

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Hanover County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	58	66	+ 13.8%	1,496	1,476	- 1.3%
Pending Sales	73	57	- 21.9%	1,205	1,153	- 4.3%
Closed Sales	117	93	- 20.5%	1,183	1,189	+ 0.5%
Days on Market Until Sale	49	49	0.0%	33	32	- 3.0%
Median Sales Price*	\$460,000	\$500,000	+ 8.7%	\$488,000	\$489,250	+ 0.3%
Average Sales Price*	\$535,548	\$547,824	+ 2.3%	\$530,326	\$533,813	+ 0.7%
Percent of Original List Price Received*	100.3%	97.2%	- 3.1%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	162	160	- 1.2%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

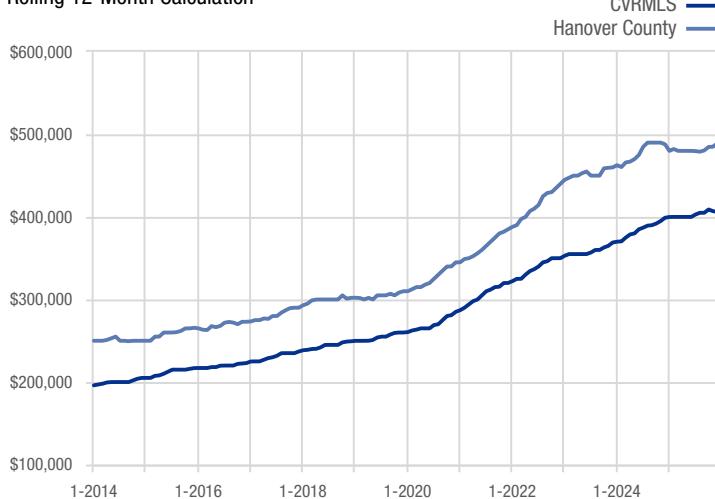
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	13	4	- 69.2%	240	220	- 8.3%
Pending Sales	9	13	+ 44.4%	169	155	- 8.3%
Closed Sales	16	11	- 31.3%	162	152	- 6.2%
Days on Market Until Sale	49	47	- 4.1%	38	51	+ 34.2%
Median Sales Price*	\$385,000	\$420,000	+ 9.1%	\$379,975	\$392,750	+ 3.4%
Average Sales Price*	\$390,430	\$391,355	+ 0.2%	\$391,207	\$399,516	+ 2.1%
Percent of Original List Price Received*	96.6%	97.2%	+ 0.6%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	46	47	+ 2.2%	—	—	—
Months Supply of Inventory	3.3	3.6	+ 9.1%	—	—	—

* 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.

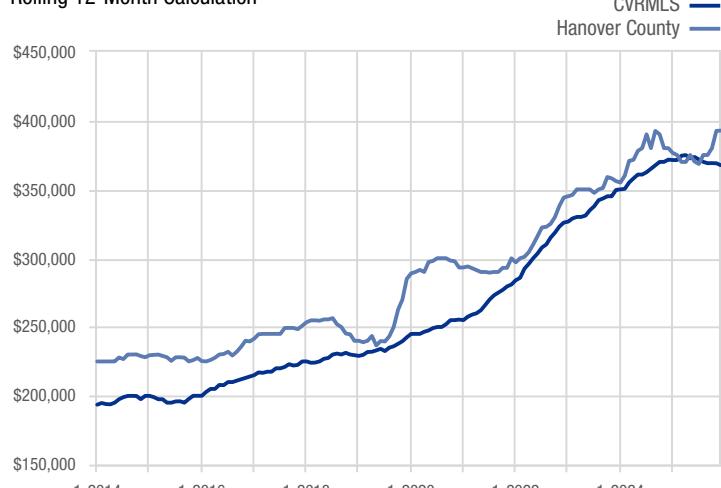
Median Sales Price - Single-Family

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.