Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

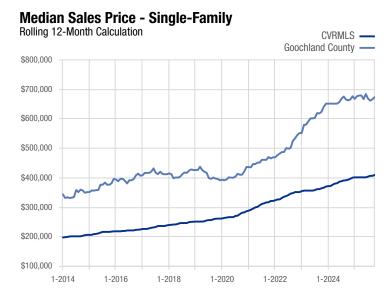


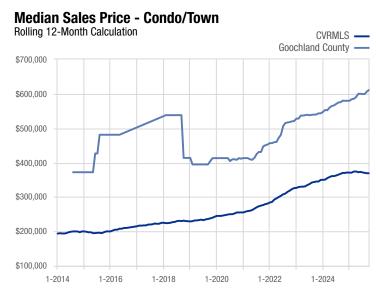
Goochland County

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	53	45	- 15.1%	476	490	+ 2.9%
Pending Sales	31	39	+ 25.8%	317	374	+ 18.0%
Closed Sales	29	41	+ 41.4%	288	328	+ 13.9%
Days on Market Until Sale	36	37	+ 2.8%	32	39	+ 21.9%
Median Sales Price*	\$550,000	\$655,000	+ 19.1%	\$650,000	\$651,500	+ 0.2%
Average Sales Price*	\$611,395	\$857,991	+ 40.3%	\$756,682	\$755,189	- 0.2%
Percent of Original List Price Received*	101.2%	98.9%	- 2.3%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	101	73	- 27.7%		_	_
Months Supply of Inventory	3.3	2.0	- 39.4%			

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	3	5	+ 66.7%	55	38	- 30.9%	
Pending Sales	1	1	0.0%	45	25	- 44.4%	
Closed Sales	3	7	+ 133.3%	47	41	- 12.8%	
Days on Market Until Sale	39	52	+ 33.3%	35	21	- 40.0%	
Median Sales Price*	\$584,080	\$624,975	+ 7.0%	\$580,140	\$615,000	+ 6.0%	
Average Sales Price*	\$589,230	\$630,584	+ 7.0%	\$583,014	\$619,848	+ 6.3%	
Percent of Original List Price Received*	103.1%	103.0%	- 0.1%	105.6%	104.7%	- 0.9%	
Inventory of Homes for Sale	10	9	- 10.0%		_	_	
Months Supply of Inventory	2.4	2.8	+ 16.7%		_	_	

^{*} 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.





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.