

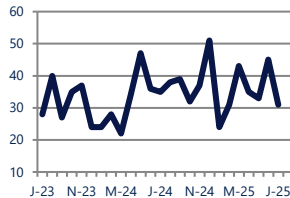
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GOOCHLAND COUNTY HOUSING MARKET**

JULY 2025

Units Sold

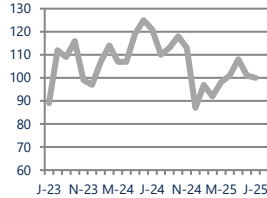
31



Down -11%
Vs. Year Ago

Active Inventory

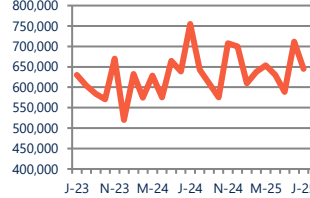
100



Down -17%
Vs. Year Ago

Median Sale Price

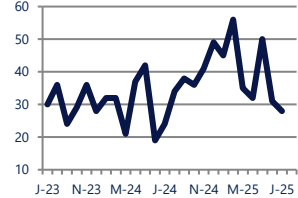
\$645,000



Down -15%
Vs. Year Ago

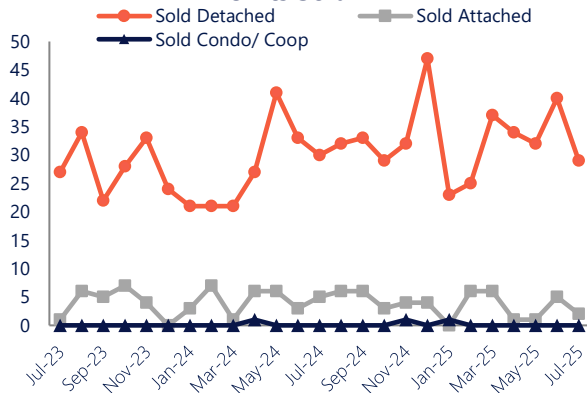
Days On Market

28



Up 17%
Vs. Year Ago

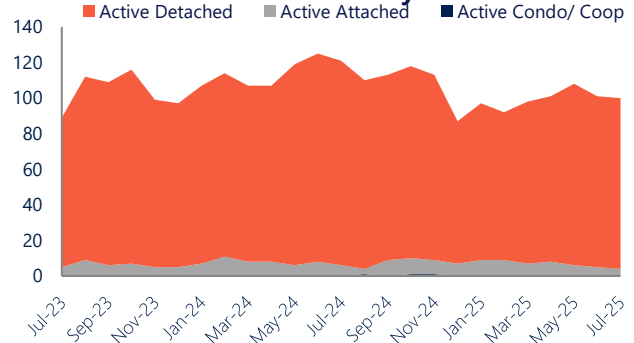
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 31 sold this month in Goochland County versus 45 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2024.

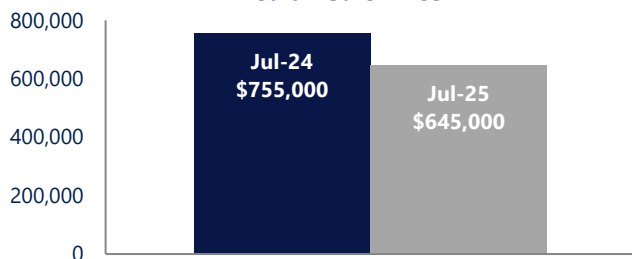
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 17%. The total number of active inventory this July was 100 compared to 121 in July 2024. This month's total of 100 is lower than the previous month's total supply of available inventory of 101, a decrease of 1%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Goochland County Homes was \$755,000. This July, the median sale price was \$645,000, a decrease of 15% or \$110,000 compared to last year. The current median sold price is 9% lower than in June.

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

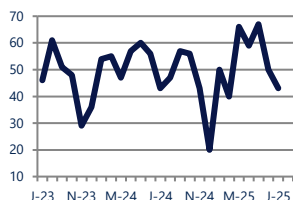
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GOOCHLAND COUNTY HOUSING MARKET**

JULY 2025

New Listings

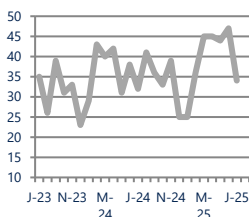
43



No Change
Vs. Year Ago

Current Contracts

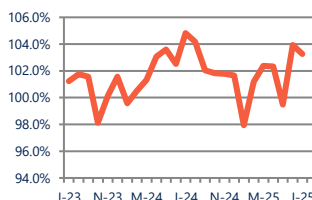
34



Up 6%
Vs. Year Ago

Sold Vs. List Price

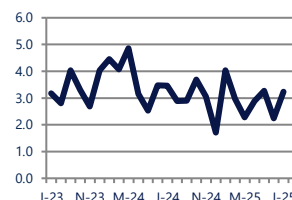
103.3%



Down -1.5%
Vs. Year Ago

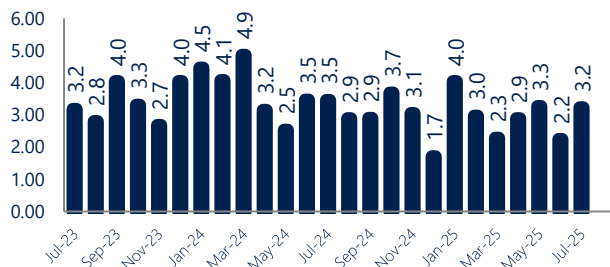
Months of Supply

3.2



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

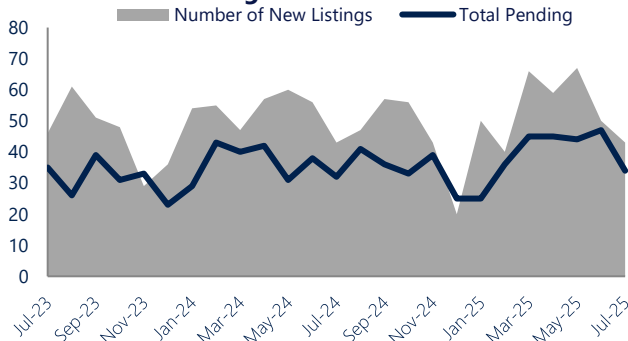
In July, there was 3.2 months of supply available in Goochland County, compared to 3.5 in July 2024. That is a decrease of 7% versus a year ago.

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.

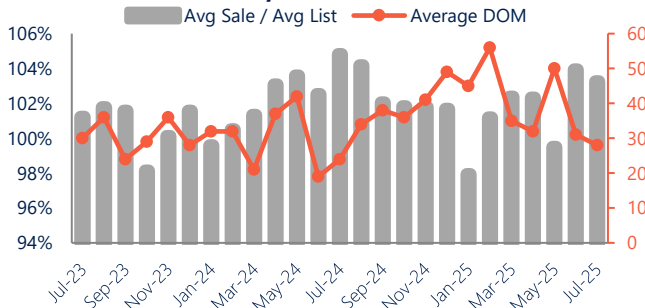
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Goochland County, which is similar to the amount in July 2024. There were 34 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 6% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Goochland County was 103.3% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 24, an increase of 17%.