Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 36

36-Hanover

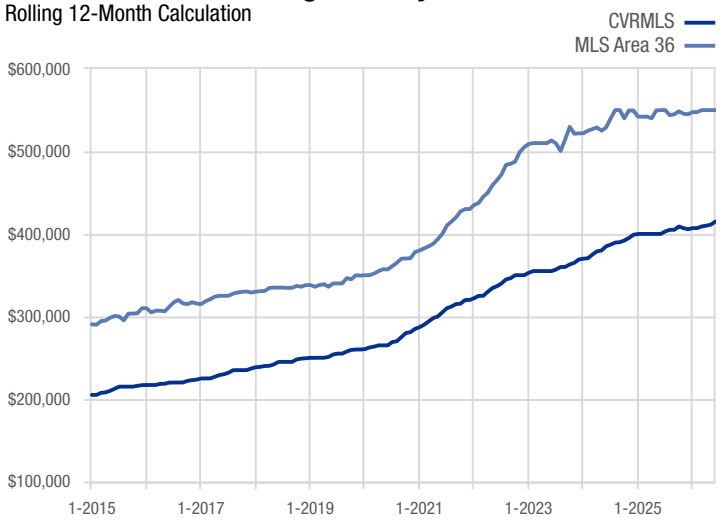
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	63	**81**	+ 28.6%	399	**495**	+ 24.1%
Pending Sales	46	**76**	+ 65.2%	298	**385**	+ 29.2%
Closed Sales	73	**85**	+ 16.4%	300	**316**	+ 5.3%
Days on Market Until Sale	23	**30**	+ 30.4%	31	**30**	- 3.2%
Median Sales Price*	$570,000	**$590,000**	+ 3.5%	$550,000	**$567,738**	+ 3.2%
Average Sales Price*	$575,419	**$665,769**	+ 15.7%	$577,019	**$610,289**	+ 5.8%
Percent of Original List Price Received*	100.2%	**99.8%**	- 0.4%	100.3%	**99.4%**	- 0.9%
Inventory of Homes for Sale	124	**133**	+ 7.3%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	0.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	14	**9**	- 35.7%	79	**67**	- 15.2%
Pending Sales	12	**11**	- 8.3%	48	**52**	+ 8.3%
Closed Sales	9	**8**	- 11.1%	40	**46**	+ 15.0%
Days on Market Until Sale	116	**26**	- 77.6%	45	**48**	+ 6.7%
Median Sales Price*	$340,000	**$387,450**	+ 14.0%	$358,500	**$379,950**	+ 6.0%
Average Sales Price*	$383,108	**$390,225**	+ 1.9%	$385,567	**$393,596**	+ 2.1%
Percent of Original List Price Received*	94.5%	**98.3%**	+ 4.0%	97.8%	**98.3%**	+ 0.5%
Inventory of Homes for Sale	39	**19**	- 51.3%	—	**—**	—
Months Supply of Inventory	4.4	**2.5**	- 43.2%	—	**—**	—

* 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.

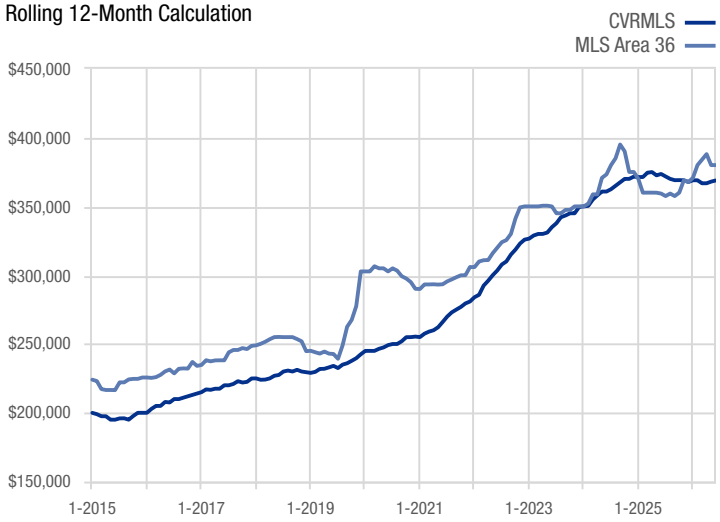
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.