

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

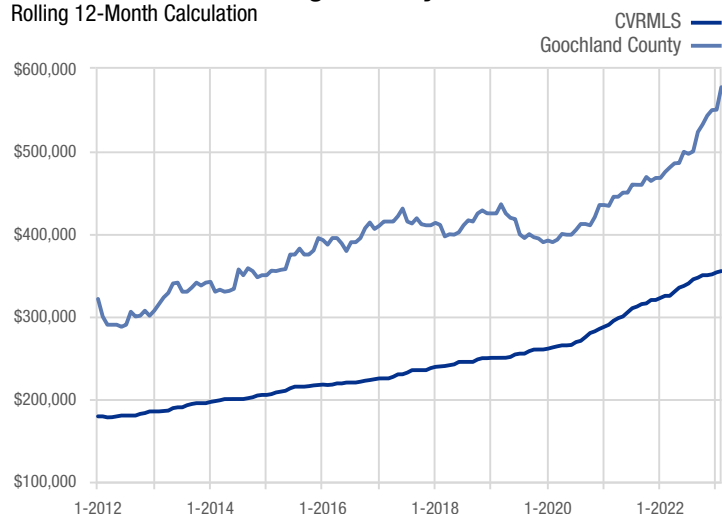
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	56	25	- 55.4%	96	60	- 37.5%
Pending Sales	37	26	- 29.7%	73	52	- 28.8%
Closed Sales	32	32	0.0%	49	57	+ 16.3%
Days on Market Until Sale	25	37	+ 48.0%	24	28	+ 16.7%
Median Sales Price*	\$466,175	<b>\$614,400</b>	+ 31.8%	\$462,350	<b>\$594,900</b>	+ 28.7%
Average Sales Price*	\$487,368	<b>\$685,983</b>	+ 40.8%	\$500,360	<b>\$639,801</b>	+ 27.9%
Percent of Original List Price Received*	101.5%	<b>104.4%</b>	+ 2.9%	101.8%	<b>104.6%</b>	+ 2.8%
Inventory of Homes for Sale	39	88	+ 125.6%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	0	- 100.0%	8	6	- 25.0%
Pending Sales	4	2	- 50.0%	7	6	- 14.3%
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	21	—	—	15	—
Median Sales Price*	—	<b>\$509,450</b>	—	—	<b>\$543,950</b>	—
Average Sales Price*	—	<b>\$509,450</b>	—	—	<b>\$526,257</b>	—
Percent of Original List Price Received*	—	<b>104.6%</b>	—	—	<b>103.3%</b>	—
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

\* 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.

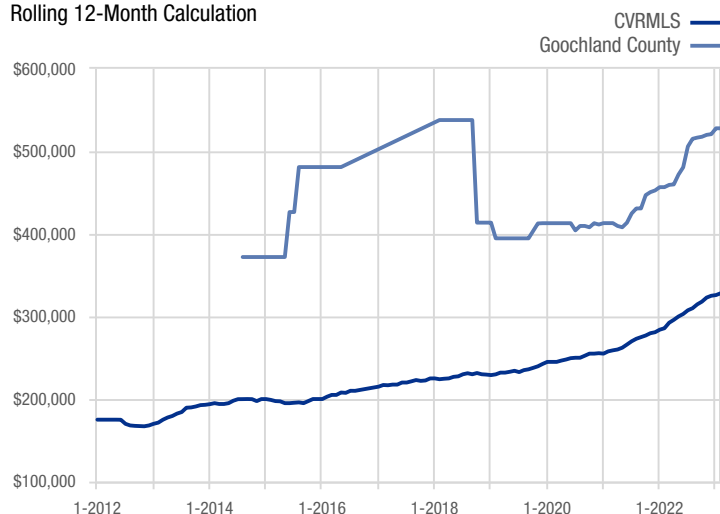
### Median Sales Price - Single-Family

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.