

Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

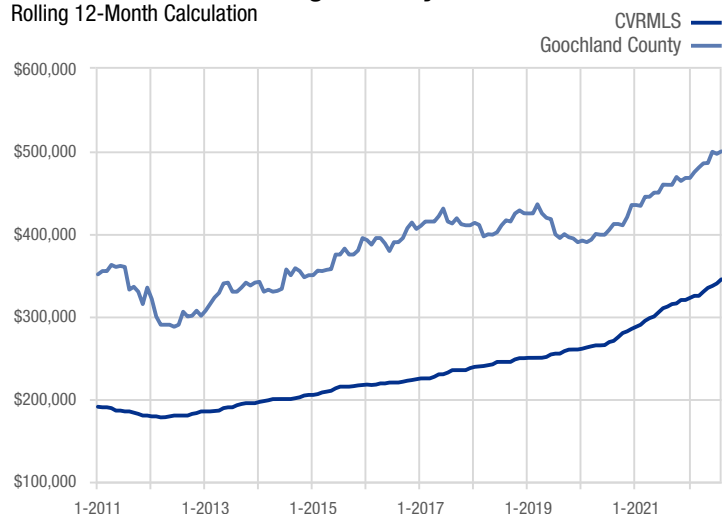
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	65	41	- 36.9%	422	434	+ 2.8%
Pending Sales	35	26	- 25.7%	296	311	+ 5.1%
Closed Sales	35	38	+ 8.6%	281	306	+ 8.9%
Days on Market Until Sale	20	18	- 10.0%	34	17	- 50.0%
Median Sales Price*	\$458,320	\$515,000	+ 12.4%	\$475,000	\$534,950	+ 12.6%
Average Sales Price*	\$536,658	\$599,948	+ 11.8%	\$558,632	\$622,715	+ 11.5%
Percent of Original List Price Received*	101.8%	102.4%	+ 0.6%	100.8%	102.8%	+ 2.0%
Inventory of Homes for Sale	89	100	+ 12.4%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	5	0.0%	12	33	+ 175.0%
Pending Sales	4	5	+ 25.0%	11	33	+ 200.0%
Closed Sales	5	0	- 100.0%	28	18	- 35.7%
Days on Market Until Sale	0	—	—	35	6	- 82.9%
Median Sales Price*	\$457,975	—	—	\$441,623	\$518,623	+ 17.4%
Average Sales Price*	\$456,549	—	—	\$442,620	\$522,425	+ 18.0%
Percent of Original List Price Received*	106.7%	—	—	108.2%	106.6%	- 1.5%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.3	1.4	+ 366.7%	—	—	—

* 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.

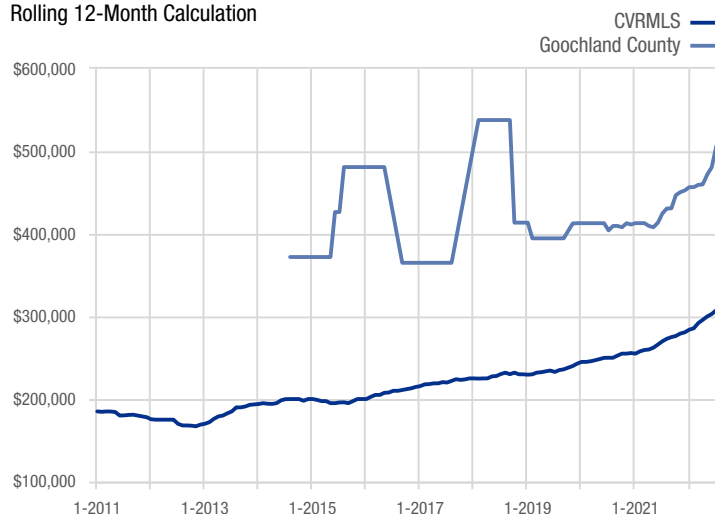
Median Sales Price - Single-Family

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.