

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Goochland County

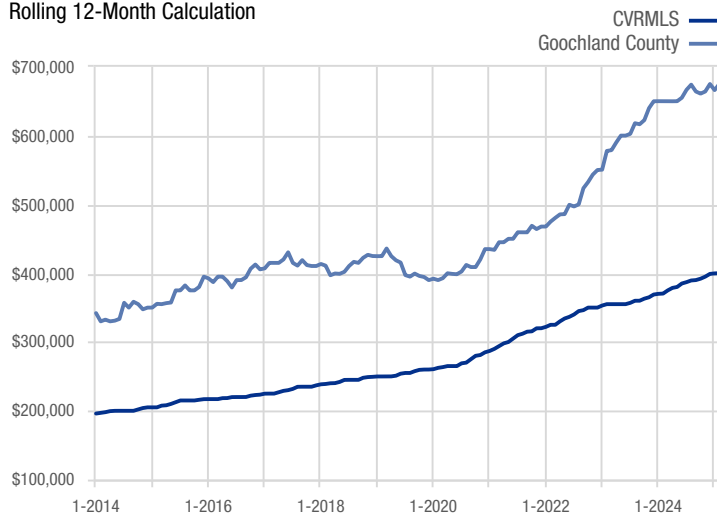
| Single Family                            | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2024      | 2025             | % Change | Thru 2-2024  | Thru 2-2025      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 41        | <b>32</b>        | - 22.0%  | 87           | <b>76</b>        | - 12.6%  |
| Pending Sales                            | 34        | <b>33</b>        | - 2.9%   | 57           | <b>57</b>        | 0.0%     |
| Closed Sales                             | 21        | <b>25</b>        | + 19.0%  | 42           | <b>48</b>        | + 14.3%  |
| Days on Market Until Sale                | 29        | <b>68</b>        | + 134.5% | 31           | <b>57</b>        | + 83.9%  |
| Median Sales Price*                      | \$569,127 | <b>\$657,300</b> | + 15.5%  | \$628,750    | <b>\$640,000</b> | + 1.8%   |
| Average Sales Price*                     | \$577,789 | <b>\$676,007</b> | + 17.0%  | \$725,027    | <b>\$715,618</b> | - 1.3%   |
| Percent of Original List Price Received* | 99.7%     | <b>99.0%</b>     | - 0.7%   | 98.8%        | <b>99.3%</b>     | + 0.5%   |
| Inventory of Homes for Sale              | 91        | <b>70</b>        | - 23.1%  | —            | —                | —        |
| Months Supply of Inventory               | 3.1       | <b>2.3</b>       | - 25.8%  | —            | —                | —        |

| Condo/Town                               | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2024      | 2025             | % Change | Thru 2-2024  | Thru 2-2025      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 14        | <b>6</b>         | - 57.1%  | 22           | <b>12</b>        | - 45.5%  |
| Pending Sales                            | 9         | <b>6</b>         | - 33.3%  | 15           | <b>10</b>        | - 33.3%  |
| Closed Sales                             | 7         | <b>6</b>         | - 14.3%  | 10           | <b>7</b>         | - 30.0%  |
| Days on Market Until Sale                | 38        | <b>4</b>         | - 89.5%  | 35           | <b>9</b>         | - 74.3%  |
| Median Sales Price*                      | \$580,140 | <b>\$623,048</b> | + 7.4%   | \$572,700    | <b>\$611,665</b> | + 6.8%   |
| Average Sales Price*                     | \$576,555 | <b>\$617,126</b> | + 7.0%   | \$576,719    | <b>\$605,394</b> | + 5.0%   |
| Percent of Original List Price Received* | 106.1%    | <b>106.6%</b>    | + 0.5%   | 106.8%       | <b>105.6%</b>    | - 1.1%   |
| Inventory of Homes for Sale              | 11        | <b>9</b>         | - 18.2%  | —            | —                | —        |
| Months Supply of Inventory               | 2.4       | <b>2.2</b>       | - 8.3%   | —            | —                | —        |

\* 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.

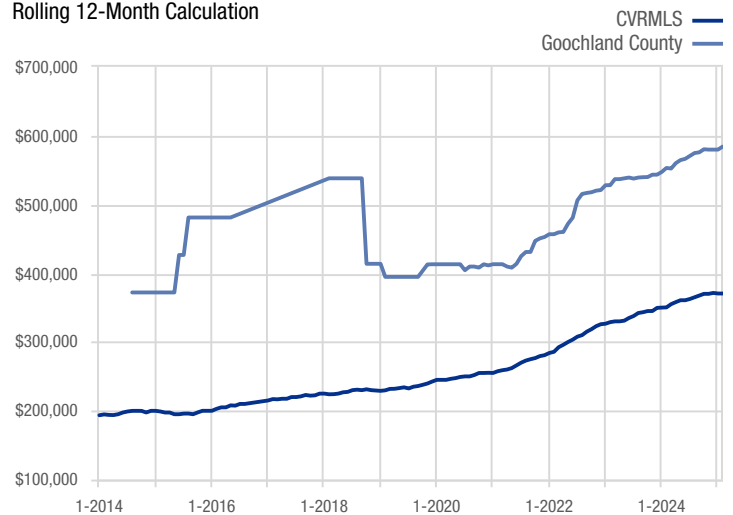
### Median Sales Price - Single-Family

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.