

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



Goochland County

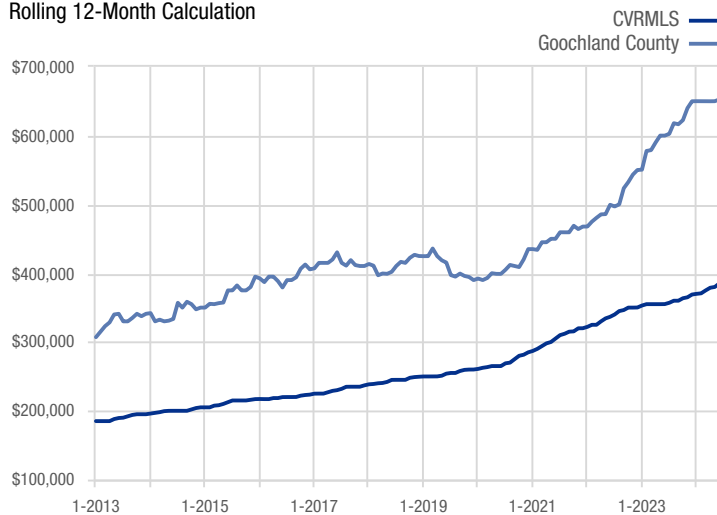
| Single Family | June | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 6-2023 | Thru 6-2024 | % Change |
| New Listings | 50 | 51 | + 2.0% | 246 | 296 | + 20.3% |
| Pending Sales | 27 | 41 | + 51.9% | 183 | 201 | + 9.8% |
| Closed Sales | 46 | 33 | - 28.3% | 193 | 163 | - 15.5% |
| Days on Market Until Sale | 30 | 18 | - 40.0% | 33 | 29 | - 12.1% |
| Median Sales Price* | \$469,250 | \$649,000 | + 38.3% | \$600,000 | \$646,375 | + 7.7% |
| Average Sales Price* | \$656,100 | \$694,744 | + 5.9% | \$667,725 | \$789,410 | + 18.2% |
| Percent of Original List Price Received* | 104.5% | 102.2% | - 2.2% | 103.5% | 101.1% | - 2.3% |
| Inventory of Homes for Sale | 88 | 103 | + 17.0% | — | — | — |
| Months Supply of Inventory | 3.2 | 3.4 | + 6.3% | — | — | — |

| Condo/Town | June | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 6-2023 | Thru 6-2024 | % Change |
| New Listings | 3 | 3 | 0.0% | 23 | 31 | + 34.8% |
| Pending Sales | 4 | 2 | - 50.0% | 21 | 26 | + 23.8% |
| Closed Sales | 1 | 3 | + 200.0% | 19 | 27 | + 42.1% |
| Days on Market Until Sale | 164 | 16 | - 90.2% | 58 | 33 | - 43.1% |
| Median Sales Price* | \$537,500 | \$623,490 | + 16.0% | \$541,420 | \$575,665 | + 6.3% |
| Average Sales Price* | \$537,500 | \$596,588 | + 11.0% | \$539,977 | \$576,838 | + 6.8% |
| Percent of Original List Price Received* | 97.7% | 106.0% | + 8.5% | 103.7% | 105.7% | + 1.9% |
| Inventory of Homes for Sale | 8 | 7 | - 12.5% | — | — | — |
| Months Supply of Inventory | 2.6 | 1.6 | - 38.5% | — | — | — |

* 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.

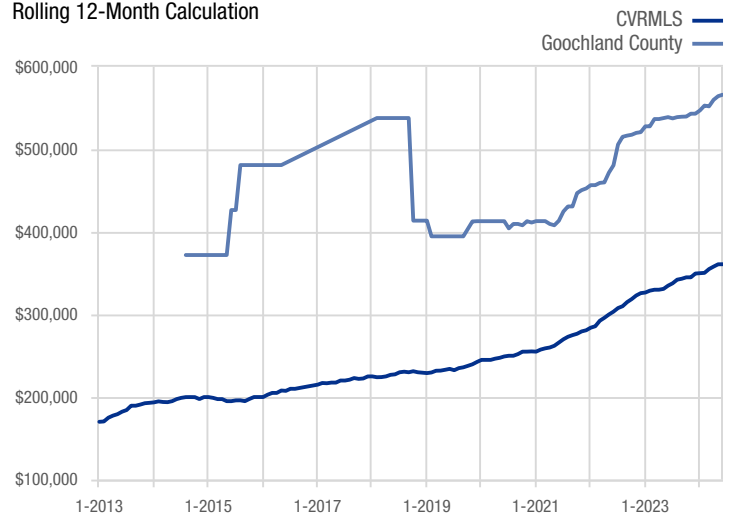
Median Sales Price - Single-Family

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.