

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

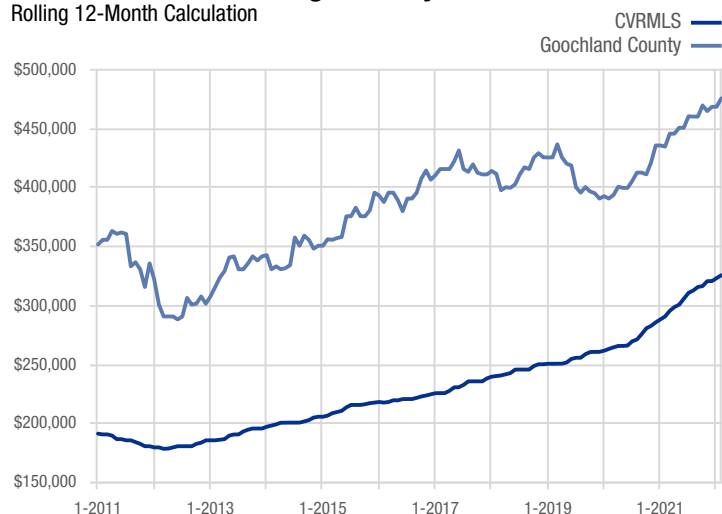
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	27	55	+ 103.7%	69	95	+ 37.7%
Pending Sales	24	40	+ 66.7%	53	78	+ 47.2%
Closed Sales	27	32	+ 18.5%	57	49	- 14.0%
Days on Market Until Sale	63	25	- 60.3%	50	24	- 52.0%
Median Sales Price*	\$370,000	\$466,175	+ 26.0%	\$369,500	\$462,350	+ 25.1%
Average Sales Price*	\$396,307	\$487,368	+ 23.0%	\$459,357	\$500,360	+ 8.9%
Percent of Original List Price Received*	96.2%	101.5%	+ 5.5%	95.7%	101.8%	+ 6.4%
Inventory of Homes for Sale	82	34	- 58.5%	—	—	—
Months Supply of Inventory	2.2	0.8	- 63.6%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	4	+ 300.0%	4	8	+ 100.0%
Pending Sales	2	4	+ 100.0%	4	7	+ 75.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	—	—	—	0	—	—
Median Sales Price*	—	—	—	\$420,950	—	—
Average Sales Price*	—	—	—	\$416,290	—	—
Percent of Original List Price Received*	—	—	—	105.3%	—	—
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

* 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.

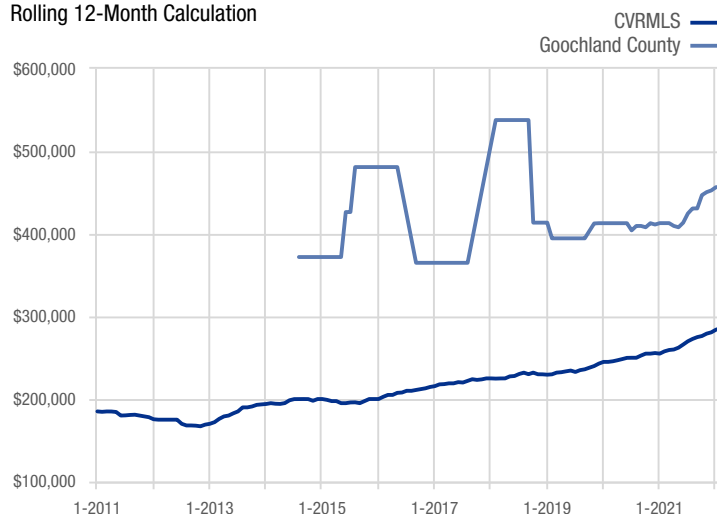
Median Sales Price - Single-Family

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.