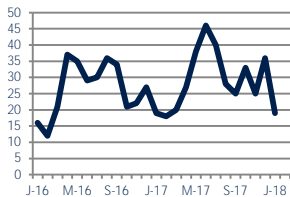




Units Sold

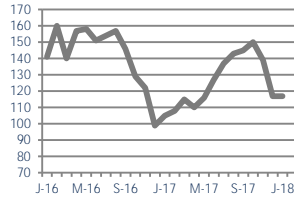
19



No Change
Vs. Year Ago

Active Inventory

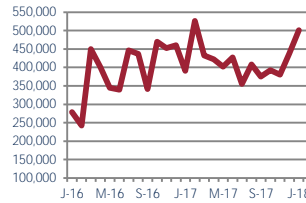
117



Up 11%
Vs. Year Ago

Median Sale Price

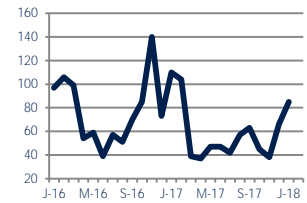
\$501,193



Up
Vs. Year Ago

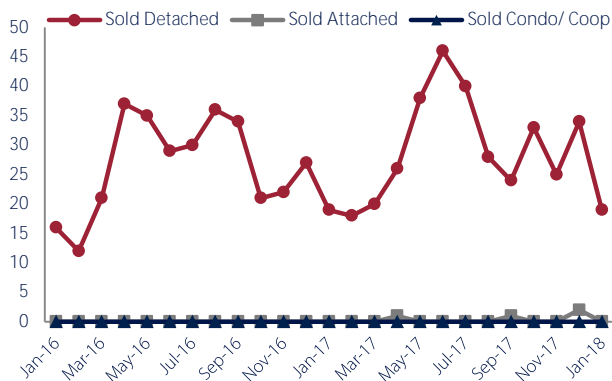
Days On Market

85



Down -23%
Vs. Year Ago

Units Sold*



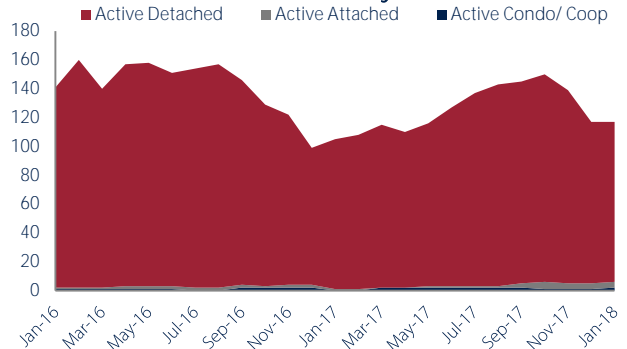
Units Sold

There was a decrease in total units sold in January, with 19 sold this month in Goochland County, a decrease of 47%. This month's total units sold is similar compared to a year ago.

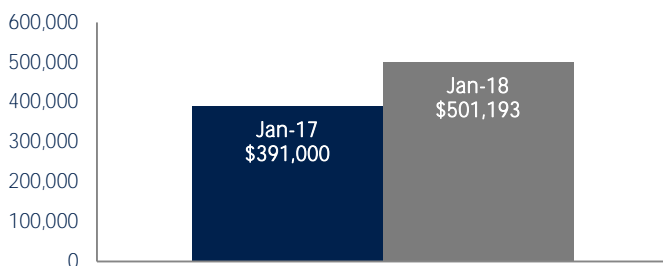
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 11%. The total number of active inventory this January was 117 compared to 105 in January 2017. This month's supply remained stable as compared to last month.

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 January, the median sale price for Goochland County Homes was \$391,000. This January, the median sale price was \$501,193, an increase of \$110,193 compared to last year. The current median sold price is higher than in December.

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

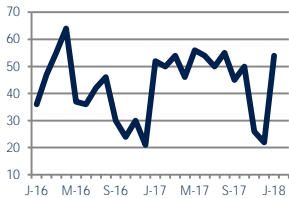


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

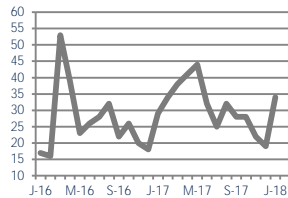
54



Up 4%
Vs. Year Ago

Current Contracts

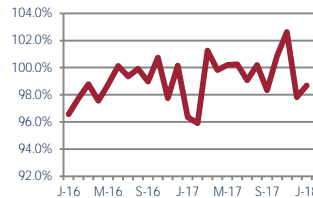
34



Up 17%
Vs. Year Ago

Sold Vs. List Price

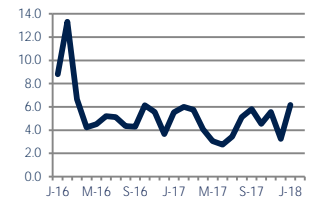
98.7%



Up 2.4%
Vs. Year Ago

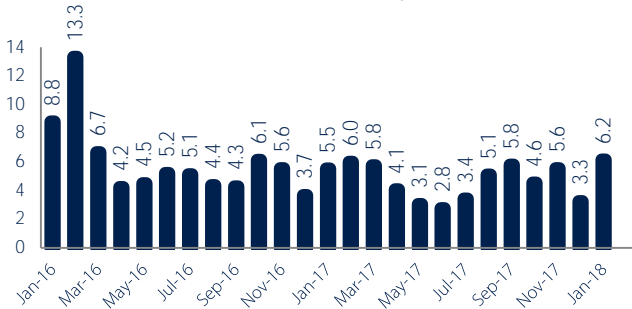
Months of Supply

6.2



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

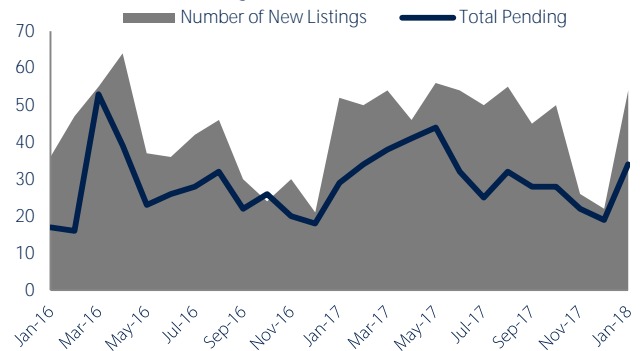
In January, there was 6.2 months of supply available in Goochland County, compared to 5.5 in January 2017. That is an increase of 11% versus a year ago.

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.

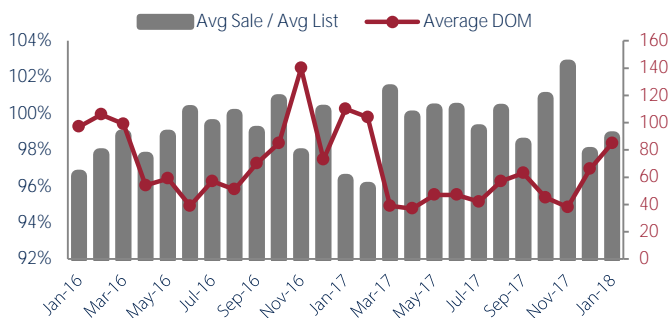
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Goochland County compared to 52 in January 2017, an increase of 4%. There were 34 current contracts pending sale this January compared to 29 a year ago. The number of current contracts is 17% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Goochland County was 98.7% 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 85, lower than the average last year, which was 110, a decrease of 23%.



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