

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

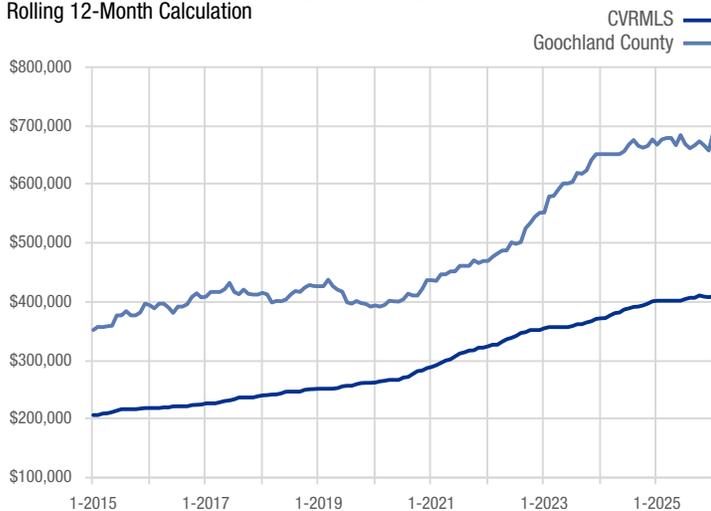
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	44	28	- 36.4%	44	28	- 36.4%
Pending Sales	22	23	+ 4.5%	22	23	+ 4.5%
Closed Sales	23	28	+ 21.7%	23	28	+ 21.7%
Days on Market Until Sale	46	29	- 37.0%	46	29	- 37.0%
Median Sales Price*	\$620,000	\$950,000	+ 53.2%	\$620,000	\$950,000	+ 53.2%
Average Sales Price*	\$758,673	\$894,097	+ 17.9%	\$758,673	\$894,097	+ 17.9%
Percent of Original List Price Received*	99.5%	102.4%	+ 2.9%	99.5%	102.4%	+ 2.9%
Inventory of Homes for Sale	82	48	- 41.5%	—	—	—
Months Supply of Inventory	2.7	1.4	- 48.1%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	6	1	- 83.3%	6	1	- 83.3%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	40	7	- 82.5%	40	7	- 82.5%
Median Sales Price*	\$535,000	\$585,000	+ 9.3%	\$535,000	\$585,000	+ 9.3%
Average Sales Price*	\$535,000	\$585,000	+ 9.3%	\$535,000	\$585,000	+ 9.3%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	2.0	3.1	+ 55.0%	—	—	—

* 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.

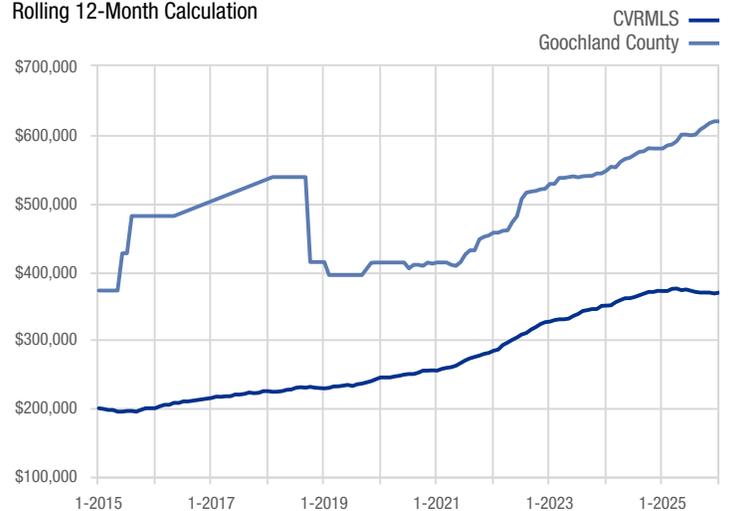
Median Sales Price - Single-Family

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.