Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Goochland County

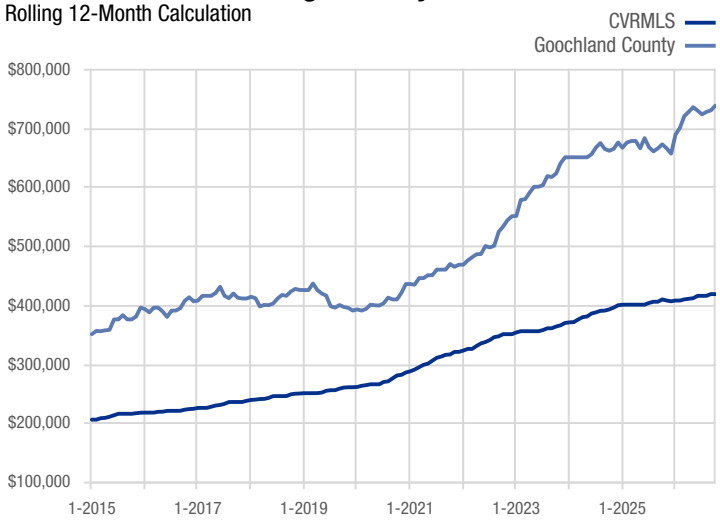
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	49	**48**	- 2.0%	494	**474**	- 4.0%
Pending Sales	38	**29**	- 23.7%	380	**327**	- 13.9%
Closed Sales	42	**34**	- 19.0%	339	**365**	+ 7.7%
Days on Market Until Sale	37	**42**	+ 13.5%	39	**41**	+ 5.1%
Median Sales Price*	$655,000	**$730,000**	+ 11.5%	$651,500	**$732,500**	+ 12.4%
Average Sales Price*	$857,991	**$853,389**	- 0.5%	$755,189	**$837,928**	+ 11.0%
Percent of Original List Price Received*	98.9%	**100.2%**	+ 1.3%	100.8%	**101.3%**	+ 0.5%
Inventory of Homes for Sale	81	**105**	+ 29.6%	—	**—**	—
Months Supply of Inventory	2.2	**3.4**	+ 54.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**4**	- 20.0%	38	**24**	- 36.8%
Pending Sales	1	**2**	+ 100.0%	27	**21**	- 22.2%
Closed Sales	7	**4**	- 42.9%	43	**22**	- 48.8%
Days on Market Until Sale	52	**112**	+ 115.4%	21	**57**	+ 171.4%
Median Sales Price*	$624,975	**$599,939**	- 4.0%	$615,000	**$596,160**	- 3.1%
Average Sales Price*	$630,584	**$596,803**	- 5.4%	$619,848	**$616,743**	- 0.5%
Percent of Original List Price Received*	103.0%	**100.8%**	- 2.1%	104.7%	**99.5%**	- 5.0%
Inventory of Homes for Sale	9	**5**	- 44.4%	—	**—**	—
Months Supply of Inventory	2.7	**2.3**	- 14.8%	—	**—**	—

* 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.

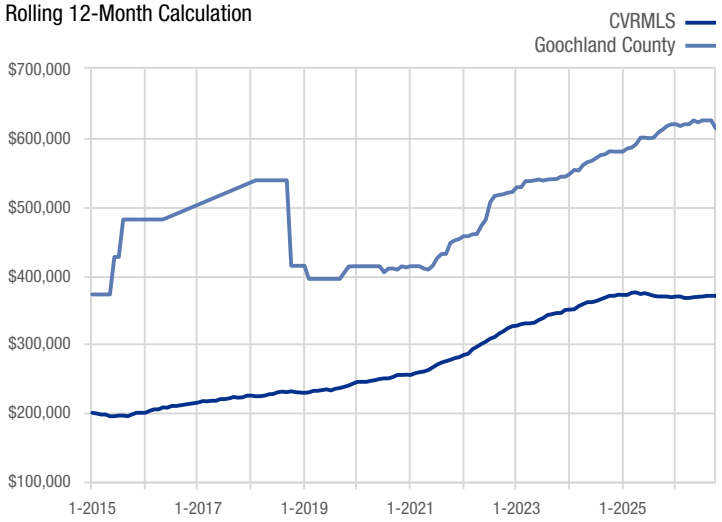
Median Sales Price - Single-Family

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