

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	17	21	+ 23.5%	529	541	+ 2.3%
Pending Sales	22	22	0.0%	371	420	+ 13.2%
Closed Sales	47	40	- 14.9%	367	394	+ 7.4%
Days on Market Until Sale	50	61	+ 22.0%	34	40	+ 17.6%
Median Sales Price*	\$718,140	\$750,605	+ 4.5%	\$675,000	\$656,150	- 2.8%
Average Sales Price*	\$731,864	\$973,395	+ 33.0%	\$771,995	\$785,860	+ 1.8%
Percent of Original List Price Received*	100.8%	98.2%	- 2.6%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	75	51	- 32.0%	—	—	—
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—

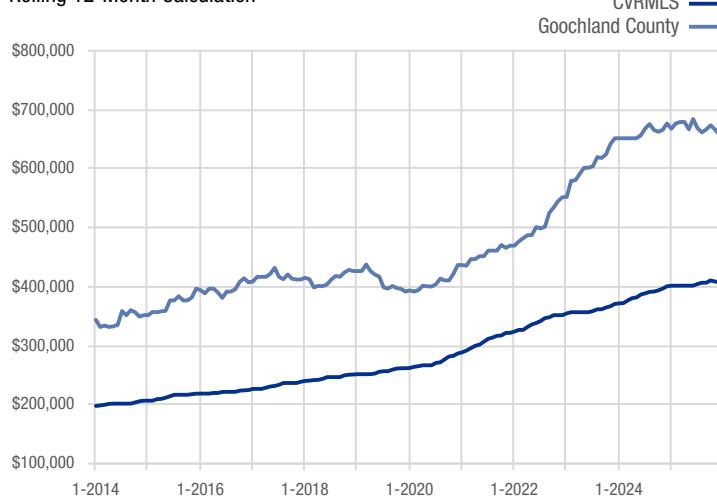
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	4	+ 100.0%	64	46	- 28.1%
Pending Sales	3	2	- 33.3%	55	30	- 45.5%
Closed Sales	4	2	- 50.0%	56	45	- 19.6%
Days on Market Until Sale	31	3	- 90.3%	39	20	- 48.7%
Median Sales Price*	\$599,925	\$679,445	+ 13.3%	\$579,638	\$619,395	+ 6.9%
Average Sales Price*	\$601,316	\$679,445	+ 13.0%	\$583,329	\$622,601	+ 6.7%
Percent of Original List Price Received*	102.9%	104.7%	+ 1.7%	105.3%	104.4%	- 0.9%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.5	3.7	+ 146.7%	—	—	—

* 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.

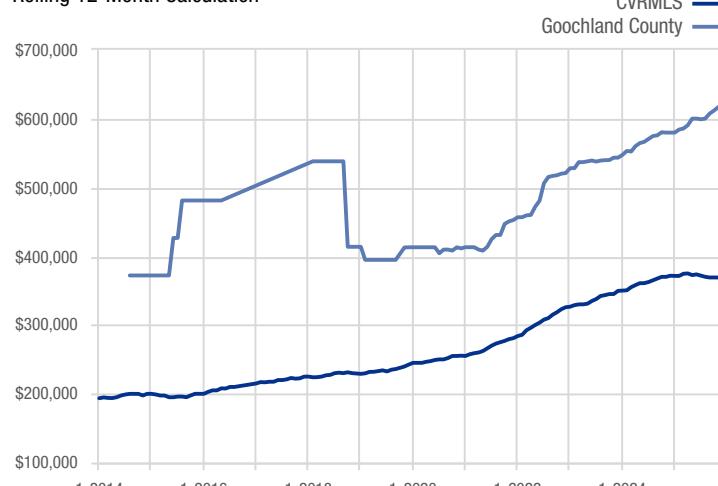
Median Sales Price - Single-Family

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.