

# Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

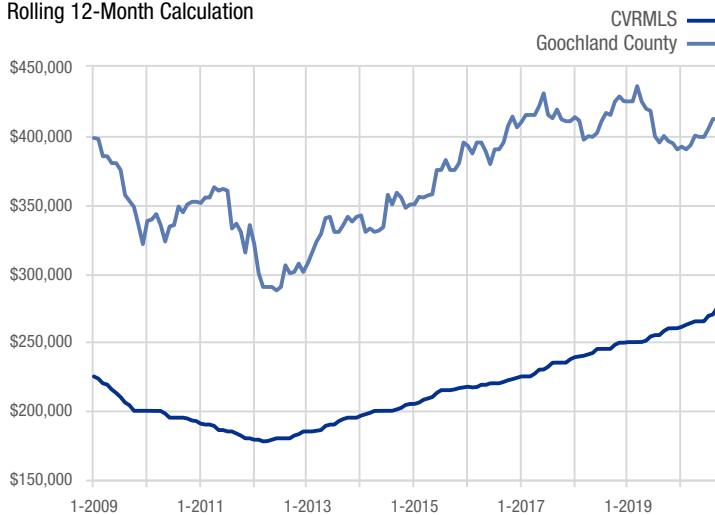
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	64	38	- 40.6%	477	449	- 5.9%
Pending Sales	25	48	+ 92.0%	283	360	+ 27.2%
Closed Sales	30	38	+ 26.7%	268	310	+ 15.7%
Days on Market Until Sale	37	69	+ 86.5%	46	59	+ 28.3%
Median Sales Price*	\$443,000	<b>\$451,000</b>	+ 1.8%	\$389,900	<b>\$412,000</b>	+ 5.7%
Average Sales Price*	\$455,787	<b>\$512,186</b>	+ 12.4%	\$446,596	<b>\$495,302</b>	+ 10.9%
Percent of Original List Price Received*	100.1%	<b>97.4%</b>	- 2.7%	97.4%	<b>97.8%</b>	+ 0.4%
Inventory of Homes for Sale	170	87	- 48.8%	—	—	—
Months Supply of Inventory	5.9	2.4	- 59.3%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	1	8	+ 700.0%	1	43	+ 4,200.0%
Pending Sales	0	8	—	2	40	+ 1,900.0%
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	33	—
Median Sales Price*	—	—	—	—	<b>\$408,058</b>	—
Average Sales Price*	—	—	—	—	<b>\$404,674</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>103.5%</b>	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	0.3	- 85.0%	—	—	—

\* 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.

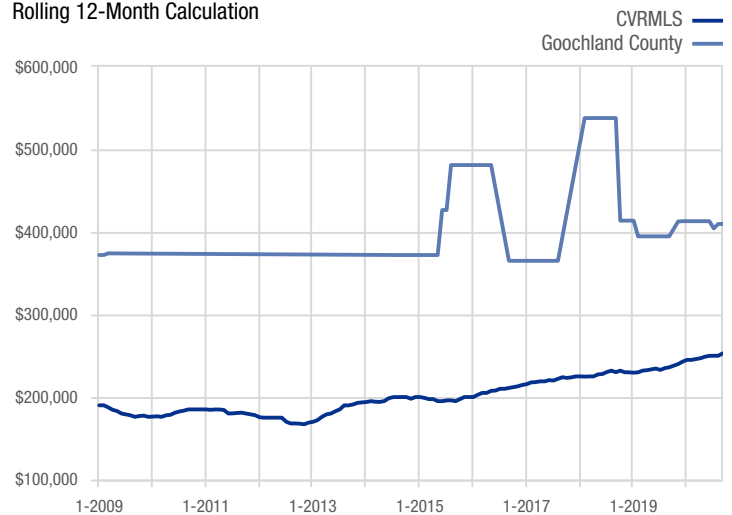
### Median Sales Price - Single-Family

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.