

Local Market Update – November 2023

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

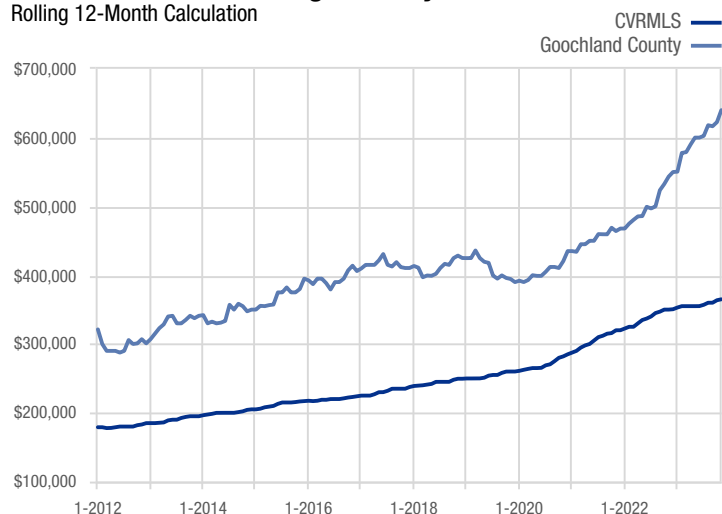
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	41	29	- 29.3%	572	453	- 20.8%
Pending Sales	29	35	+ 20.7%	405	346	- 14.6%
Closed Sales	18	34	+ 88.9%	387	355	- 8.3%
Days on Market Until Sale	24	37	+ 54.2%	19	31	+ 63.2%
Median Sales Price*	\$620,595	\$677,134	+ 9.1%	\$546,210	\$649,900	+ 19.0%
Average Sales Price*	\$670,657	\$732,289	+ 9.2%	\$636,302	\$701,486	+ 10.2%
Percent of Original List Price Received*	107.0%	100.0%	- 6.5%	103.0%	102.5%	- 0.5%
Inventory of Homes for Sale	97	78	- 19.6%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	0	- 100.0%	43	45	+ 4.7%
Pending Sales	1	2	+ 100.0%	41	45	+ 9.8%
Closed Sales	9	4	- 55.6%	39	42	+ 7.7%
Days on Market Until Sale	22	34	+ 54.5%	31	51	+ 64.5%
Median Sales Price*	\$539,040	\$570,198	+ 5.8%	\$519,960	\$543,200	+ 4.5%
Average Sales Price*	\$530,100	\$582,246	+ 9.8%	\$526,569	\$546,229	+ 3.7%
Percent of Original List Price Received*	105.7%	109.5%	+ 3.6%	106.8%	104.4%	- 2.2%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

* 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.

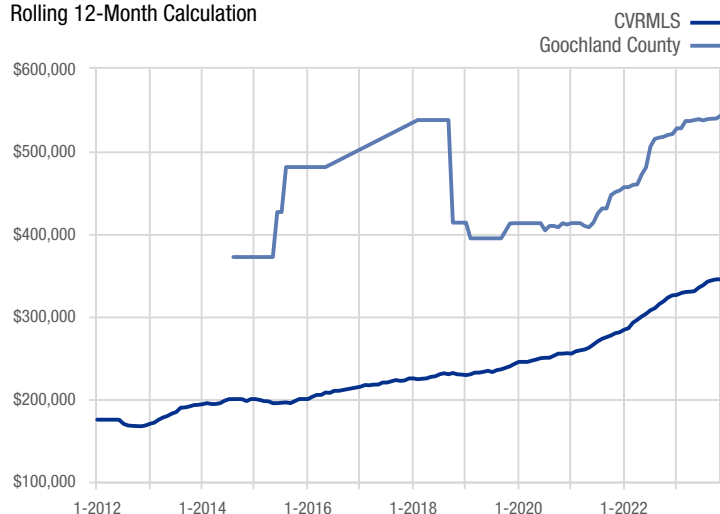
Median Sales Price - Single-Family

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.