

Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

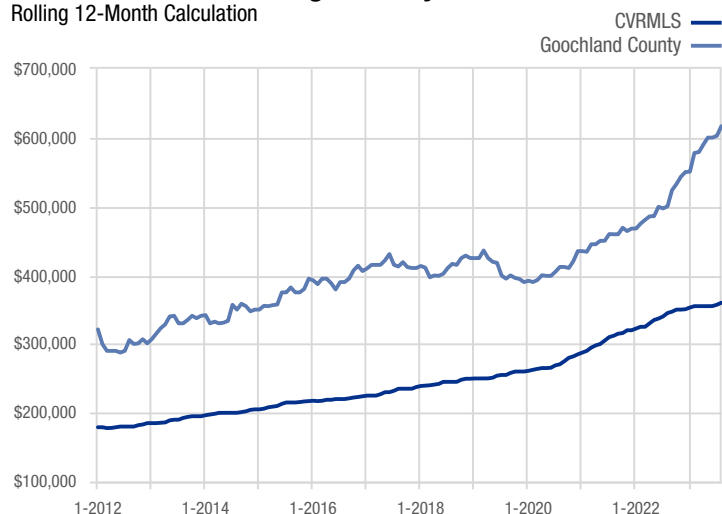
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	42	56	+ 33.3%	435	339	- 22.1%
Pending Sales	25	26	+ 4.0%	307	248	- 19.2%
Closed Sales	40	32	- 20.0%	309	262	- 15.2%
Days on Market Until Sale	30	31	+ 3.3%	19	32	+ 68.4%
Median Sales Price*	\$515,000	\$649,950	+ 26.2%	\$534,950	\$620,000	+ 15.9%
Average Sales Price*	\$595,703	\$668,005	+ 12.1%	\$622,012	\$672,620	+ 8.1%
Percent of Original List Price Received*	102.3%	101.5%	- 0.8%	102.8%	103.1%	+ 0.3%
Inventory of Homes for Sale	102	90	- 11.8%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	5	5	0.0%	33	31	- 6.1%
Pending Sales	5	1	- 80.0%	32	29	- 9.4%
Closed Sales	0	6	—	18	26	+ 44.4%
Days on Market Until Sale	—	68	—	6	58	+ 866.7%
Median Sales Price*	—	\$546,363	—	\$518,623	\$540,580	+ 4.2%
Average Sales Price*	—	\$547,103	—	\$522,425	\$539,691	+ 3.3%
Percent of Original List Price Received*	—	104.4%	—	106.6%	103.7%	- 2.7%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

* 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.

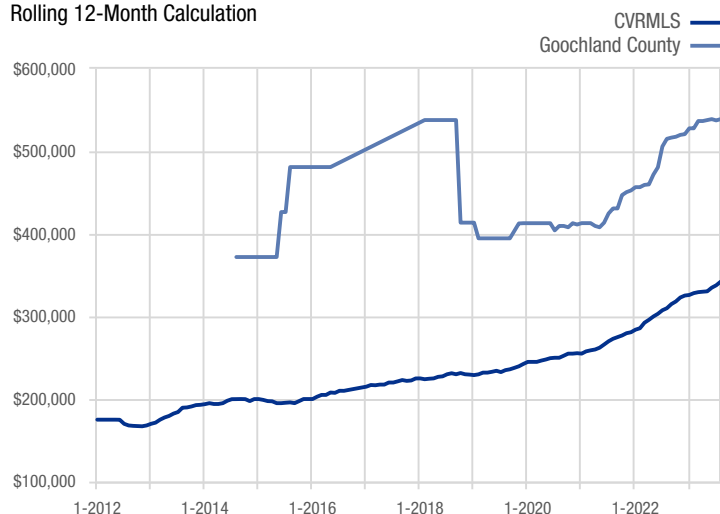
Median Sales Price - Single-Family

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.