

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 36

36-Hanover

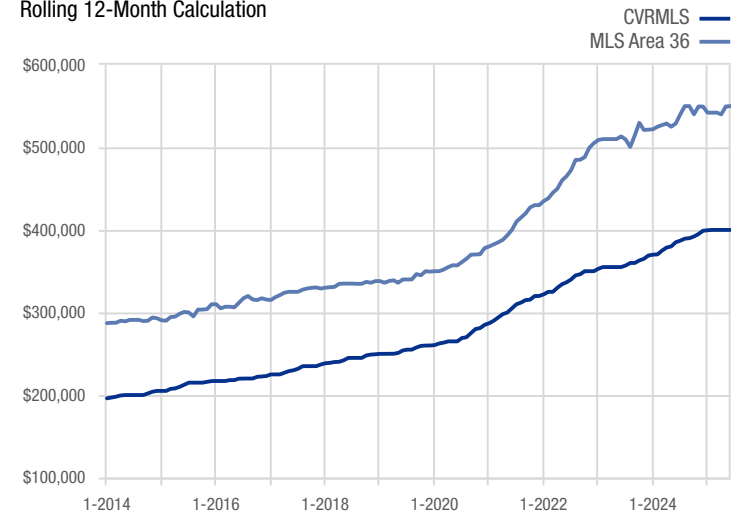
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	90	60	- 33.3%	443	396	- 10.6%
Pending Sales	63	46	- 27.0%	327	296	- 9.5%
Closed Sales	45	73	+ 62.2%	277	298	+ 7.6%
Days on Market Until Sale	20	23	+ 15.0%	34	31	- 8.8%
Median Sales Price*	\$550,000	\$570,000	+ 3.6%	\$542,500	\$550,000	+ 1.4%
Average Sales Price*	\$543,831	\$575,419	+ 5.8%	\$567,209	\$576,986	+ 1.7%
Percent of Original List Price Received*	100.3%	100.2%	- 0.1%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	140	117	- 16.4%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	15	14	- 6.7%	83	79	- 4.8%
Pending Sales	9	14	+ 55.6%	48	50	+ 4.2%
Closed Sales	8	9	+ 12.5%	39	40	+ 2.6%
Days on Market Until Sale	7	116	+ 1,557.1%	15	45	+ 200.0%
Median Sales Price*	\$325,500	\$340,000	+ 4.5%	\$380,000	\$358,500	- 5.7%
Average Sales Price*	\$347,750	\$383,108	+ 10.2%	\$389,286	\$385,567	- 1.0%
Percent of Original List Price Received*	99.7%	94.5%	- 5.2%	100.6%	97.8%	- 2.8%
Inventory of Homes for Sale	26	37	+ 42.3%	—	—	—
Months Supply of Inventory	3.4	4.2	+ 23.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

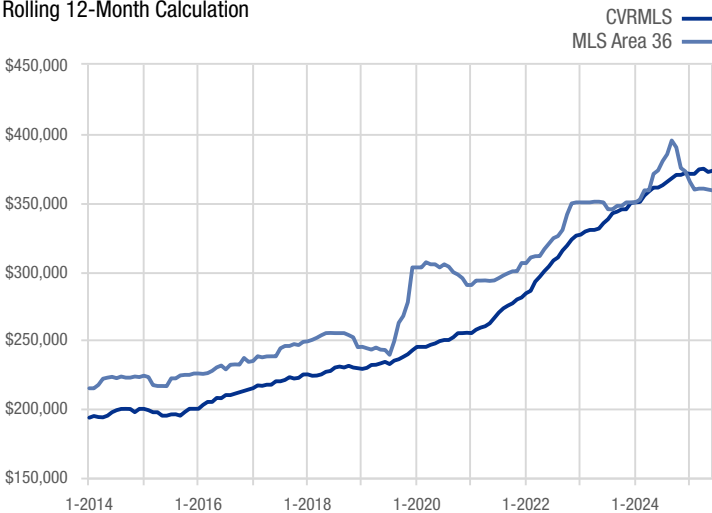
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.