

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

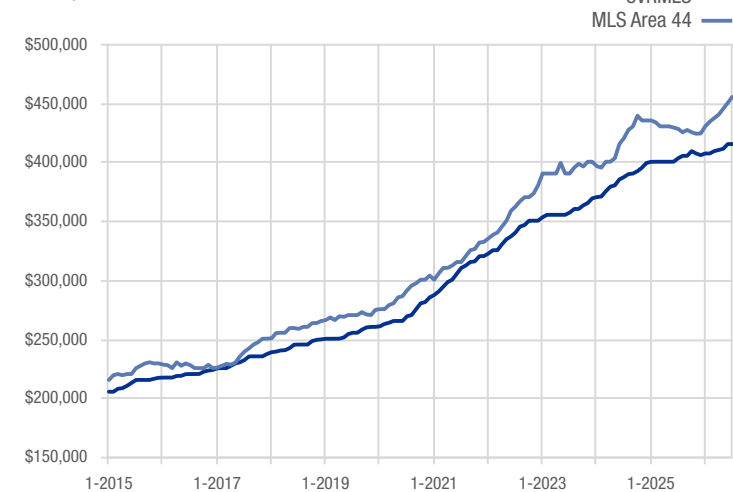
44-Hanover

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	76	61	- 19.7%	472	471	- 0.2%
Pending Sales	58	42	- 27.6%	372	389	+ 4.6%
Closed Sales	53	62	+ 17.0%	343	358	+ 4.4%
Days on Market Until Sale	32	19	- 40.6%	27	25	- 7.4%
Median Sales Price*	\$439,950	\$485,000	+ 10.2%	\$415,000	\$456,363	+ 10.0%
Average Sales Price*	\$495,656	\$509,782	+ 2.8%	\$462,647	\$505,286	+ 9.2%
Percent of Original List Price Received*	99.6%	97.9%	- 1.7%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	110	101	- 8.2%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

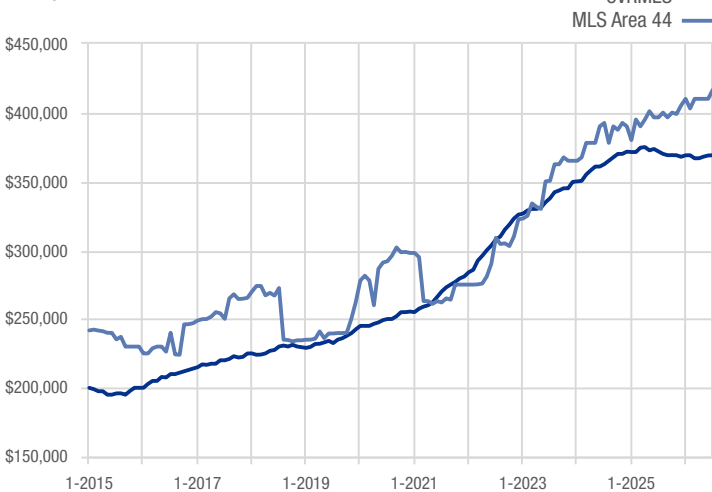
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	5	15	+ 200.0%	44	82	+ 86.4%
Pending Sales	4	4	0.0%	36	58	+ 61.1%
Closed Sales	4	12	+ 200.0%	36	54	+ 50.0%
Days on Market Until Sale	36	108	+ 200.0%	45	73	+ 62.2%
Median Sales Price*	\$379,975	\$475,718	+ 25.2%	\$400,500	\$416,500	+ 4.0%
Average Sales Price*	\$382,473	\$453,997	+ 18.7%	\$413,589	\$427,300	+ 3.3%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	99.3%	98.6%	- 0.7%
Inventory of Homes for Sale	14	28	+ 100.0%	—	—	—
Months Supply of Inventory	2.6	3.9	+ 50.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.