

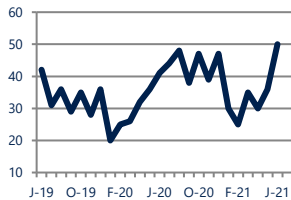


Focus On: **Goochland County Housing Market**

June 2021

**Units Sold**

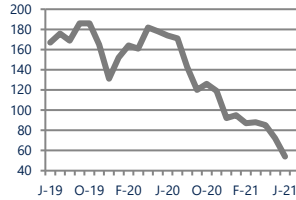
**50**



**Up 22%**  
Vs. Year Ago

**Active Inventory**

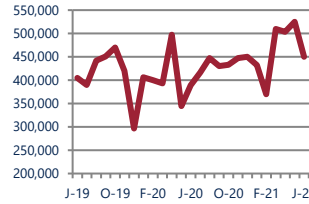
**54**



**Down -69%**  
Vs. Year Ago

**Median Sale Price**

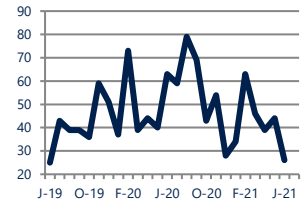
**\$450,000**



**Up 16%**  
Vs. Year Ago

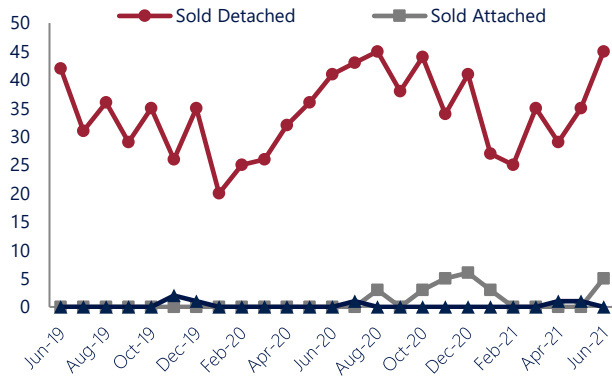
**Days On Market**

**26**



**Down -59%**  
Vs. Year Ago

**Units Sold\***



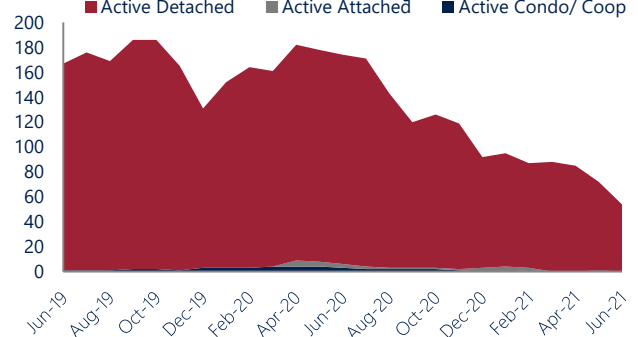
**Units Sold**

There was an increase in total units sold in June, with 50 sold this month in Goochland County. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 120 units or 69%. The total number of active inventory this June was 54 compared to 174 in June 2020. This month's total of 54 is lower than the previous month's total supply of available inventory of 72, a decrease of 25%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Goochland County Homes was \$389,000. This June, the median sale price was \$450,000, an increase of 16% or \$61,000 compared to last year. The current median sold price is 14% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



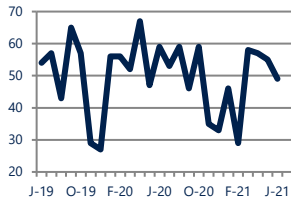
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and 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

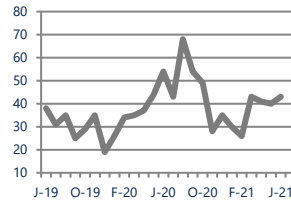
49



Down -17%  
Vs. Year Ago

### Current Contracts

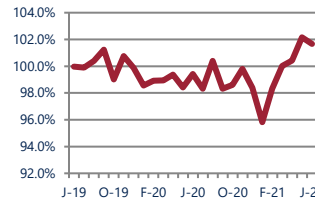
43



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

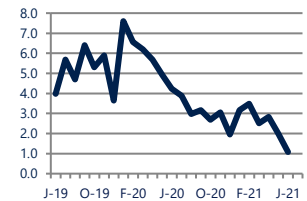
101.7%



Up 2.3%  
Vs. Year Ago

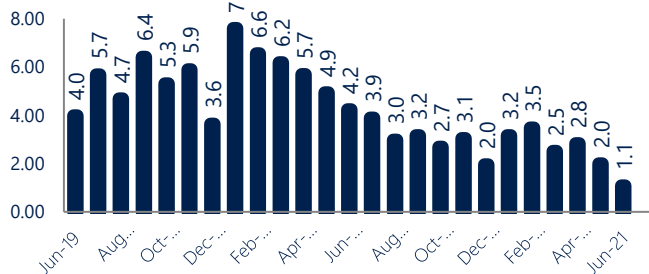
### Months of Supply

1.1



Down -75%  
Vs. Year Ago

### Months of Supply



### Months of Supply

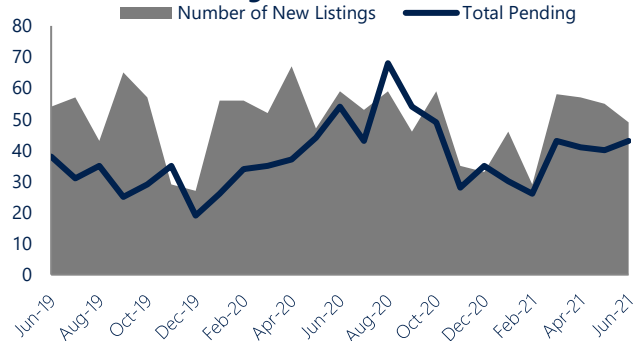
In June, there was 1.1 months of supply available in Goochland County, compared to 4.2 in June 2020. That is a decrease of 75% versus a year ago.

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.

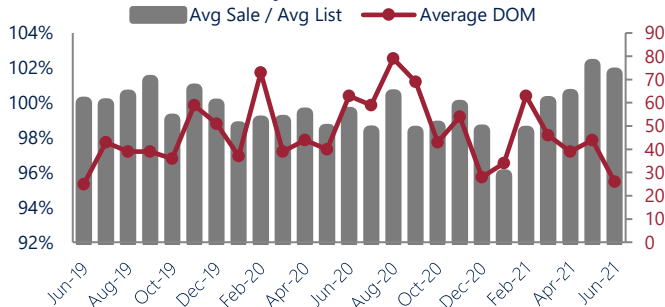
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Goochland County compared to 59 in June 2020, a decrease of 17%. There were 43 current contracts pending sale this June compared to 54 a year ago. The number of current contracts is 20% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Goochland County was 101.7% of the average list price, which is 2.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 63, a decrease of 59%.



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