

Hanover County

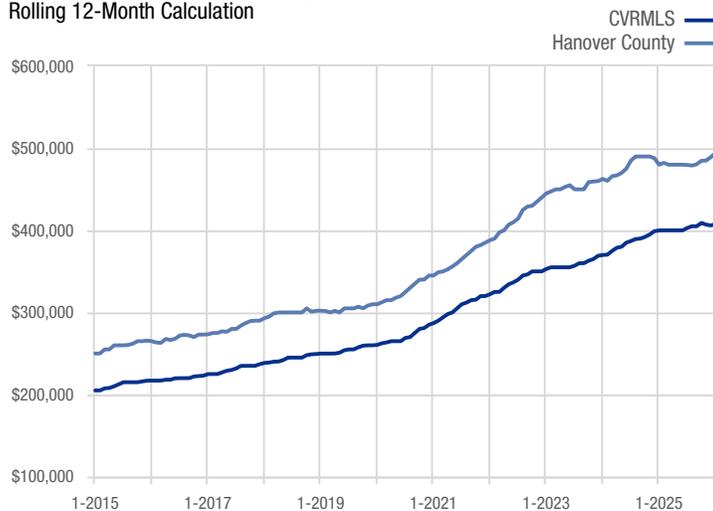
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	106	117	+ 10.4%	106	117	+ 10.4%
Pending Sales	74	97	+ 31.1%	74	97	+ 31.1%
Closed Sales	60	59	- 1.7%	60	59	- 1.7%
Days on Market Until Sale	34	33	- 2.9%	34	33	- 2.9%
Median Sales Price*	\$400,000	\$490,000	+ 22.5%	\$400,000	\$490,000	+ 22.5%
Average Sales Price*	\$482,518	\$515,824	+ 6.9%	\$482,518	\$515,824	+ 6.9%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	98.7%	97.0%	- 1.7%
Inventory of Homes for Sale	165	158	- 4.2%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	25	29	+ 16.0%	25	29	+ 16.0%
Pending Sales	16	11	- 31.3%	16	11	- 31.3%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Days on Market Until Sale	56	49	- 12.5%	56	49	- 12.5%
Median Sales Price*	\$330,000	\$415,000	+ 25.8%	\$330,000	\$415,000	+ 25.8%
Average Sales Price*	\$347,110	\$451,996	+ 30.2%	\$347,110	\$451,996	+ 30.2%
Percent of Original List Price Received*	96.5%	98.2%	+ 1.8%	96.5%	98.2%	+ 1.8%
Inventory of Homes for Sale	48	55	+ 14.6%	—	—	—
Months Supply of Inventory	3.4	4.4	+ 29.4%	—	—	—

* 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.

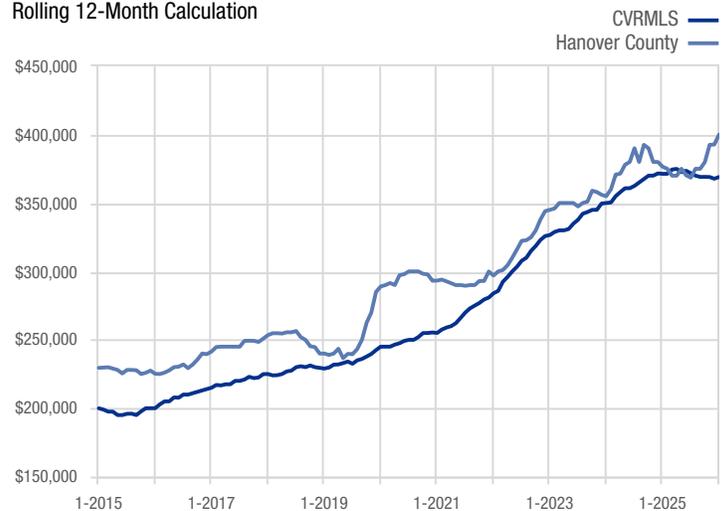
Median Sales Price - Single-Family

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.