Local Market Update – May 2022
A Research Tool Provided by Central Virginia Regional MLS.

CVR MLS

# Goochland County

Single Family

Key Metrics	May 2021	May 2022	% Change	Year to Date Thru 5-2021	Year to Date Thru 5-2022	% Change
New Listings	54	61	+ 13.0%	236	283	+ 19.9%
Pending Sales	42	52	+ 23.8%	176	216	+ 22.7%
Closed Sales	37	40	+ 8.1%	158	167	+ 5.7%
Days on Market Until Sale	36	12	- 66.7%	42	21	- 50.0%
Median Sales Price*	$524,975	$512,500	- 2.4%	$467,250	$527,422	+ 12.9%
Average Sales Price*	$551,065	$734,626	+ 33.3%	$530,371	$608,701	+ 14.8%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	99.8%	102.5%	+ 2.7%
Inventory of Homes for Sale	71	65	- 8.5%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo/Town

Key Metrics	May 2021	May 2022	% Change	Year to Date Thru 5-2021	Year to Date Thru 5-2022	% Change
New Listings	1	5	+ 400.0%	6	25	+ 316.7%
Pending Sales	0	3	—	7	24	+ 242.9%
Closed Sales	1	6	+ 500.0%	6	11	+ 83.3%
Days on Market Until Sale	380	13	- 96.6%	162	9	- 94.4%
Median Sales Price*	$380,465	$526,188	+ 38.3%	$401,630	$516,650	+ 28.6%
Average Sales Price*	$380,465	$530,326	+ 39.4%	$405,432	$512,500	+ 26.4%
Percent of Original List Price Received*	100.1%	107.1%	+ 7.0%	105.0%	106.5%	+ 1.4%
Inventory of Homes for Sale	1	7	+ 600.0%	—	—	—
Months Supply of Inventory	0.2	1.6	+ 700.0%	—	—	—

* 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.
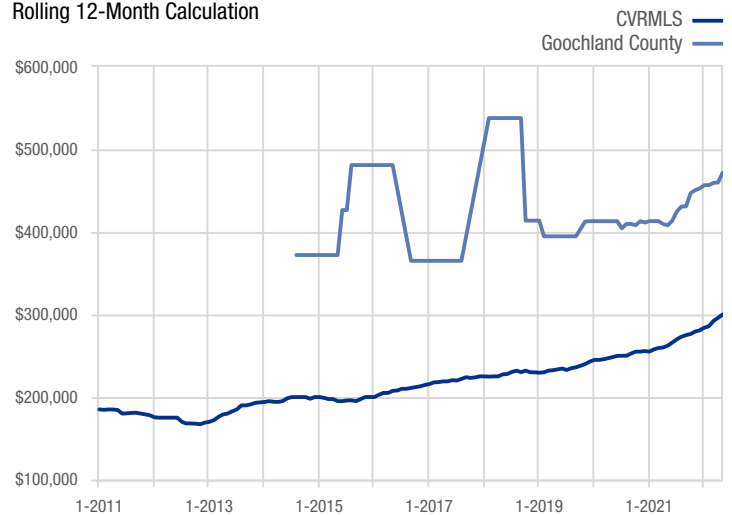
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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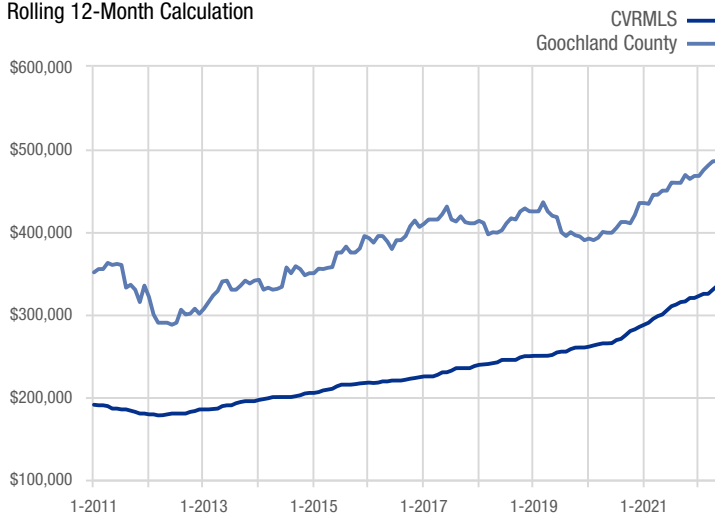
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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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.