

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

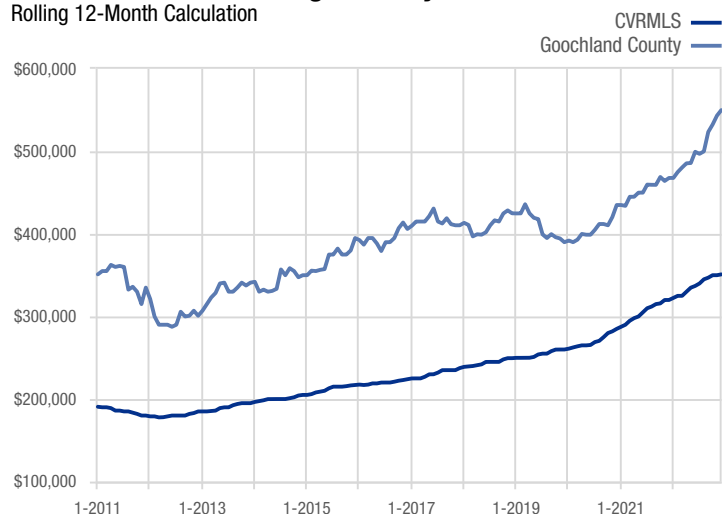
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	40	28	- 30.0%	600	600	0.0%
Pending Sales	28	12	- 57.1%	458	417	- 9.0%
Closed Sales	39	38	- 2.6%	444	425	- 4.3%
Days on Market Until Sale	42	27	- 35.7%	33	20	- 39.4%
Median Sales Price*	\$485,883	\$578,075	+ 19.0%	\$467,800	\$550,000	+ 17.6%
Average Sales Price*	\$572,517	\$648,471	+ 13.3%	\$559,940	\$637,421	+ 13.8%
Percent of Original List Price Received*	100.3%	100.2%	- 0.1%	101.0%	102.8%	+ 1.8%
Inventory of Homes for Sale	48	84	+ 75.0%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	7	5	- 28.6%	33	48	+ 45.5%
Pending Sales	2	1	- 50.0%	25	42	+ 68.0%
Closed Sales	0	6	—	39	45	+ 15.4%
Days on Market Until Sale	—	17	—	28	29	+ 3.6%
Median Sales Price*	—	\$540,128	—	\$452,665	\$520,845	+ 15.1%
Average Sales Price*	—	\$541,051	—	\$456,083	\$528,500	+ 15.9%
Percent of Original List Price Received*	—	104.8%	—	108.8%	106.5%	- 2.1%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

* 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.

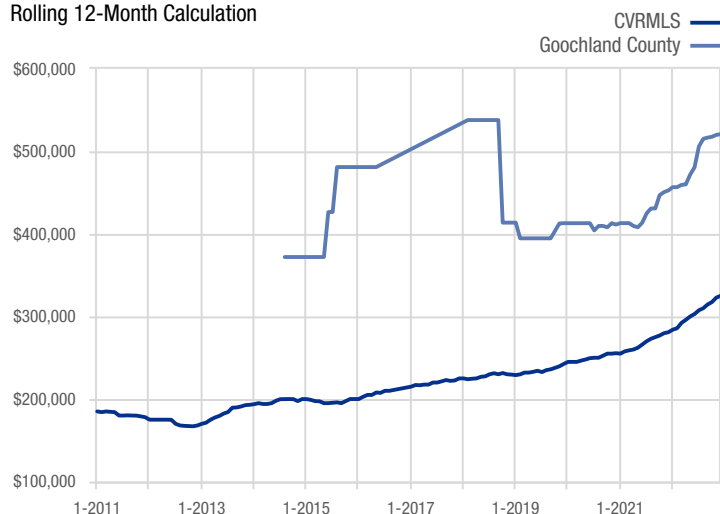
Median Sales Price - Single-Family

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.