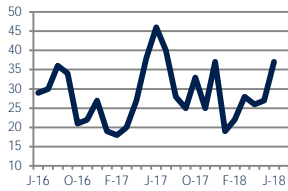


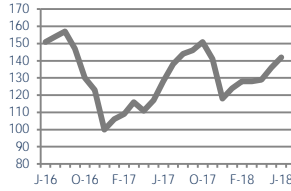


Units Sold 37



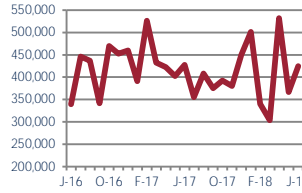
Down
Vs. Year Ago

Active Inventory 142



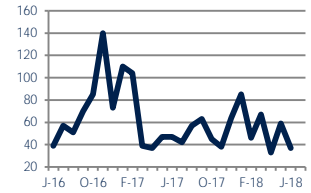
Up 11%
Vs. Year Ago

Median Sale Price \$424,750



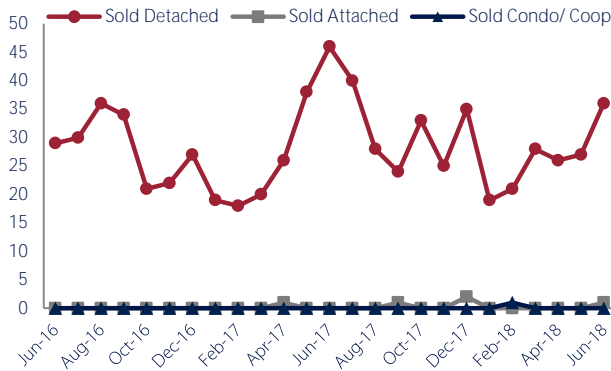
Down -1%
Vs. Year Ago

Days On Market 37



Down -21%
Vs. Year Ago

Units Sold*



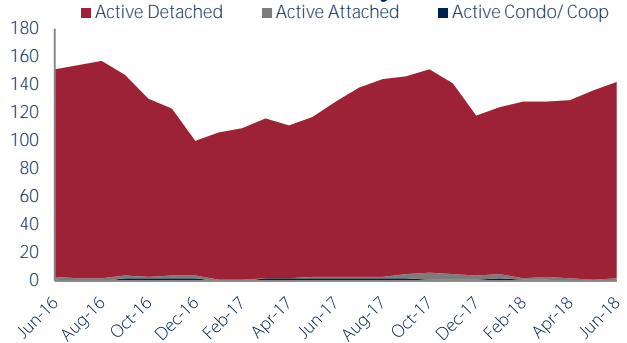
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 37 sold this month in Goochland County. This month's total units sold was lower than at this time last year, a decrease from June 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 11%. The total number of active inventory this June was 142 compared to 128 in June 2017. This month's total of 142 is higher than the previous month's total supply of available inventory of 136, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Goochland County Homes was \$427,500. This June, the median sale price was \$424,750, a decrease of 1% or \$2,750 compared to last year. The current median sold price is 16% higher 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.



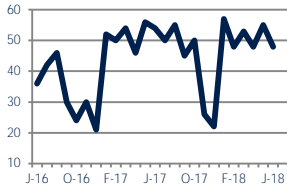
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and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

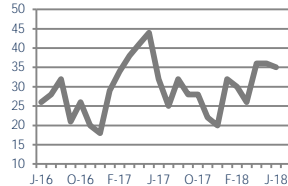
48



Down -11%
Vs. Year Ago

Current Contracts

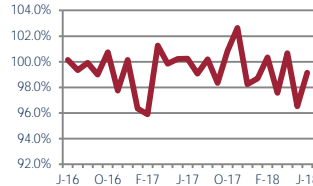
35



Up 9%
Vs. Year Ago

Sold Vs. List Price

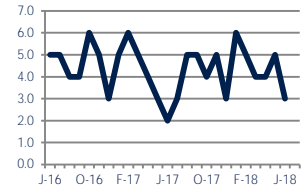
99.1%



Down -1.1%
Vs. Year Ago

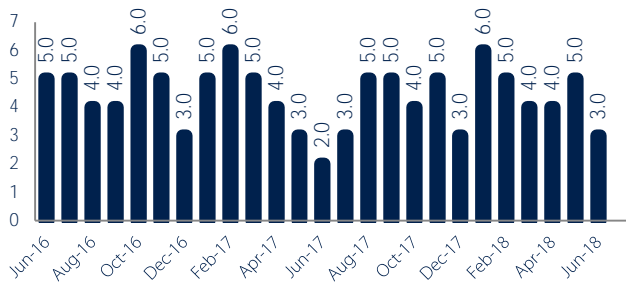
Months of Supply

3.0



Up 50%
Vs. Year Ago

Months Of Supply



Months of Supply

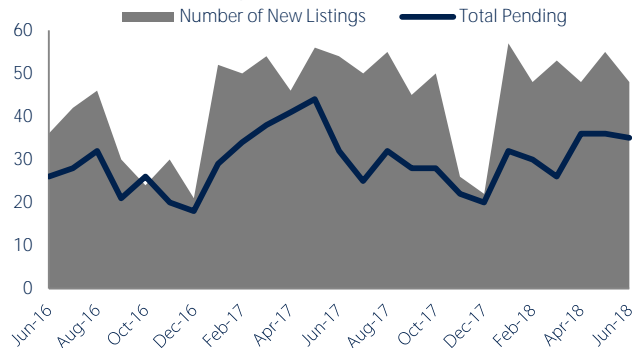
In June, there was 3.8 months of supply available in Goochland County, compared to 2.8 in June 2017. That is an increase of 38% versus a year ago.

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.

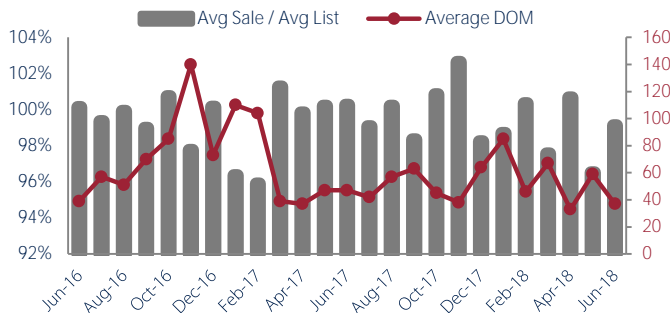
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Goochland County compared to 54 in June 2017, a decrease of 11%. There were 35 current contracts pending sale this June compared to 32 a year ago. The number of current contracts is 9% higher 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 99.1% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 47, a decrease of 21%.



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