

# Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 44

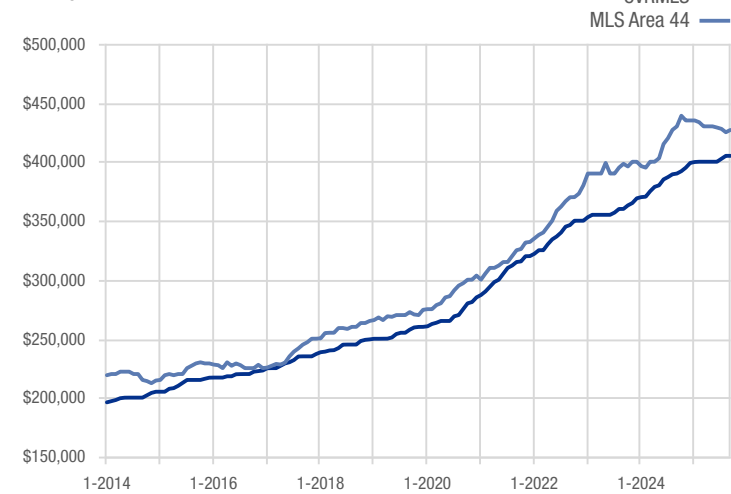
44-Hanover

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	62	56	- 9.7%	536	579	+ 8.0%
Pending Sales	70	57	- 18.6%	436	471	+ 8.0%
Closed Sales	57	44	- 22.8%	388	447	+ 15.2%
Days on Market Until Sale	32	66	+ 106.3%	28	29	+ 3.6%
Median Sales Price*	\$449,950	\$462,500	+ 2.8%	\$430,000	\$421,000	- 2.1%
Average Sales Price*	\$466,530	\$498,126	+ 6.8%	\$482,434	\$472,860	- 2.0%
Percent of Original List Price Received*	98.0%	100.0%	+ 2.0%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	99	88	- 11.1%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

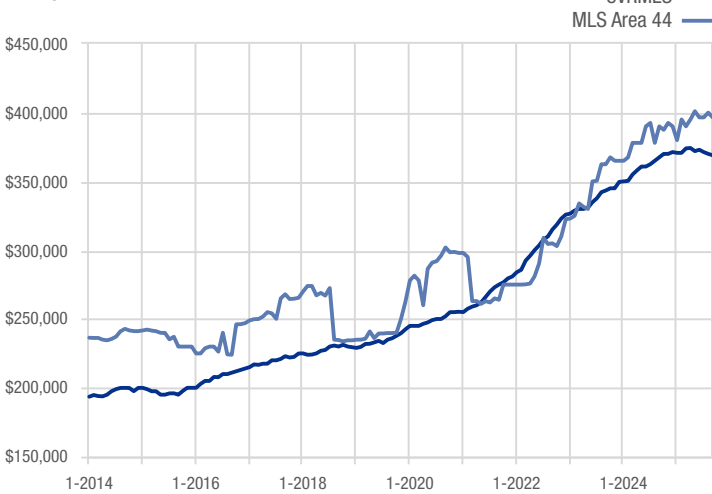
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	9	13	+ 44.4%	57	67	+ 17.5%
Pending Sales	7	9	+ 28.6%	48	49	+ 2.1%
Closed Sales	9	6	- 33.3%	42	43	+ 2.4%
Days on Market Until Sale	17	81	+ 376.5%	58	49	- 15.5%
Median Sales Price*	\$420,000	\$412,500	- 1.8%	\$387,500	\$400,000	+ 3.2%
Average Sales Price*	\$426,141	\$432,340	+ 1.5%	\$391,604	\$414,087	+ 5.7%
Percent of Original List Price Received*	100.5%	99.0%	- 1.5%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	3.5	3.8	+ 8.6%	—	—	—

\* 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.