

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Hanover County

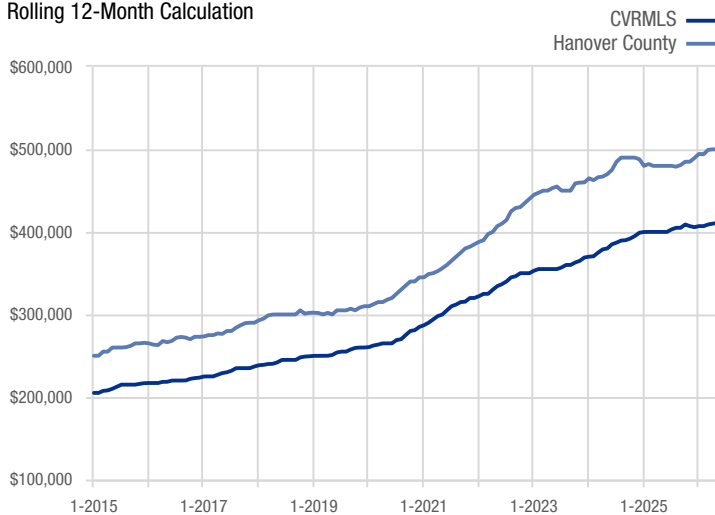
| Single Family | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 5-2025 | Thru 5-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 143 | 154 | + 7.7% | 659 | 750 | + 13.8% |
| Pending Sales | 142 | 158 | + 11.3% | 511 | 596 | + 16.6% |
| Closed Sales | 128 | 115 | - 10.2% | 446 | 453 | + 1.6% |
| Days on Market Until Sale | 29 | 16 | - 44.8% | 31 | 28 | - 9.7% |
| Median Sales Price* | \$488,000 | \$500,000 | + 2.5% | \$468,750 | \$501,500 | + 7.0% |
| Average Sales Price* | \$540,833 | \$576,034 | + 6.5% | \$518,280 | \$548,157 | + 5.8% |
| Percent of Original List Price Received* | 100.7% | 100.1% | - 0.6% | 100.2% | 99.4% | - 0.8% |
| Inventory of Homes for Sale | 217 | 235 | + 8.3% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.3 | + 9.5% | — | — | — |

| Condo/Town | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 5-2025 | Thru 5-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 12 | 22 | + 83.3% | 103 | 115 | + 11.7% |
| Pending Sales | 14 | 18 | + 28.6% | 66 | 83 | + 25.8% |
| Closed Sales | 11 | 20 | + 81.8% | 56 | 74 | + 32.1% |
| Days on Market Until Sale | 32 | 48 | + 50.0% | 35 | 59 | + 68.6% |
| Median Sales Price* | \$405,000 | \$362,475 | - 10.5% | \$375,750 | \$395,500 | + 5.3% |
| Average Sales Price* | \$442,494 | \$378,003 | - 14.6% | \$406,799 | \$410,341 | + 0.9% |
| Percent of Original List Price Received* | 100.0% | 98.6% | - 1.4% | 99.3% | 98.4% | - 0.9% |
| Inventory of Homes for Sale | 57 | 52 | - 8.8% | — | — | — |
| Months Supply of Inventory | 4.0 | 3.7 | - 7.5% | — | — | — |

* 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.

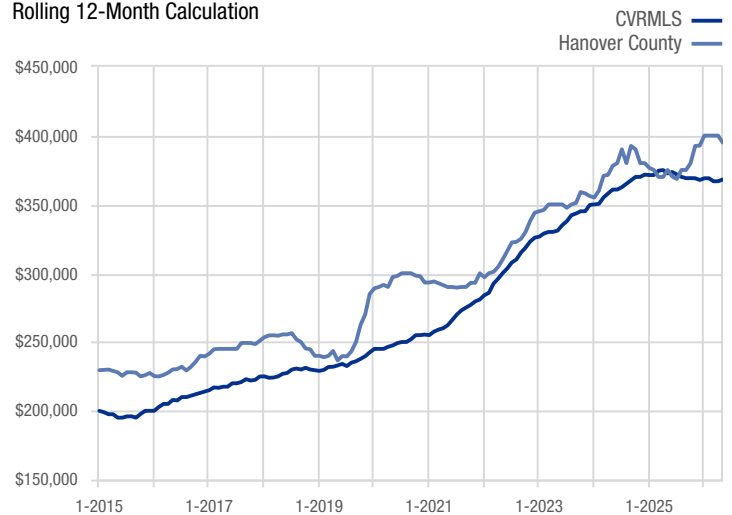
Median Sales Price - Single-Family

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.