Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Goochland County

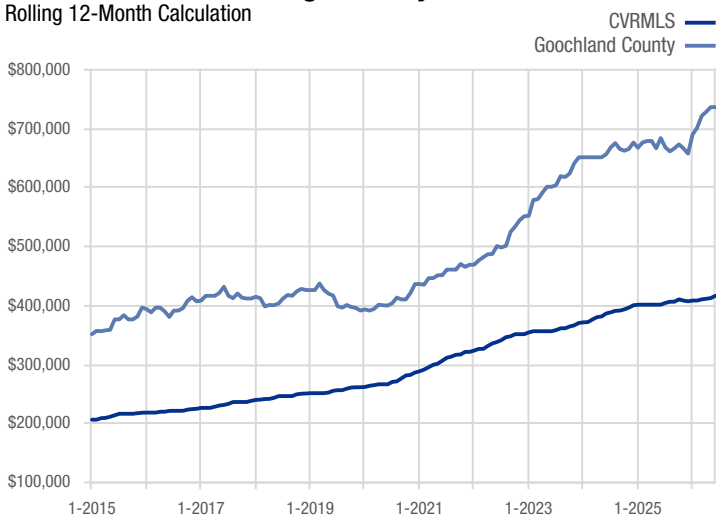
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	48	**37**	- 22.9%	308	**279**	- 9.4%
Pending Sales	41	**36**	- 12.2%	227	**214**	- 5.7%
Closed Sales	40	**57**	+ 42.5%	195	**229**	+ 17.4%
Days on Market Until Sale	34	**34**	0.0%	43	**44**	+ 2.3%
Median Sales Price*	$742,500	**$732,500**	- 1.3%	$659,950	**$789,270**	+ 19.6%
Average Sales Price*	$829,504	**$832,593**	+ 0.4%	$728,268	**$862,294**	+ 18.4%
Percent of Original List Price Received*	103.4%	**100.6%**	- 2.7%	100.9%	**101.9%**	+ 1.0%
Inventory of Homes for Sale	94	**85**	- 9.6%	—	**—**	—
Months Supply of Inventory	2.7	**2.5**	- 7.4%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	3	**3**	0.0%	24	**17**	- 29.2%
Pending Sales	6	**1**	- 83.3%	20	**12**	- 40.0%
Closed Sales	7	**2**	- 71.4%	22	**15**	- 31.8%
Days on Market Until Sale	2	**29**	+ 1,350.0%	12	**40**	+ 233.3%
Median Sales Price*	$601,765	**$572,500**	- 4.9%	$607,583	**$590,000**	- 2.9%
Average Sales Price*	$629,784	**$572,500**	- 9.1%	$616,443	**$623,915**	+ 1.2%
Percent of Original List Price Received*	109.4%	**98.8%**	- 9.7%	106.2%	**100.4%**	- 5.5%
Inventory of Homes for Sale	5	**9**	+ 80.0%	—	**—**	—
Months Supply of Inventory	1.1	**4.5**	+ 309.1%	—	**—**	—

* 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.

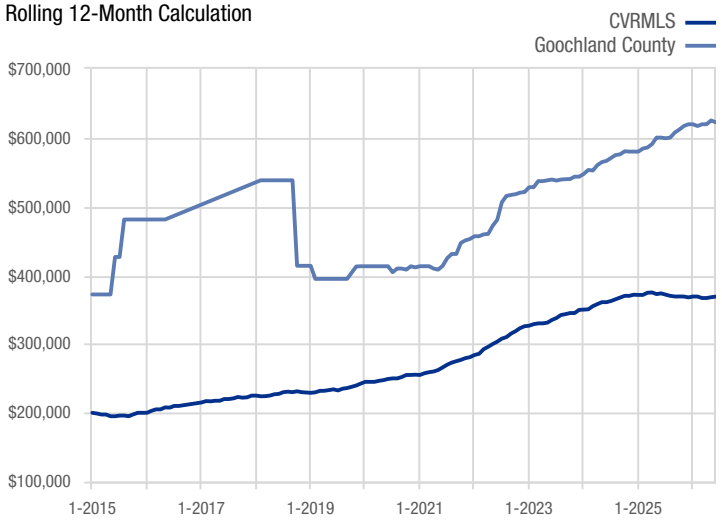
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.