

Local Market Update – February 2024

A Research Tool Provided by Central Virginia Regional MLS.



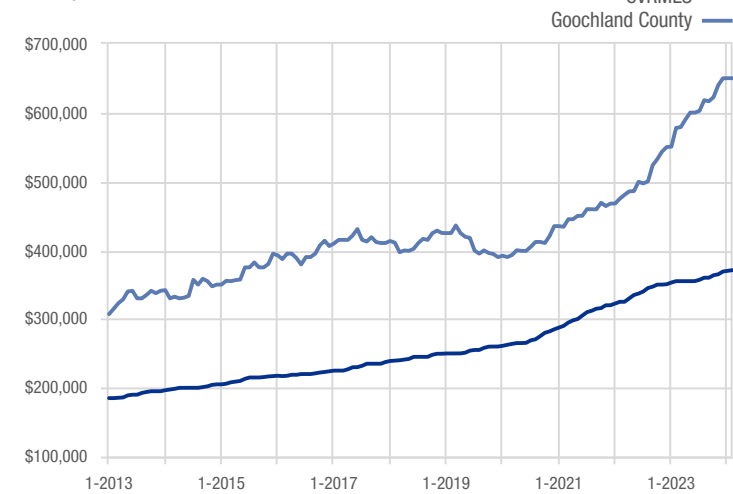
Goochland County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	27	40	+ 48.1%	62	86	+ 38.7%
Pending Sales	28	35	+ 25.0%	55	58	+ 5.5%
Closed Sales	33	21	- 36.4%	58	42	- 27.6%
Days on Market Until Sale	37	29	- 21.6%	28	31	+ 10.7%
Median Sales Price*	\$614,400	\$569,127	- 7.4%	\$594,900	\$628,750	+ 5.7%
Average Sales Price*	\$685,983	\$577,789	- 15.8%	\$639,801	\$725,027	+ 13.3%
Percent of Original List Price Received*	104.4%	99.7%	- 4.5%	104.6%	98.8%	- 5.5%
Inventory of Homes for Sale	90	82	- 8.9%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

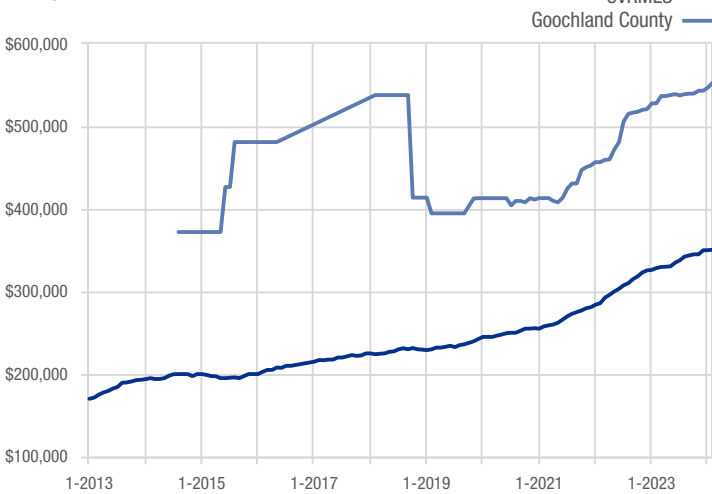
Condo/Town	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	14	—	6	22	+ 266.7%
Pending Sales	2	9	+ 350.0%	6	15	+ 150.0%
Closed Sales	2	7	+ 250.0%	3	10	+ 233.3%
Days on Market Until Sale	21	38	+ 81.0%	15	35	+ 133.3%
Median Sales Price*	\$509,450	\$580,140	+ 13.9%	\$543,950	\$572,700	+ 5.3%
Average Sales Price*	\$509,450	\$576,555	+ 13.2%	\$526,257	\$576,719	+ 9.6%
Percent of Original List Price Received*	104.6%	106.1%	+ 1.4%	103.3%	106.8%	+ 3.4%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

* 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



Median Sales Price - Condo/Town



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.