

Local Market Update – October 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 36

36-Hanover

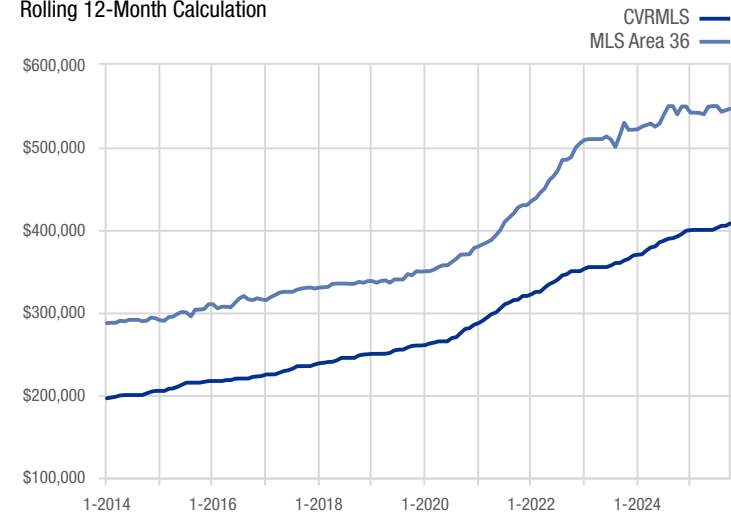
Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	81	70	- 13.6%	751	683	- 9.1%
Pending Sales	67	55	- 17.9%	550	509	- 7.5%
Closed Sales	48	60	+ 25.0%	502	508	+ 1.2%
Days on Market Until Sale	32	38	+ 18.8%	33	32	- 3.0%
Median Sales Price*	\$525,500	\$537,500	+ 2.3%	\$550,000	\$549,950	- 0.0%
Average Sales Price*	\$535,936	\$623,160	+ 16.3%	\$572,694	\$590,973	+ 3.2%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	100.9%	99.9%	- 1.0%
Inventory of Homes for Sale	147	130	- 11.6%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	18	16	- 11.1%	144	125	- 13.2%
Pending Sales	8	8	0.0%	94	76	- 19.1%
Closed Sales	9	7	- 22.2%	80	73	- 8.8%
Days on Market Until Sale	19	58	+ 205.3%	19	53	+ 178.9%
Median Sales Price*	\$380,000	\$420,000	+ 10.5%	\$385,000	\$368,000	- 4.4%
Average Sales Price*	\$403,103	\$394,039	- 2.2%	\$398,103	\$391,046	- 1.8%
Percent of Original List Price Received*	98.9%	96.7%	- 2.2%	100.4%	97.7%	- 2.7%
Inventory of Homes for Sale	29	42	+ 44.8%	—	—	—
Months Supply of Inventory	3.4	5.9	+ 73.5%	—	—	—

* 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.

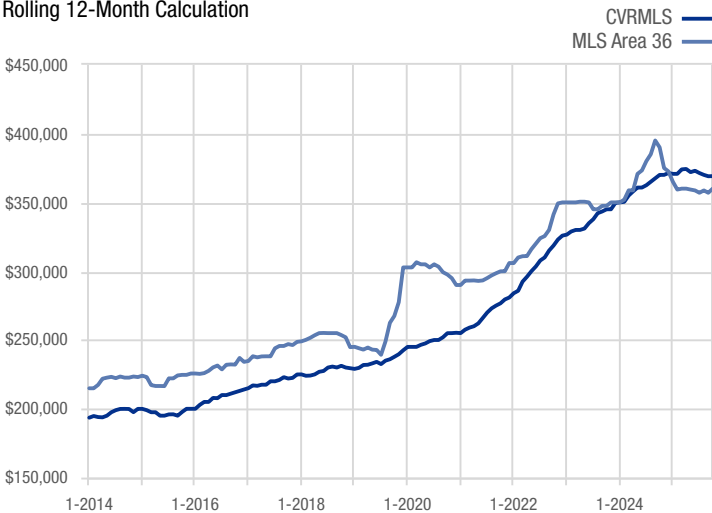
Median Sales Price - Single-Family

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.