

Local Market Update – March 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

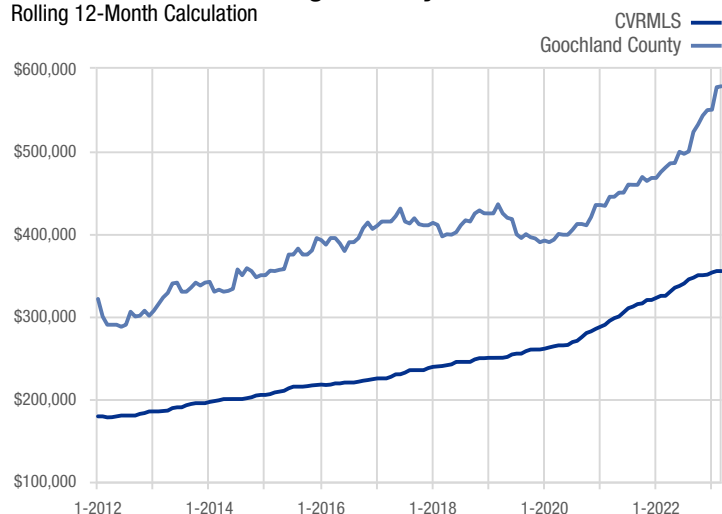
Single Family	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	74	42	- 43.2%	170	104	- 38.8%
Pending Sales	45	36	- 20.0%	118	88	- 25.4%
Closed Sales	35	29	- 17.1%	84	86	+ 2.4%
Days on Market Until Sale	28	32	+ 14.3%	26	30	+ 15.4%
Median Sales Price*	\$605,461	\$659,900	+ 9.0%	\$510,000	\$599,600	+ 17.6%
Average Sales Price*	\$674,556	\$660,248	- 2.1%	\$571,717	\$647,033	+ 13.2%
Percent of Original List Price Received*	102.0%	103.6%	+ 1.6%	101.9%	104.3%	+ 2.4%
Inventory of Homes for Sale	68	89	+ 30.9%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	7	6	- 14.3%	15	12	- 20.0%
Pending Sales	8	5	- 37.5%	15	11	- 26.7%
Closed Sales	4	7	+ 75.0%	4	10	+ 150.0%
Days on Market Until Sale	4	18	+ 350.0%	4	17	+ 325.0%
Median Sales Price*	\$504,718	\$581,895	+ 15.3%	\$504,718	\$559,870	+ 10.9%
Average Sales Price*	\$505,135	\$566,399	+ 12.1%	\$505,135	\$553,018	+ 9.5%
Percent of Original List Price Received*	104.9%	106.9%	+ 1.9%	104.9%	105.7%	+ 0.8%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	2.5	+ 78.6%	—	—	—

* 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.

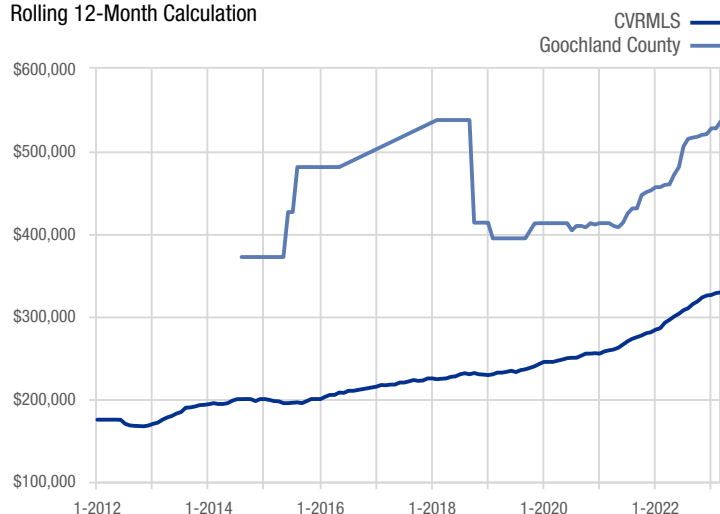
Median Sales Price - Single-Family

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.