Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 44

44-Hanover

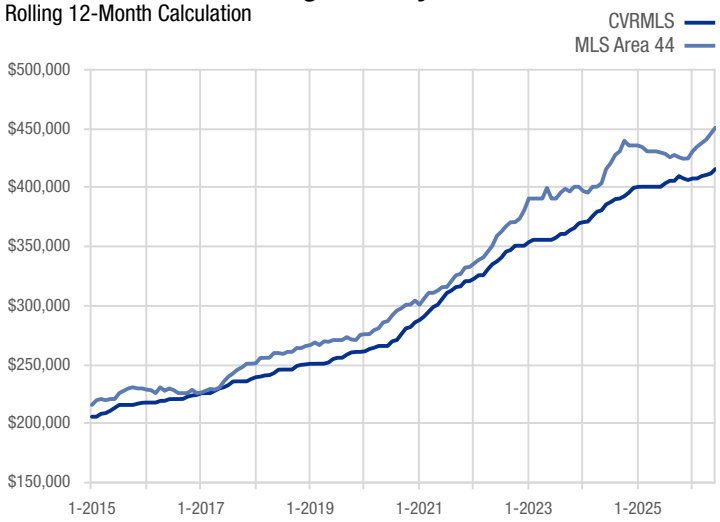
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	73	**59**	- 19.2%	396	**405**	+ 2.3%
Pending Sales	55	**62**	+ 12.7%	314	**348**	+ 10.8%
Closed Sales	71	**72**	+ 1.4%	290	**294**	+ 1.4%
Days on Market Until Sale	15	**29**	+ 93.3%	25	**27**	+ 8.0%
Median Sales Price*	$410,000	**$445,000**	+ 8.5%	$411,000	**$450,000**	+ 9.5%
Average Sales Price*	$458,134	**$505,716**	+ 10.4%	$456,719	**$504,962**	+ 10.6%
Percent of Original List Price Received*	100.0%	**100.8%**	+ 0.8%	100.0%	**99.9%**	- 0.1%
Inventory of Homes for Sale	102	**88**	- 13.7%	—	**—**	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**10**	+ 900.0%	39	**67**	+ 71.8%
Pending Sales	2	**13**	+ 550.0%	32	**55**	+ 71.9%
Closed Sales	7	**6**	- 14.3%	32	**42**	+ 31.3%
Days on Market Until Sale	39	**45**	+ 15.4%	47	**62**	+ 31.9%
Median Sales Price*	$340,000	**$366,500**	+ 7.8%	$400,500	**$407,500**	+ 1.7%
Average Sales Price*	$364,752	**$375,777**	+ 3.0%	$417,479	**$419,673**	+ 0.5%
Percent of Original List Price Received*	96.9%	**97.8%**	+ 0.9%	99.3%	**98.4%**	- 0.9%
Inventory of Homes for Sale	14	**20**	+ 42.9%	—	**—**	—
Months Supply of Inventory	2.4	**2.8**	+ 16.7%	—	**—**	—

* 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.

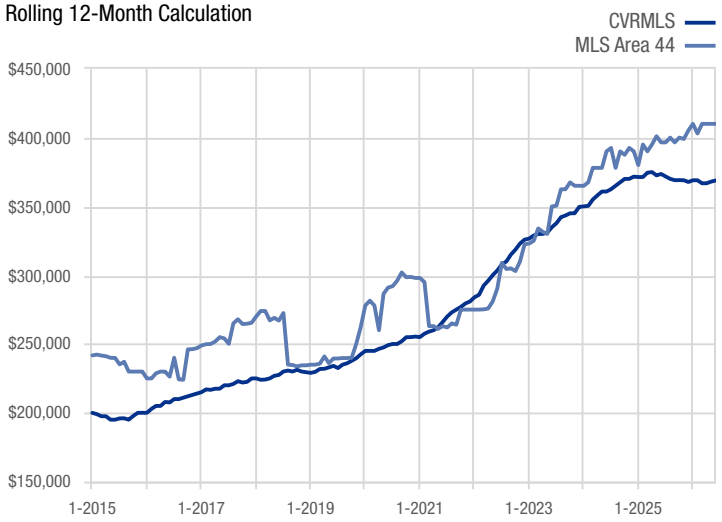
Median Sales Price - Single-Family

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.