Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Goochland County

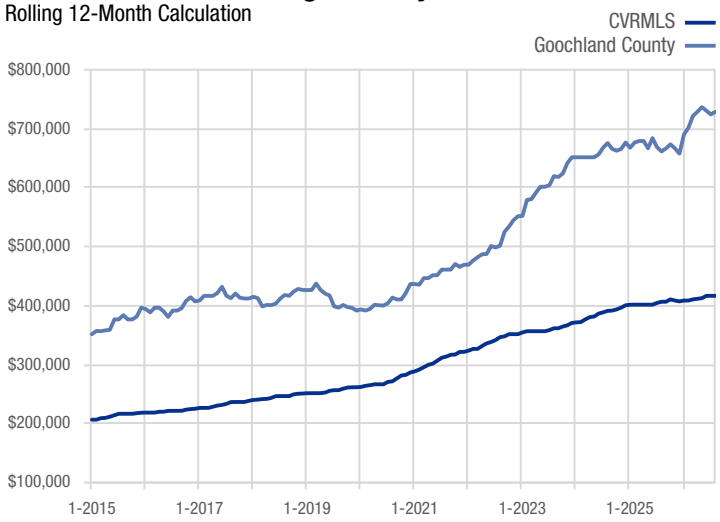
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	46	**43**	- 6.5%	399	**373**	- 6.5%
Pending Sales	42	**33**	- 21.4%	301	**272**	- 9.6%
Closed Sales	38	**33**	- 13.2%	262	**307**	+ 17.2%
Days on Market Until Sale	32	**30**	- 6.3%	40	**40**	0.0%
Median Sales Price*	$585,000	**$688,702**	+ 17.7%	$654,250	**$744,234**	+ 13.8%
Average Sales Price*	$737,135	**$879,302**	+ 19.3%	$734,314	**$848,979**	+ 15.6%
Percent of Original List Price Received*	100.6%	**103.2%**	+ 2.6%	100.9%	**101.8%**	+ 0.9%
Inventory of Homes for Sale	91	**90**	- 1.1%	—	**—**	—
Months Supply of Inventory	2.6	**2.7**	+ 3.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**1**	- 80.0%	31	**20**	- 35.5%
Pending Sales	3	**2**	- 33.3%	25	**15**	- 40.0%
Closed Sales	7	**1**	- 85.7%	31	**17**	- 45.2%
Days on Market Until Sale	14	**43**	+ 207.1%	14	**38**	+ 171.4%
Median Sales Price*	$610,970	**$599,900**	- 1.8%	$610,970	**$599,900**	- 1.8%
Average Sales Price*	$606,497	**$599,900**	- 1.1%	$613,447	**$626,390**	+ 2.1%
Percent of Original List Price Received*	103.6%	**88.2%**	- 14.9%	105.2%	**99.7%**	- 5.2%
Inventory of Homes for Sale	6	**9**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.7	**4.9**	+ 188.2%	—	**—**	—

* 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.

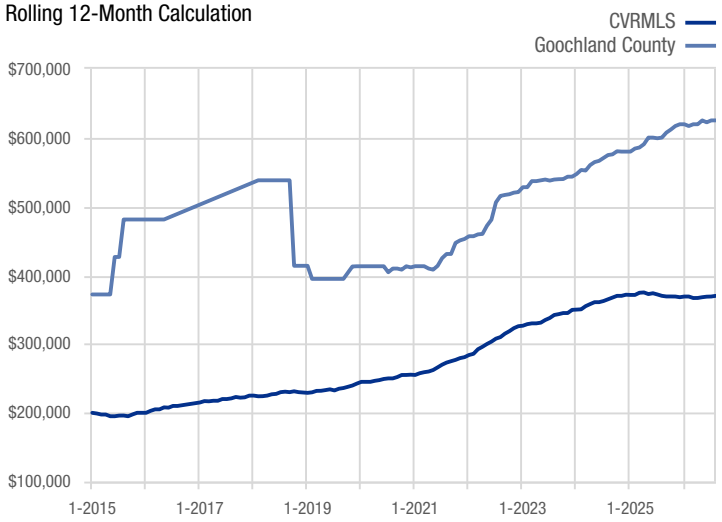
Median Sales Price - Single-Family

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 September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.