

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 36

36-Hanover

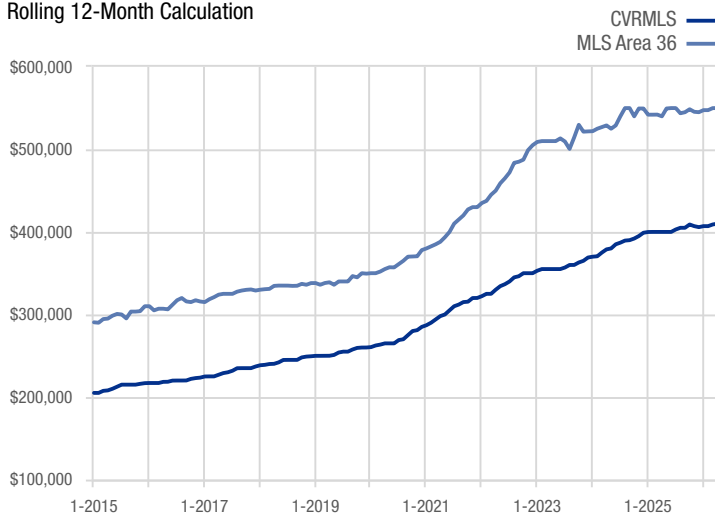
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	99	99	0.0%	261	322	+ 23.4%
Pending Sales	62	59	- 4.8%	184	225	+ 22.3%
Closed Sales	46	54	+ 17.4%	164	174	+ 6.1%
Days on Market Until Sale	36	23	- 36.1%	35	34	- 2.9%
Median Sales Price*	\$537,500	\$550,000	+ 2.3%	\$539,750	\$550,000	+ 1.9%
Average Sales Price*	\$552,101	\$586,144	+ 6.2%	\$564,226	\$573,924	+ 1.7%
Percent of Original List Price Received*	101.6%	100.5%	- 1.1%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	126	151	+ 19.8%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	12	7	- 41.7%	57	44	- 22.8%
Pending Sales	6	8	+ 33.3%	29	31	+ 6.9%
Closed Sales	9	6	- 33.3%	27	26	- 3.7%
Days on Market Until Sale	13	6	- 53.8%	27	56	+ 107.4%
Median Sales Price*	\$368,000	\$387,000	+ 5.2%	\$360,000	\$390,500	+ 8.5%
Average Sales Price*	\$428,624	\$387,833	- 9.5%	\$387,581	\$412,073	+ 6.3%
Percent of Original List Price Received*	100.9%	100.5%	- 0.4%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	48	24	- 50.0%	—	—	—
Months Supply of Inventory	5.3	3.2	- 39.6%	—	—	—

* 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.

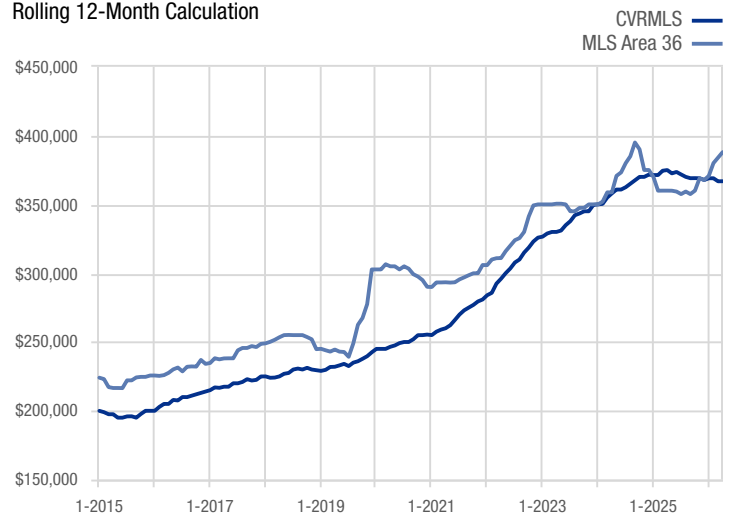
Median Sales Price - Single-Family

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.