

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

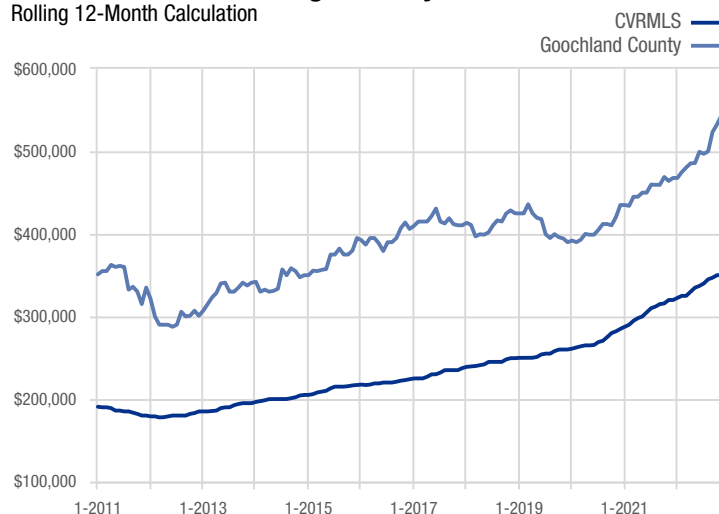
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	37	41	+ 10.8%	560	572	+ 2.1%
Pending Sales	37	27	- 27.0%	430	405	- 5.8%
Closed Sales	42	18	- 57.1%	405	387	- 4.4%
Days on Market Until Sale	40	24	- 40.0%	32	19	- 40.6%
Median Sales Price*	\$438,000	\$620,595	+ 41.7%	\$459,500	\$546,210	+ 18.9%
Average Sales Price*	\$495,207	\$670,657	+ 35.4%	\$558,666	\$636,302	+ 13.9%
Percent of Original List Price Received*	100.1%	107.0%	+ 6.9%	101.0%	103.0%	+ 2.0%
Inventory of Homes for Sale	57	95	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	1	—	26	43	+ 65.4%
Pending Sales	0	1	—	23	41	+ 78.3%
Closed Sales	0	9	—	39	39	0.0%
Days on Market Until Sale	—	22	—	28	31	+ 10.7%
Median Sales Price*	—	\$539,040	—	\$452,665	\$519,960	+ 14.9%
Average Sales Price*	—	\$530,100	—	\$456,083	\$526,569	+ 15.5%
Percent of Original List Price Received*	—	105.7%	—	108.8%	106.8%	- 1.8%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.6	2.0	+ 233.3%	—	—	—

* 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.

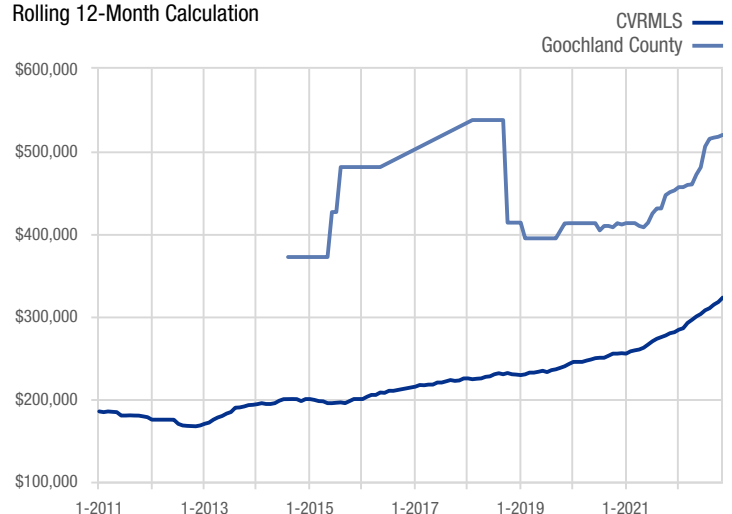
Median Sales Price - Single-Family

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.