

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

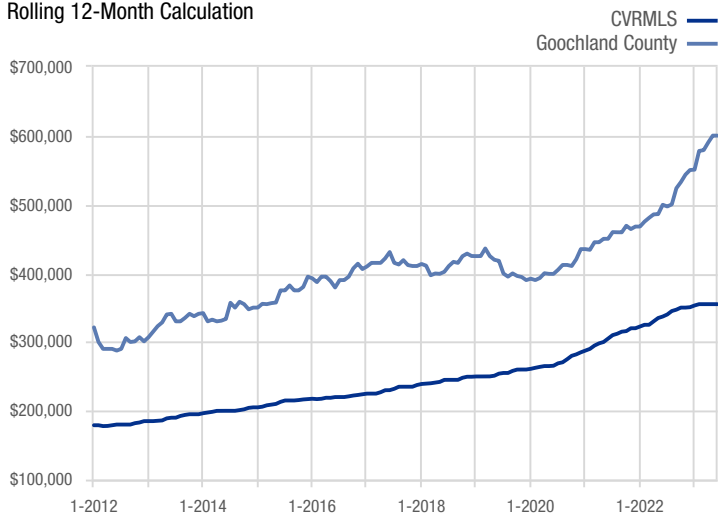
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	67	43	- 35.8%	351	239	- 31.9%
Pending Sales	41	30	- 26.8%	258	190	- 26.4%
Closed Sales	59	48	- 18.6%	230	202	- 12.2%
Days on Market Until Sale	12	30	+ 150.0%	19	33	+ 73.7%
Median Sales Price*	\$629,000	<b>\$469,250</b>	- 25.4%	\$537,500	<b>\$600,000</b>	+ 11.6%
Average Sales Price*	\$646,268	<b>\$656,100</b>	+ 1.5%	\$618,346	<b>\$667,725</b>	+ 8.0%
Percent of Original List Price Received*	102.0%	<b>104.5%</b>	+ 2.5%	102.4%	<b>103.5%</b>	+ 1.1%
Inventory of Homes for Sale	90	81	- 10.0%	—	—	—
Months Supply of Inventory	2.2	2.8	+ 27.3%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	3	+ 50.0%	27	23	- 14.8%
Pending Sales	3	4	+ 33.3%	26	21	- 19.2%
Closed Sales	4	1	- 75.0%	15	19	+ 26.7%
Days on Market Until Sale	0	164	—	7	58	+ 728.6%
Median Sales Price*	\$522,668	<b>\$537,500</b>	+ 2.8%	\$516,650	<b>\$541,420</b>	+ 4.8%
Average Sales Price*	\$532,305	<b>\$537,500</b>	+ 1.0%	\$517,781	<b>\$539,977</b>	+ 4.3%
Percent of Original List Price Received*	107.6%	<b>97.7%</b>	- 9.2%	106.8%	<b>103.7%</b>	- 2.9%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

\* 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.

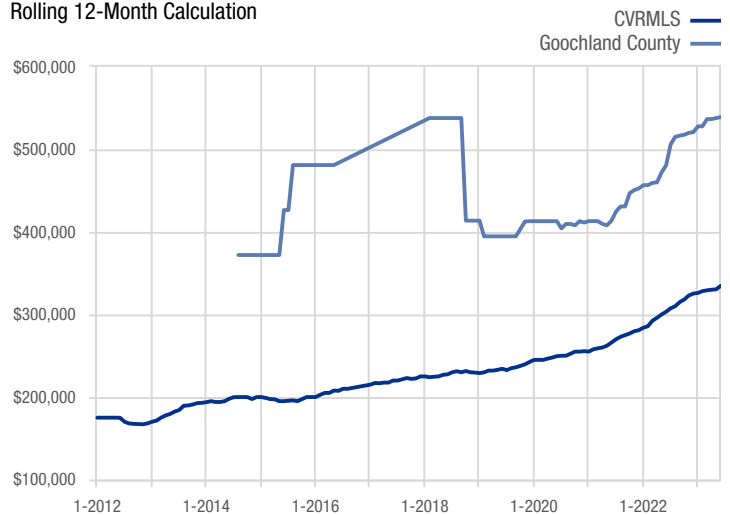
### Median Sales Price - Single-Family

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.