

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

44-Hanover

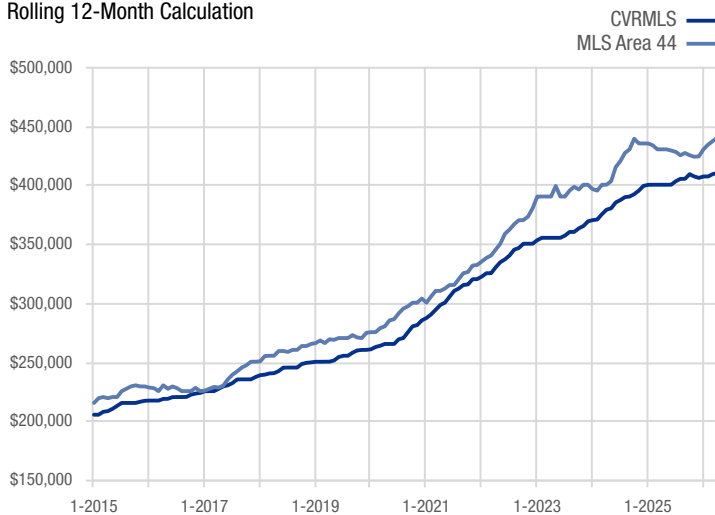
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	98	86	- 12.2%	255	266	+ 4.3%
Pending Sales	55	80	+ 45.5%	185	218	+ 17.8%
Closed Sales	47	62	+ 31.9%	154	163	+ 5.8%
Days on Market Until Sale	25	23	- 8.0%	29	30	+ 3.4%
Median Sales Price*	\$440,000	\$462,000	+ 5.0%	\$407,500	\$449,975	+ 10.4%
Average Sales Price*	\$476,098	\$524,615	+ 10.2%	\$451,787	\$501,196	+ 10.9%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	111	90	- 18.9%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	7	+ 16.7%	34	48	+ 41.2%
Pending Sales	5	9	+ 80.0%	23	34	+ 47.8%
Closed Sales	6	11	+ 83.3%	18	28	+ 55.6%
Days on Market Until Sale	47	61	+ 29.8%	49	69	+ 40.8%
Median Sales Price*	\$432,500	\$441,990	+ 2.2%	\$405,500	\$426,995	+ 5.3%
Average Sales Price*	\$432,028	\$432,317	+ 0.1%	\$413,812	\$431,831	+ 4.4%
Percent of Original List Price Received*	102.6%	99.2%	- 3.3%	99.8%	98.5%	- 1.3%
Inventory of Homes for Sale	18	26	+ 44.4%	—	—	—
Months Supply of Inventory	3.1	4.2	+ 35.5%	—	—	—

* 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.

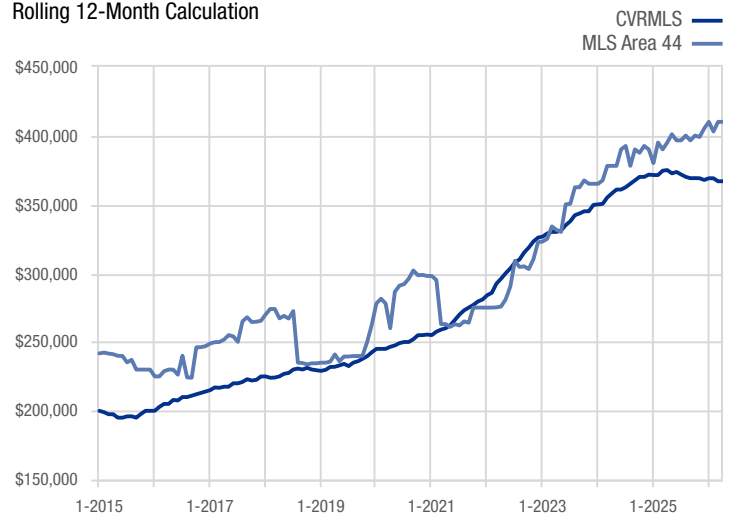
Median Sales Price - Single-Family

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.