.1	+ 162.5%	—	—	—

* 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.

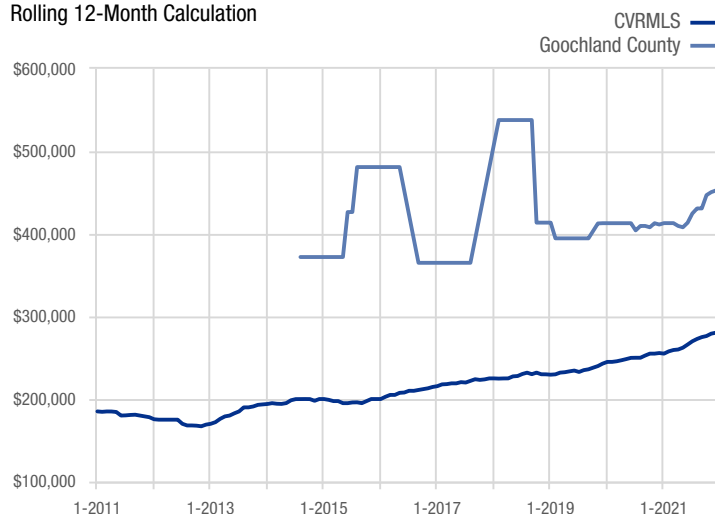
Median Sales Price - Single-Family

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.