

Local Market Update – July 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

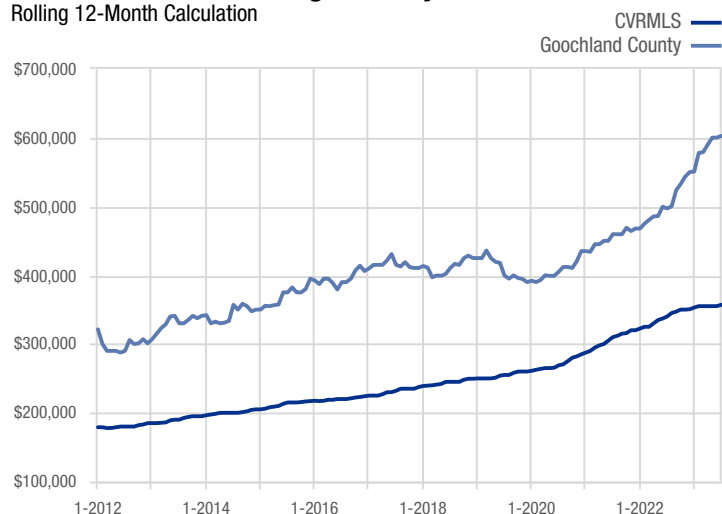
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	42	40	- 4.8%	393	280	- 28.8%
Pending Sales	24	32	+ 33.3%	282	221	- 21.6%
Closed Sales	39	28	- 28.2%	269	230	- 14.5%
Days on Market Until Sale	9	30	+ 233.3%	17	32	+ 88.2%
Median Sales Price*	\$525,000	\$639,900	+ 21.9%	\$535,000	\$617,200	+ 15.4%
Average Sales Price*	\$669,185	\$712,913	+ 6.5%	\$625,943	\$673,271	+ 7.6%
Percent of Original List Price Received*	105.3%	101.7%	- 3.4%	102.8%	103.3%	+ 0.5%
Inventory of Homes for Sale	98	69	- 29.6%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	1	3	+ 200.0%	28	26	- 7.1%
Pending Sales	1	7	+ 600.0%	27	28	+ 3.7%
Closed Sales	3	1	- 66.7%	18	20	+ 11.1%
Days on Market Until Sale	0	12	—	6	55	+ 816.7%
Median Sales Price*	\$543,881	\$489,790	- 9.9%	\$518,623	\$539,460	+ 4.0%
Average Sales Price*	\$545,645	\$489,790	- 10.2%	\$522,425	\$537,468	+ 2.9%
Percent of Original List Price Received*	105.8%	100.0%	- 5.5%	106.6%	103.5%	- 2.9%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

* 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.

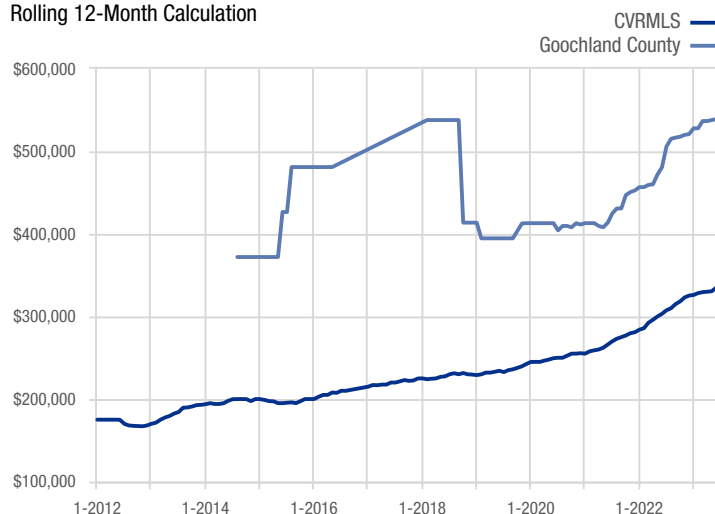
Median Sales Price - Single-Family

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.