

Local Market Update – May 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

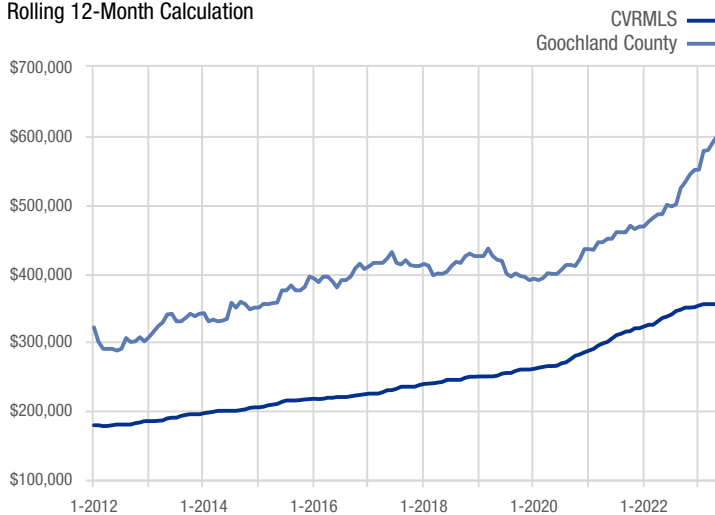
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	61	44	- 27.9%	284	196	- 31.0%
Pending Sales	52	39	- 25.0%	217	158	- 27.2%
Closed Sales	40	34	- 15.0%	171	152	- 11.1%
Days on Market Until Sale	12	35	+ 191.7%	21	34	+ 61.9%
Median Sales Price*	\$512,500	\$676,000	+ 31.9%	\$527,422	\$614,400	+ 16.5%
Average Sales Price*	\$734,626	\$817,701	+ 11.3%	\$608,701	\$671,362	+ 10.3%
Percent of Original List Price Received*	102.6%	104.5%	+ 1.9%	102.5%	103.2%	+ 0.7%
Inventory of Homes for Sale	72	90	+ 25.0%	—	—	—
Months Supply of Inventory	1.7	3.0	+ 76.5%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	5	5	0.0%	25	20	- 20.0%
Pending Sales	3	4	+ 33.3%	23	17	- 26.1%
Closed Sales	6	7	+ 16.7%	11	18	+ 63.6%
Days on Market Until Sale	13	99	+ 661.5%	9	52	+ 477.8%
Median Sales Price*	\$526,188	\$522,995	- 0.6%	\$516,650	\$542,685	+ 5.0%
Average Sales Price*	\$530,326	\$530,327	+ 0.0%	\$512,500	\$540,114	+ 5.4%
Percent of Original List Price Received*	107.1%	102.2%	- 4.6%	106.5%	104.0%	- 2.3%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.9	3.3	+ 73.7%	—	—	—

* 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.

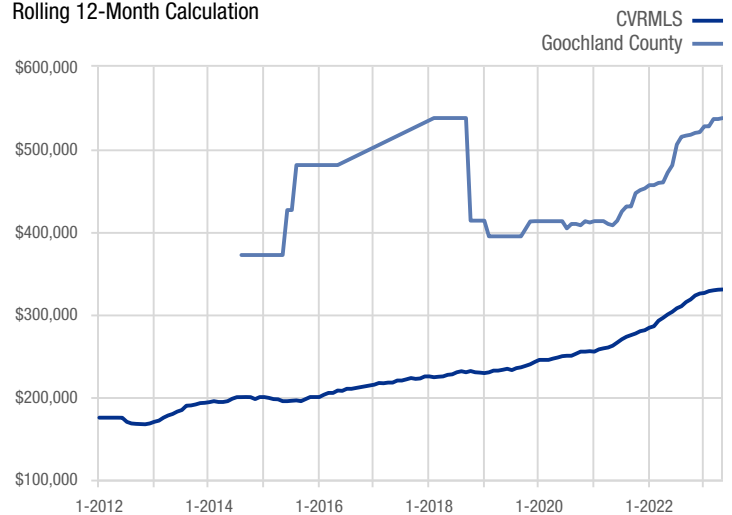
Median Sales Price - Single-Family

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.