

Local Market Update – October 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

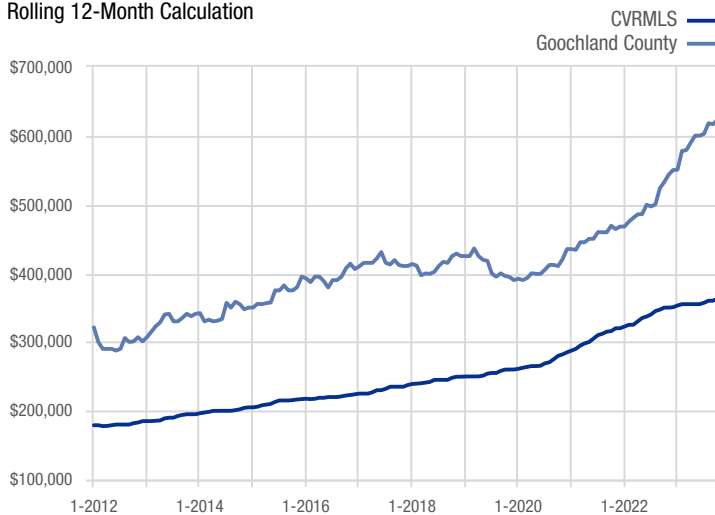
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	37	43	+ 16.2%	531	424	- 20.2%
Pending Sales	31	30	- 3.2%	375	309	- 17.6%
Closed Sales	33	30	- 9.1%	369	318	- 13.8%
Days on Market Until Sale	20	28	+ 40.0%	19	31	+ 63.2%
Median Sales Price*	\$575,063	\$647,500	+ 12.6%	\$545,552	\$639,910	+ 17.3%
Average Sales Price*	\$668,353	\$888,654	+ 33.0%	\$634,569	\$698,143	+ 10.0%
Percent of Original List Price Received*	102.0%	100.6%	- 1.4%	102.8%	102.7%	- 0.1%
Inventory of Homes for Sale	97	93	- 4.1%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Condo/Town	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	5	0.0%	42	45	+ 7.1%
Pending Sales	3	4	+ 33.3%	40	43	+ 7.5%
Closed Sales	2	7	+ 250.0%	30	38	+ 26.7%
Days on Market Until Sale	117	36	- 69.2%	33	53	+ 60.6%
Median Sales Price*	\$537,055	\$540,805	+ 0.7%	\$517,680	\$541,113	+ 4.5%
Average Sales Price*	\$537,055	\$544,023	+ 1.3%	\$525,510	\$542,438	+ 3.2%
Percent of Original List Price Received*	109.7%	103.1%	- 6.0%	107.1%	103.9%	- 3.0%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

* 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.

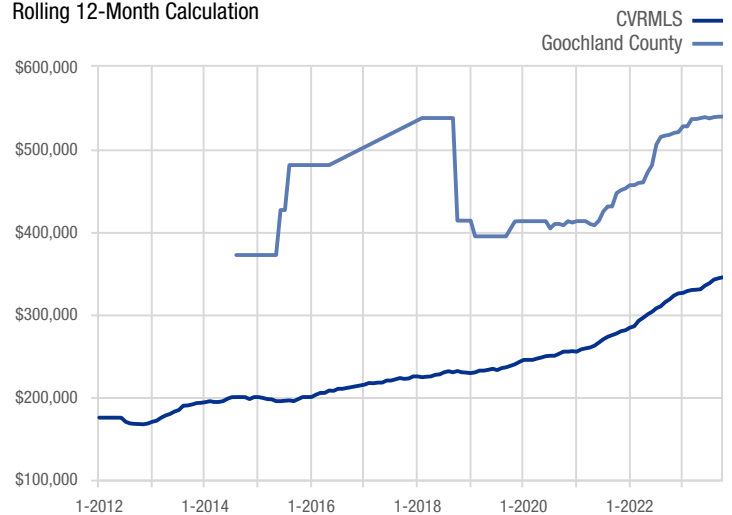
Median Sales Price - Single-Family

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.