

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

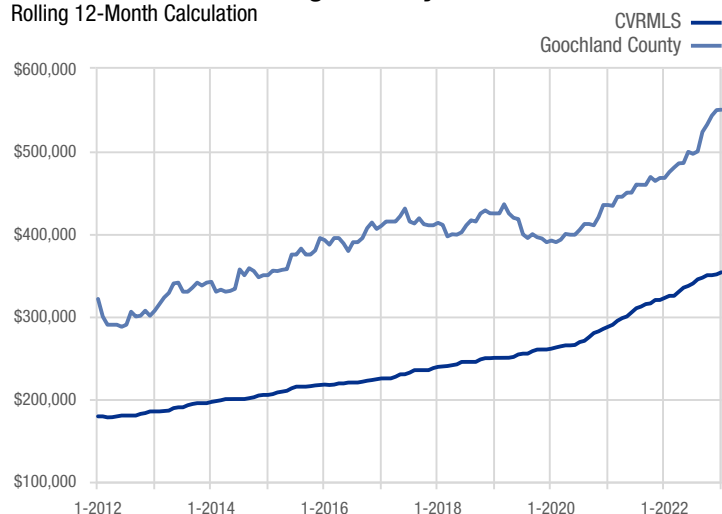
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	40	35	- 12.5%	40	35	- 12.5%
Pending Sales	36	26	- 27.8%	36	26	- 27.8%
Closed Sales	17	24	+ 41.2%	17	24	+ 41.2%
Days on Market Until Sale	22	17	- 22.7%	22	17	- 22.7%
Median Sales Price*	\$420,000	\$560,000	+ 33.3%	\$420,000	\$560,000	+ 33.3%
Average Sales Price*	\$524,817	\$574,728	+ 9.5%	\$524,817	\$574,728	+ 9.5%
Percent of Original List Price Received*	102.3%	105.0%	+ 2.6%	102.3%	105.0%	+ 2.6%
Inventory of Homes for Sale	46	93	+ 102.2%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 125.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	4	6	+ 50.0%	4	6	+ 50.0%
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	3	—	—	3	—
Median Sales Price*	—	\$559,870	—	—	\$559,870	—
Average Sales Price*	—	\$559,870	—	—	\$559,870	—
Percent of Original List Price Received*	—	100.6%	—	—	100.6%	—
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	2.2	2.8	+ 27.3%	—	—	—

* 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.

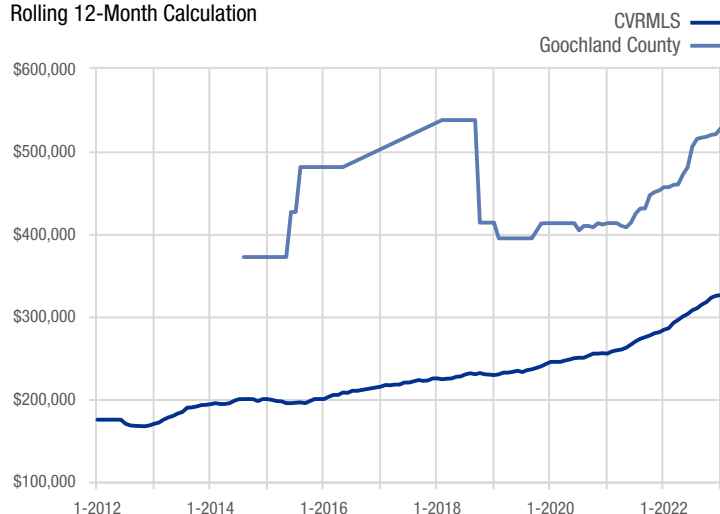
Median Sales Price - Single-Family

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.