

# Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

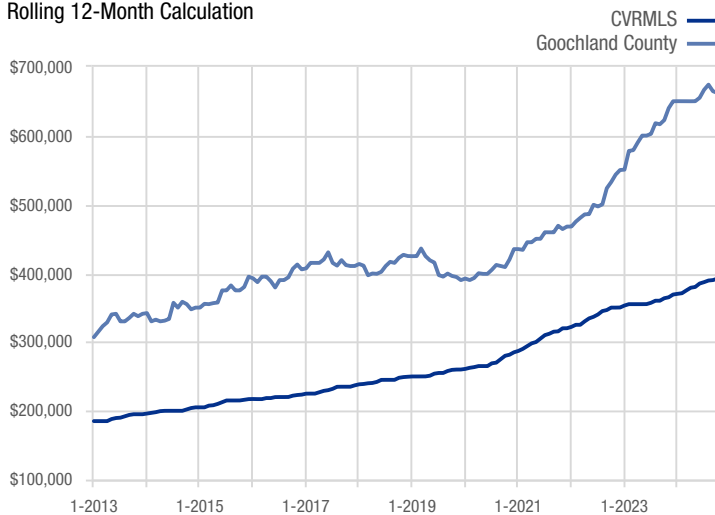
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	43	53	+ 23.3%	429	476	+ 11.0%
Pending Sales	27	31	+ 14.8%	292	319	+ 9.2%
Closed Sales	28	29	+ 3.6%	304	287	- 5.6%
Days on Market Until Sale	28	36	+ 28.6%	31	32	+ 3.2%
Median Sales Price*	\$647,500	\$550,000	- 15.1%	\$639,910	\$650,000	+ 1.6%
Average Sales Price*	\$888,654	\$611,395	- 31.2%	\$698,143	\$758,996	+ 8.7%
Percent of Original List Price Received*	100.6%	101.2%	+ 0.6%	102.7%	102.1%	- 0.6%
Inventory of Homes for Sale	99	98	- 1.0%	—	—	—
Months Supply of Inventory	3.6	3.2	- 11.1%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	5	3	- 40.0%	45	55	+ 22.2%
Pending Sales	4	1	- 75.0%	43	45	+ 4.7%
Closed Sales	7	3	- 57.1%	38	47	+ 23.7%
Days on Market Until Sale	36	39	+ 8.3%	53	35	- 34.0%
Median Sales Price*	\$540,805	\$584,080	+ 8.0%	\$541,113	\$580,140	+ 7.2%
Average Sales Price*	\$544,023	\$589,230	+ 8.3%	\$542,438	\$583,014	+ 7.5%
Percent of Original List Price Received*	103.1%	103.1%	0.0%	103.9%	105.6%	+ 1.6%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

\* 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.

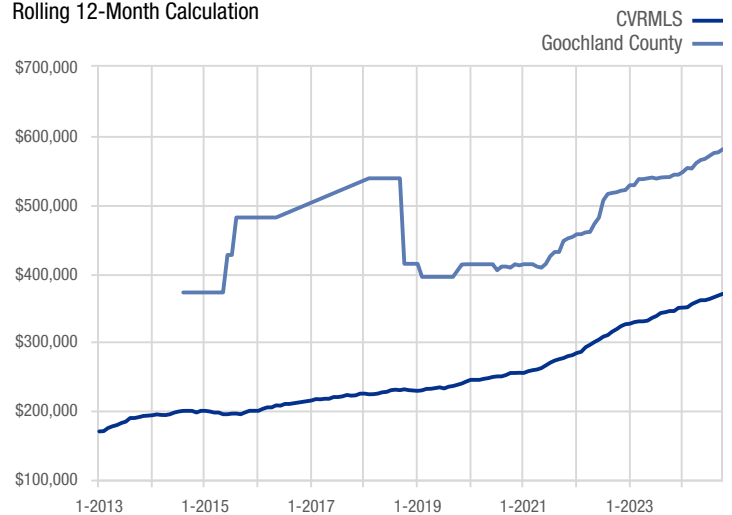
### Median Sales Price - Single-Family

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.