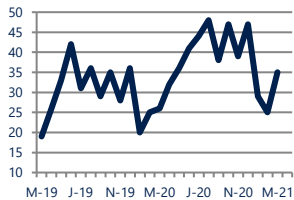




**Units Sold**

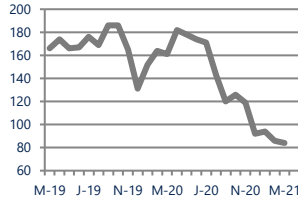
35



**Up**  
Vs. Year Ago

**Active Inventory**

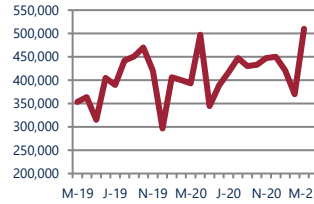
84



**Down -48%**  
Vs. Year Ago

**Median Sale Price**

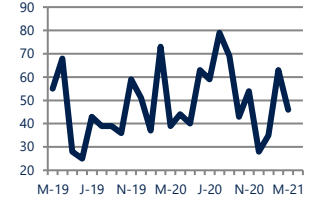
\$510,000



**Up**  
Vs. Year Ago

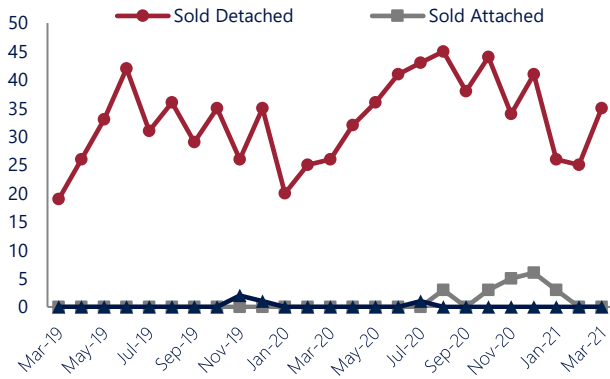
**Days On Market**

46



**Up 18%**  
Vs. Year Ago

**Units Sold\***



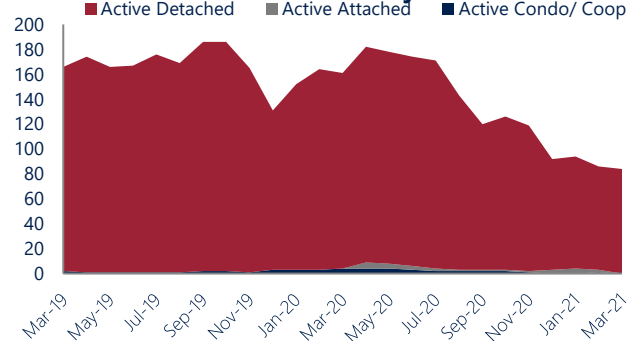
**Units Sold**

With relatively few transactions, there was an increase in total units sold in March, with 35 sold this month in Goochland County. This month's total units sold was higher than at this time last year, an increase from March 2020.

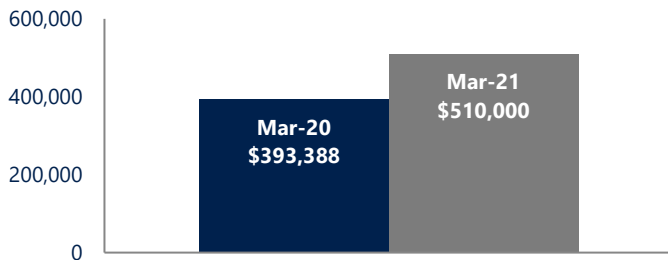
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 77 units or 48%. The total number of active inventory this March was 84 compared to 161 in March 2020. This month's total of 84 is lower than the previous month's total supply of available inventory of 86, a decrease of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Goochland County Homes was \$393,388. This March, the median sale price was \$510,000, an increase of \$116,612 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



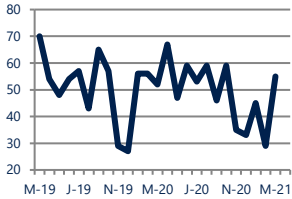
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.





**New Listings**

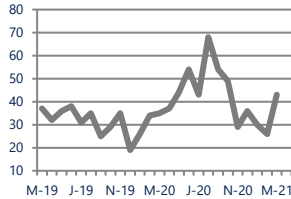
55



**Up 6%**  
Vs. Year Ago

**Current Contracts**

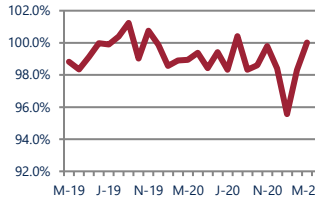
43



**Up 23%**  
Vs. Year Ago

**Sold Vs. List Price**

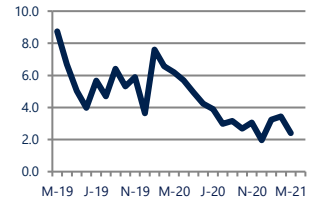
100.0%



**Up 1.1%**  
Vs. Year Ago

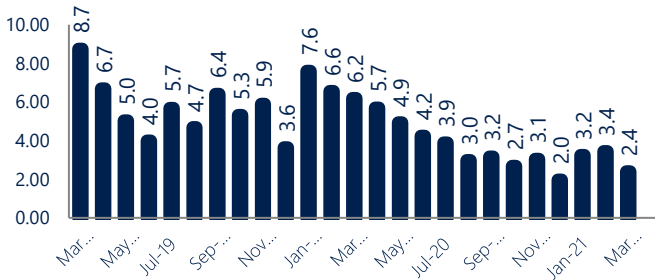
**Months of Supply**

2.4



**Down -61%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

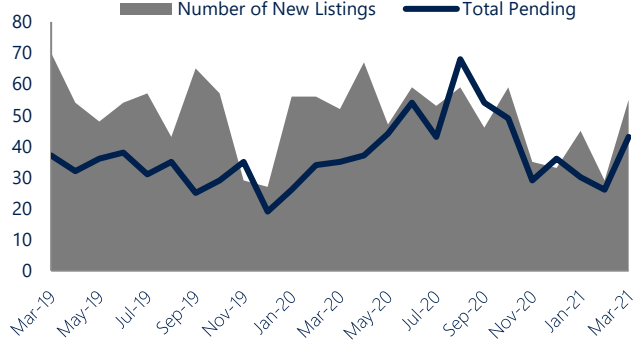
In March, there was 2.4 months of supply available in Goochland County, compared to 6.2 in March 2020. That is a decrease of 61% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

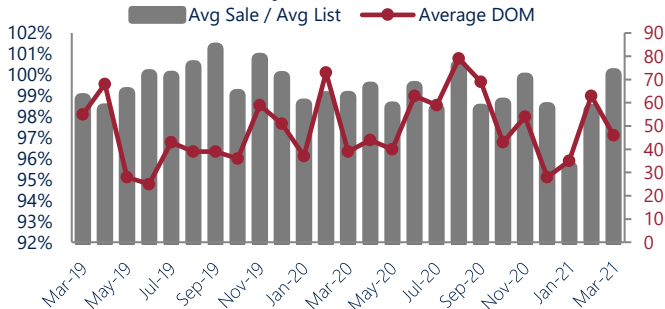
**New Listings & Current Contracts**

This month there were 55 homes newly listed for sale in Goochland County compared to 52 in March 2020, an increase of 6%. There were 43 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 23% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Goochland County was 100.0% of the average list price, which is 1.1% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 46, higher than the average last year, which was 39, an increase of 18%.



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