

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

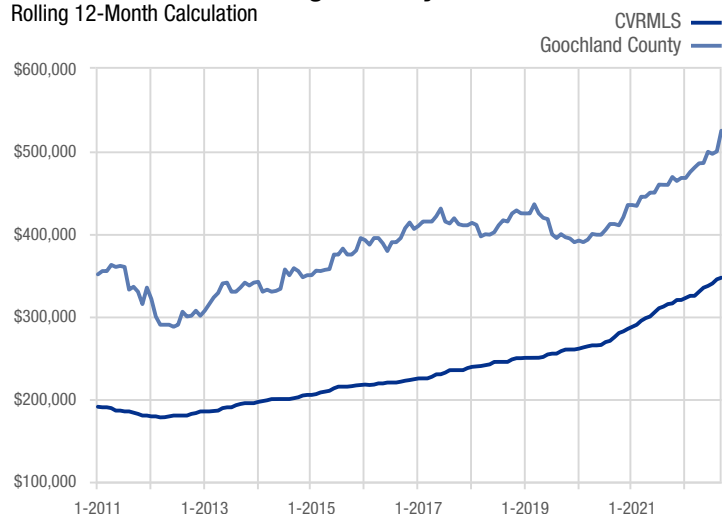
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	59	58	- 1.7%	481	493	+ 2.5%
Pending Sales	54	38	- 29.6%	350	347	- 0.9%
Closed Sales	40	25	- 37.5%	321	332	+ 3.4%
Days on Market Until Sale	22	21	- 4.5%	33	19	- 42.4%
Median Sales Price*	\$412,500	\$683,829	+ 65.8%	\$474,000	\$543,276	+ 14.6%
Average Sales Price*	\$670,083	\$742,019	+ 10.7%	\$571,874	\$632,142	+ 10.5%
Percent of Original List Price Received*	103.8%	104.4%	+ 0.6%	101.1%	102.9%	+ 1.8%
Inventory of Homes for Sale	78	97	+ 24.4%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	11	4	- 63.6%	23	37	+ 60.9%
Pending Sales	9	5	- 44.4%	20	38	+ 90.0%
Closed Sales	0	10	—	28	28	0.0%
Days on Market Until Sale	—	67	—	35	27	- 22.9%
Median Sales Price*	—	\$517,533	—	\$441,623	\$517,680	+ 17.2%
Average Sales Price*	—	\$528,753	—	\$442,620	\$524,685	+ 18.5%
Percent of Original List Price Received*	—	107.4%	—	108.2%	106.9%	- 1.2%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

* 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.

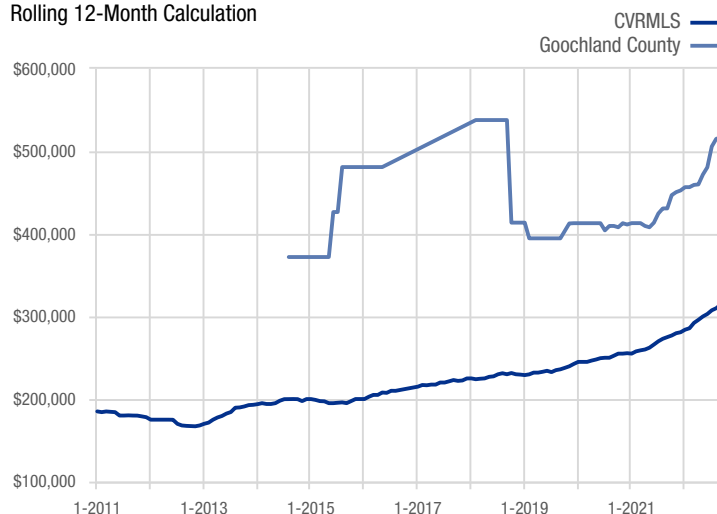
Median Sales Price - Single-Family

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.