

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

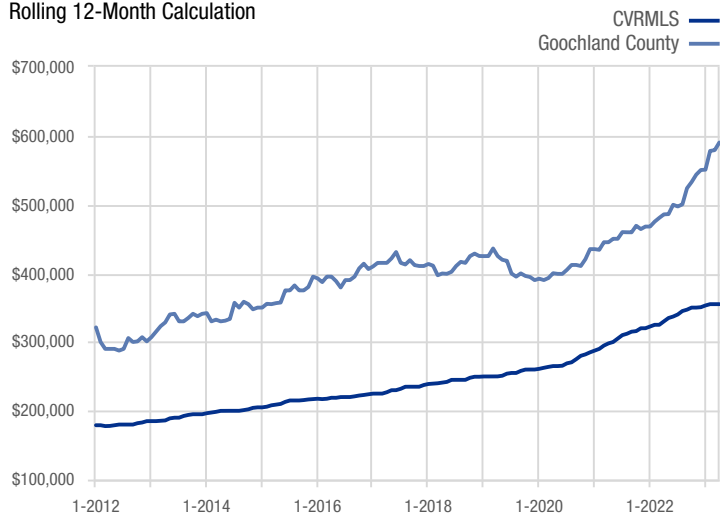
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	53	47	- 11.3%	223	151	- 32.3%
Pending Sales	48	36	- 25.0%	165	122	- 26.1%
Closed Sales	47	32	- 31.9%	131	118	- 9.9%
Days on Market Until Sale	21	42	+ 100.0%	24	33	+ 37.5%
Median Sales Price*	\$534,100	\$604,935	+ 13.3%	\$529,910	\$599,600	+ 13.2%
Average Sales Price*	\$561,857	\$582,797	+ 3.7%	\$568,404	\$629,001	+ 10.7%
Percent of Original List Price Received*	103.8%	99.1%	- 4.5%	102.5%	102.8%	+ 0.3%
Inventory of Homes for Sale	73	94	+ 28.8%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	5	3	- 40.0%	20	15	- 25.0%
Pending Sales	5	2	- 60.0%	20	13	- 35.0%
Closed Sales	1	1	0.0%	5	11	+ 120.0%
Days on Market Until Sale	4	64	+ 1,500.0%	4	22	+ 450.0%
Median Sales Price*	\$435,000	\$469,950	+ 8.0%	\$492,150	\$559,870	+ 13.8%
Average Sales Price*	\$435,000	\$469,950	+ 8.0%	\$491,108	\$546,343	+ 11.2%
Percent of Original List Price Received*	109.3%	100.0%	- 8.5%	105.8%	105.2%	- 0.6%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.4	3.1	+ 121.4%	—	—	—

* 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.

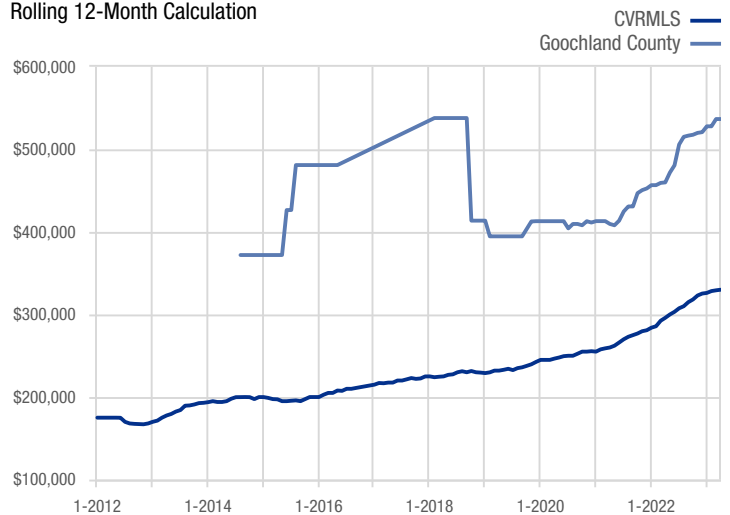
Median Sales Price - Single-Family

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.