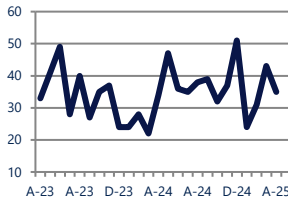


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GOOCHLAND COUNTY HOUSING MARKET**

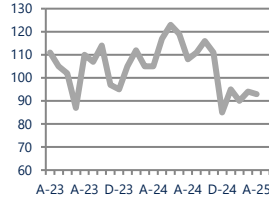
APRIL 2025

Units Sold 35



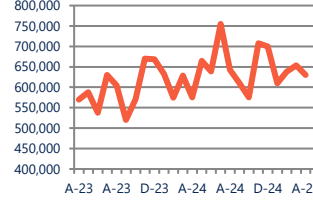
Up 3%
Vs. Year Ago

Active Inventory 93



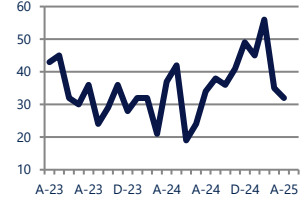
Down -11%
Vs. Year Ago

Median Sale Price \$629,950



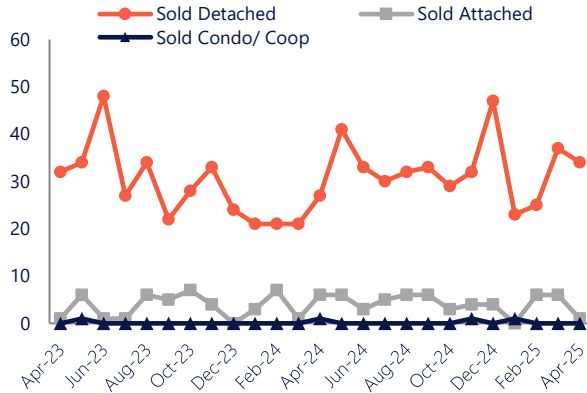
Up 9%
Vs. Year Ago

Days On Market 32



Down -14%
Vs. Year Ago

Units Sold*



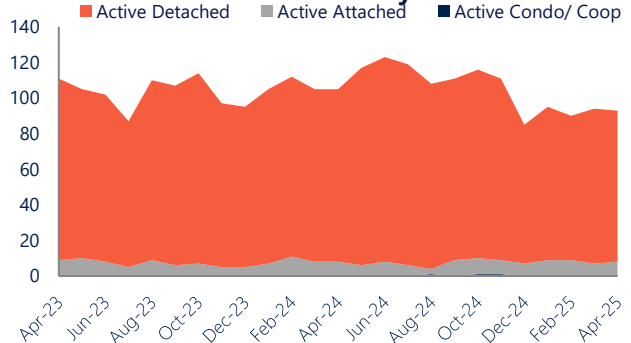
Units Sold

There was a decrease in total units sold in April, with 35 sold this month in Goochland County versus 43 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 11%. The total number of active inventory this April was 93 compared to 105 in April 2024. This month's total of 93 is lower than the previous month's total supply of available inventory of 94, a decrease of 1%.

Active Inventory*

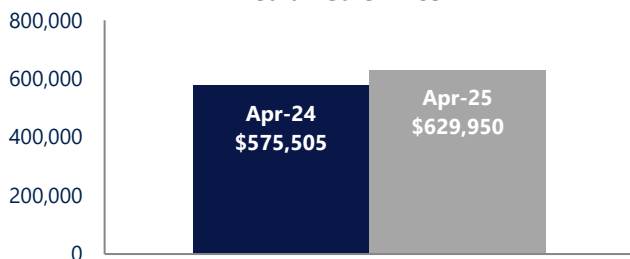


Median Sale Price

Last April, the median sale price for Goochland County Homes was \$575,505. This April, the median sale price was \$629,950, an increase of 9% or \$54,445 compared to last year. The current median sold price is 4% lower than in March.

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

Median Sale Price



*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.

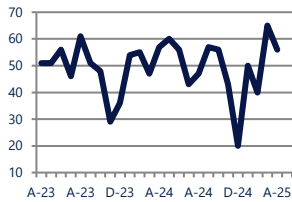
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GOOCHLAND COUNTY HOUSING MARKET**

APRIL 2025

New Listings

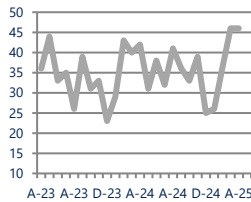
56



Down -2%
Vs. Year Ago

Current Contracts

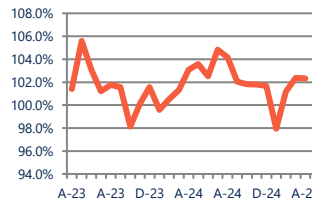
46



Up 10%
Vs. Year Ago

Sold Vs. List Price

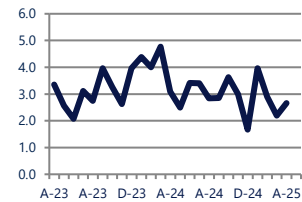
102.3%



Down -0.7%
Vs. Year Ago

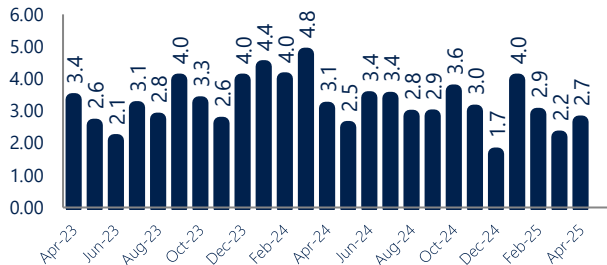
Months of Supply

2.7



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

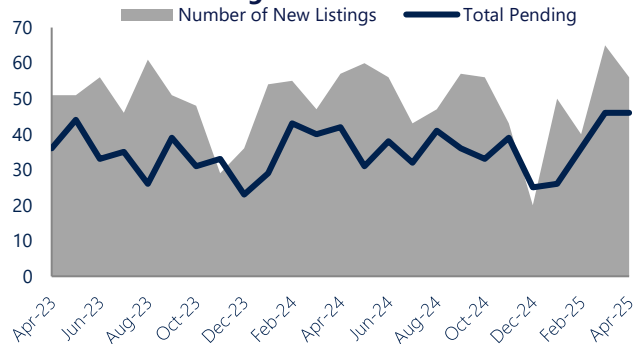
In April, there was 2.7 months of supply available in Goochland County, compared to 3.1 in April 2024. That is a decrease of 14% versus a year ago.

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.

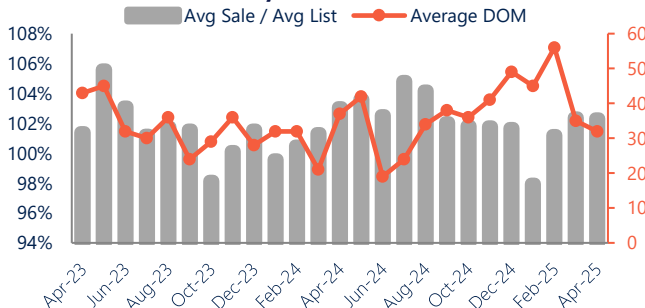
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Goochland County compared to 57 in April 2024, a decrease of 2%. There were 46 current contracts pending sale this April compared to 42 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Goochland County was 102.3% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 37, a decrease of 14%.