

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 36

36-Hanover

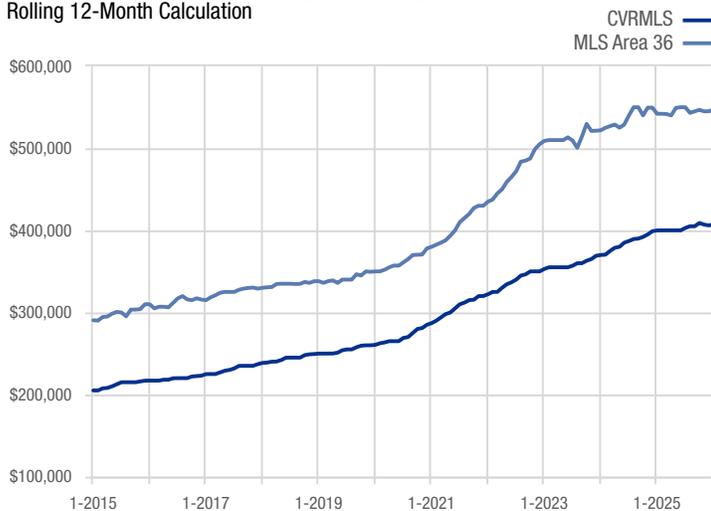
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	61	<b>67</b>	+ 9.8%	61	<b>67</b>	+ 9.8%
Pending Sales	41	<b>53</b>	+ 29.3%	41	<b>53</b>	+ 29.3%
Closed Sales	24	<b>31</b>	+ 29.2%	24	<b>31</b>	+ 29.2%
Days on Market Until Sale	28	<b>37</b>	+ 32.1%	28	<b>37</b>	+ 32.1%
Median Sales Price*	\$447,500	<b>\$547,500</b>	+ 22.3%	\$447,500	<b>\$547,500</b>	+ 22.3%
Average Sales Price*	\$542,811	<b>\$548,004</b>	+ 1.0%	\$542,811	<b>\$548,004</b>	+ 1.0%
Percent of Original List Price Received*	97.9%	<b>96.0%</b>	- 1.9%	97.9%	<b>96.0%</b>	- 1.9%
Inventory of Homes for Sale	92	<b>91</b>	- 1.1%	—	—	—
Months Supply of Inventory	1.8	<b>1.9</b>	+ 5.6%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	18	<b>16</b>	- 11.1%	18	<b>16</b>	- 11.1%
Pending Sales	8	<b>6</b>	- 25.0%	8	<b>6</b>	- 25.0%
Closed Sales	5	<b>5</b>	0.0%	5	<b>5</b>	0.0%
Days on Market Until Sale	62	<b>57</b>	- 8.1%	62	<b>57</b>	- 8.1%
Median Sales Price*	\$320,000	<b>\$565,000</b>	+ 76.6%	\$320,000	<b>\$565,000</b>	+ 76.6%
Average Sales Price*	\$347,675	<b>\$483,980</b>	+ 39.2%	\$347,675	<b>\$483,980</b>	+ 39.2%
Percent of Original List Price Received*	94.9%	<b>97.5%</b>	+ 2.7%	94.9%	<b>97.5%</b>	+ 2.7%
Inventory of Homes for Sale	40	<b>28</b>	- 30.0%	—	—	—
Months Supply of Inventory	4.5	<b>3.8</b>	- 15.6%	—	—	—

\* 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.

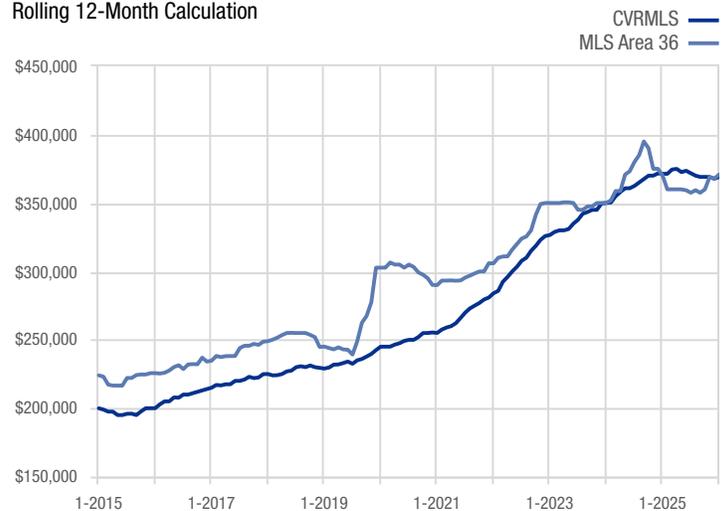
### Median Sales Price - Single-Family

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.