

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

44-Hanover

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	34	28	- 17.6%	674	710	+ 5.3%
Pending Sales	37	23	- 37.8%	567	574	+ 1.2%
Closed Sales	49	43	- 12.2%	555	589	+ 6.1%
Days on Market Until Sale	40	62	+ 55.0%	31	33	+ 6.5%
Median Sales Price*	\$439,950	\$499,950	+ 13.6%	\$435,000	\$424,000	- 2.5%
Average Sales Price*	\$481,661	\$534,115	+ 10.9%	\$482,652	\$475,844	- 1.4%
Percent of Original List Price Received*	99.7%	96.2%	- 3.5%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	64	72	+ 12.5%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

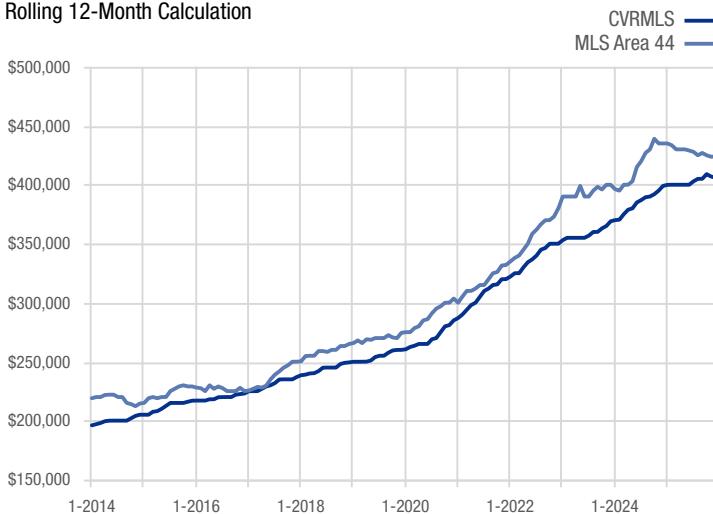
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	1	0.0%	70	84	+ 20.0%
Pending Sales	4	4	0.0%	65	64	- 1.5%
Closed Sales	8	2	- 75.0%	61	62	+ 1.6%
Days on Market Until Sale	66	31	- 53.0%	61	51	- 16.4%
Median Sales Price*	\$358,750	\$462,450	+ 28.9%	\$390,000	\$405,171	+ 3.9%
Average Sales Price*	\$383,163	\$462,450	+ 20.7%	\$396,361	\$413,651	+ 4.4%
Percent of Original List Price Received*	96.3%	100.0%	+ 3.8%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	1.7	3.6	+ 111.8%	—	—	—

* 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.

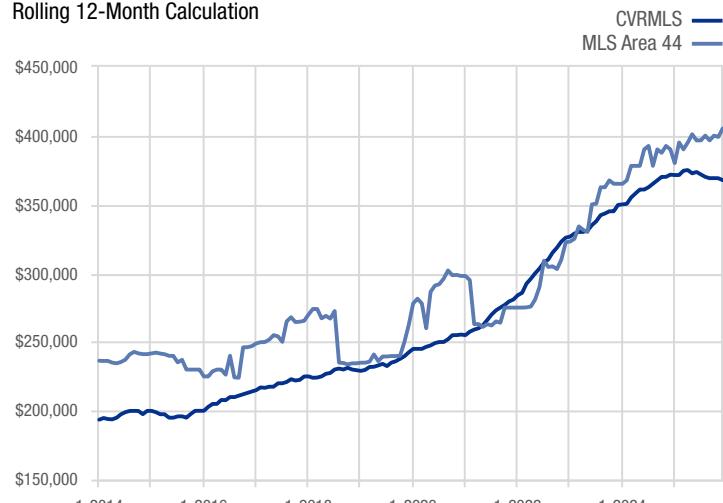
Median Sales Price - Single-Family

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.