

Hanover County

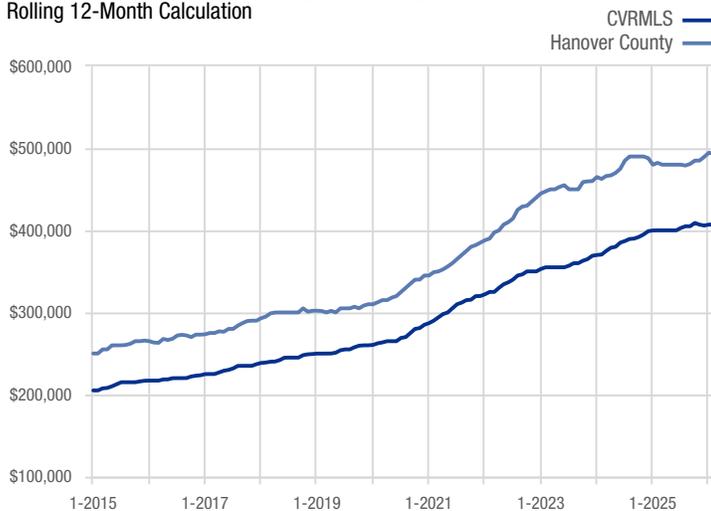
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	90	96	+ 6.7%	196	218	+ 11.2%
Pending Sales	78	84	+ 7.7%	152	178	+ 17.1%
Closed Sales	73	71	- 2.7%	133	131	- 1.5%
Days on Market Until Sale	40	29	- 27.5%	37	31	- 16.2%
Median Sales Price*	\$480,000	\$480,000	0.0%	\$440,000	\$485,000	+ 10.2%
Average Sales Price*	\$525,800	\$517,856	- 1.5%	\$506,274	\$516,934	+ 2.1%
Percent of Original List Price Received*	98.2%	98.4%	+ 0.2%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	164	164	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo/Town	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	16	20	+ 25.0%	41	50	+ 22.0%
Pending Sales	12	15	+ 25.0%	28	25	- 10.7%
Closed Sales	14	9	- 35.7%	22	20	- 9.1%
Days on Market Until Sale	39	95	+ 143.6%	45	69	+ 53.3%
Median Sales Price*	\$412,500	\$459,000	+ 11.3%	\$364,000	\$447,495	+ 22.9%
Average Sales Price*	\$399,671	\$449,432	+ 12.5%	\$380,558	\$450,842	+ 18.5%
Percent of Original List Price Received*	98.3%	97.0%	- 1.3%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	50	54	+ 8.0%	—	—	—
Months Supply of Inventory	3.4	4.3	+ 26.5%	—	—	—

* 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.

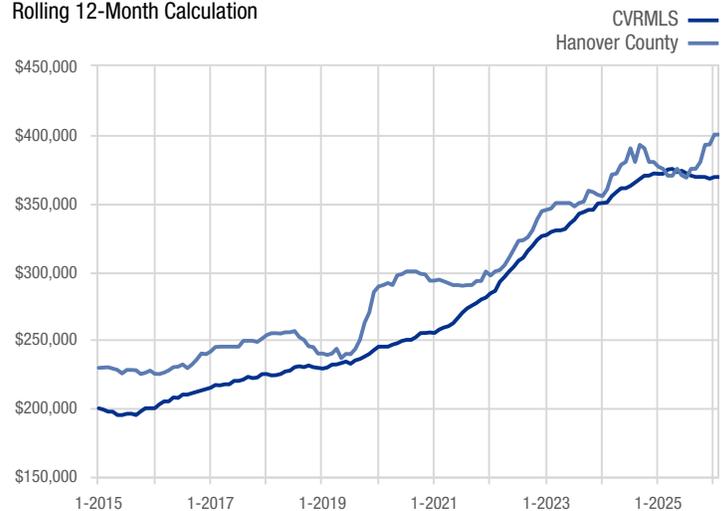
Median Sales Price - Single-Family

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.