

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

44-Hanover

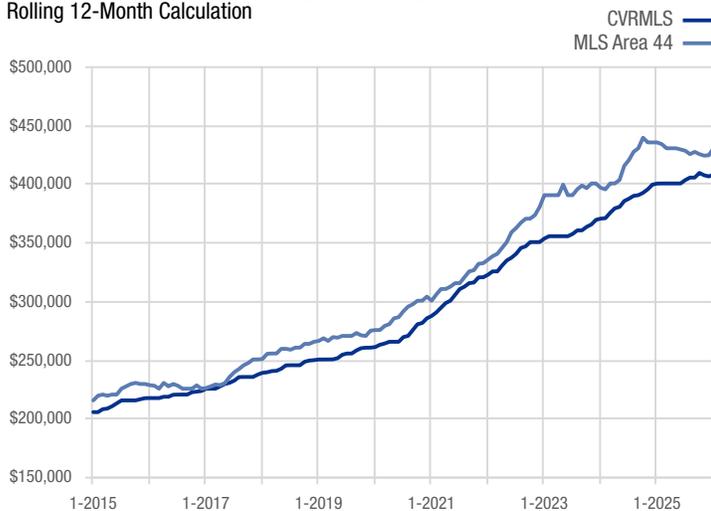
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	45	50	+ 11.1%	45	50	+ 11.1%
Pending Sales	33	44	+ 33.3%	33	44	+ 33.3%
Closed Sales	36	28	- 22.2%	36	28	- 22.2%
Days on Market Until Sale	39	29	- 25.6%	39	29	- 25.6%
Median Sales Price*	\$395,000	\$465,000	+ 17.7%	\$395,000	\$465,000	+ 17.7%
Average Sales Price*	\$442,322	\$480,196	+ 8.6%	\$442,322	\$480,196	+ 8.6%
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	99.2%	98.2%	- 1.0%
Inventory of Homes for Sale	73	67	- 8.2%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	7	13	+ 85.7%	7	13	+ 85.7%
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	45	42	- 6.7%	45	42	- 6.7%
Median Sales Price*	\$340,500	\$390,000	+ 14.5%	\$340,500	\$390,000	+ 14.5%
Average Sales Price*	\$346,167	\$425,343	+ 22.9%	\$346,167	\$425,343	+ 22.9%
Percent of Original List Price Received*	99.1%	98.8%	- 0.3%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	8	27	+ 237.5%	—	—	—
Months Supply of Inventory	1.5	5.3	+ 253.3%	—	—	—

* 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.

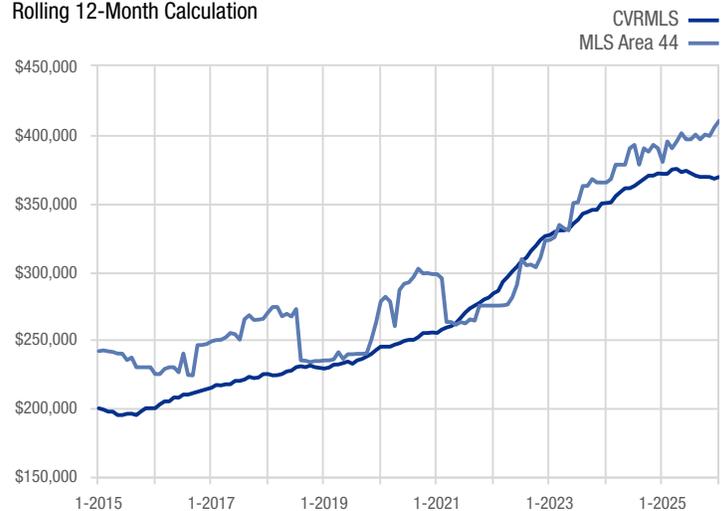
Median Sales Price - Single-Family

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.