

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

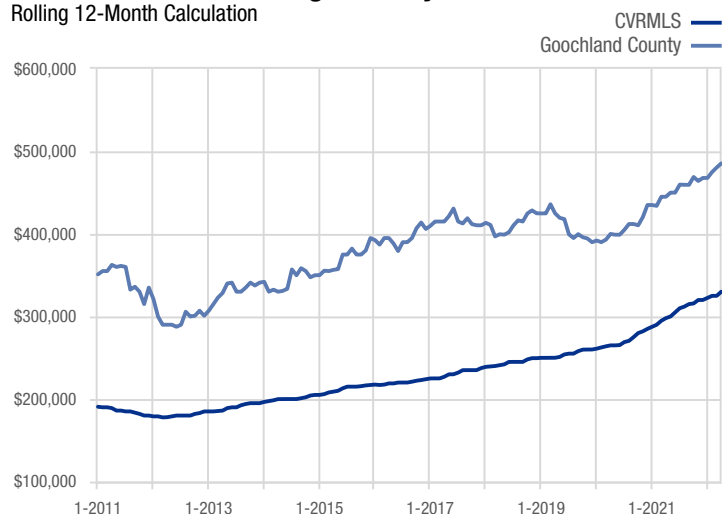
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	56	51	- 8.9%	182	221	+ 21.4%
Pending Sales	40	50	+ 25.0%	134	168	+ 25.4%
Closed Sales	29	44	+ 51.7%	121	127	+ 5.0%
Days on Market Until Sale	28	21	- 25.0%	43	24	- 44.2%
Median Sales Price*	\$547,000	\$534,100	- 2.4%	\$457,193	\$529,910	+ 15.9%
Average Sales Price*	\$570,494	\$561,857	- 1.5%	\$524,306	\$568,404	+ 8.4%
Percent of Original List Price Received*	100.9%	103.8%	+ 2.9%	98.2%	102.5%	+ 4.4%
Inventory of Homes for Sale	82	65	- 20.7%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	5	—	5	20	+ 300.0%
Pending Sales	0	6	—	7	21	+ 200.0%
Closed Sales	2	1	- 50.0%	5	5	0.0%
Days on Market Until Sale	295	4	- 98.6%	118	4	- 96.6%
Median Sales Price*	\$401,630	\$435,000	+ 8.3%	\$406,275	\$492,150	+ 21.1%
Average Sales Price*	\$401,630	\$435,000	+ 8.3%	\$410,426	\$491,108	+ 19.7%
Percent of Original List Price Received*	107.1%	109.3%	+ 2.1%	106.0%	105.8%	- 0.2%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	1.1	—	—	—	—

* 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.

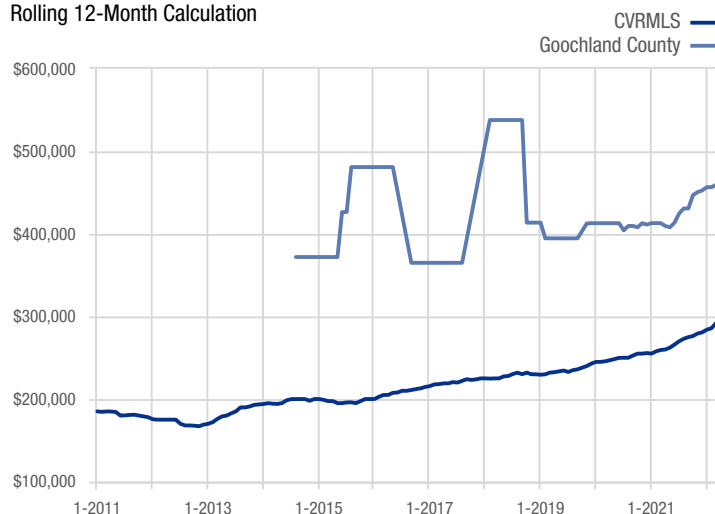
Median Sales Price - Single-Family

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.