

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

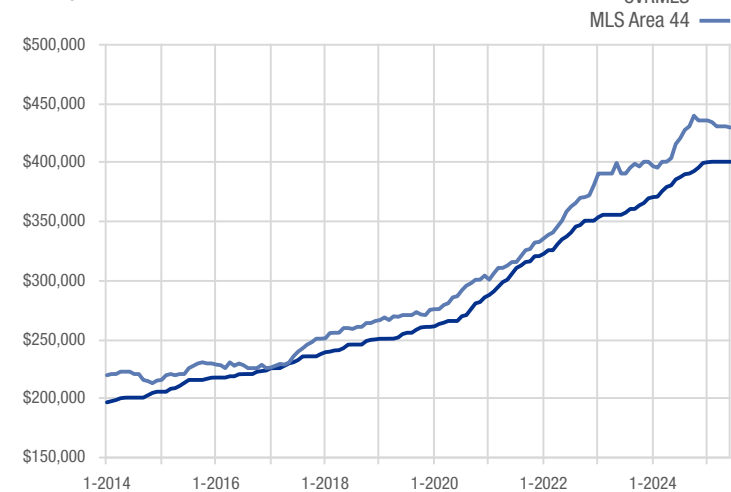
44-Hanover

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	67	66	- 1.5%	342	388	+ 13.5%
Pending Sales	52	54	+ 3.8%	264	313	+ 18.6%
Closed Sales	47	69	+ 46.8%	233	284	+ 21.9%
Days on Market Until Sale	34	15	- 55.9%	28	25	- 10.7%
Median Sales Price*	\$457,000	\$410,000	- 10.3%	\$425,000	\$411,000	- 3.3%
Average Sales Price*	\$512,418	\$458,134	- 10.6%	\$485,201	\$456,719	- 5.9%
Percent of Original List Price Received*	101.8%	100.0%	- 1.8%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	114	89	- 21.9%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

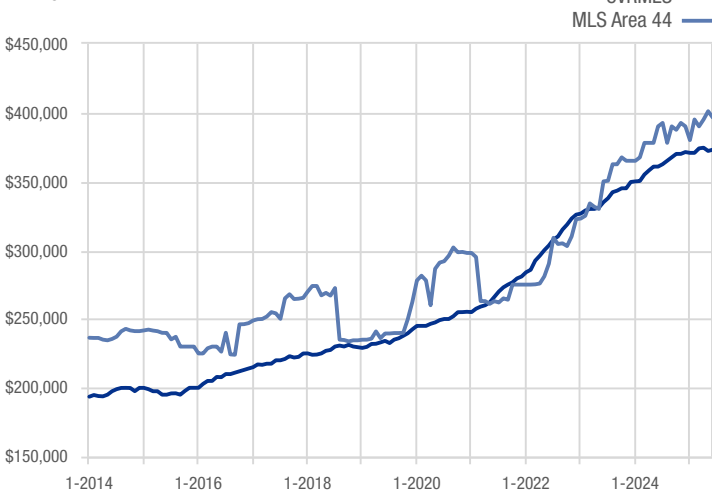
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	1	- 90.0%	35	39	+ 11.4%
Pending Sales	3	2	- 33.3%	28	32	+ 14.3%
Closed Sales	6	7	+ 16.7%	23	32	+ 39.1%
Days on Market Until Sale	98	39	- 60.2%	78	47	- 39.7%
Median Sales Price*	\$422,000	\$340,000	- 19.4%	\$395,000	\$400,500	+ 1.4%
Average Sales Price*	\$428,086	\$364,752	- 14.8%	\$388,127	\$417,479	+ 7.6%
Percent of Original List Price Received*	101.3%	96.9%	- 4.3%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.