

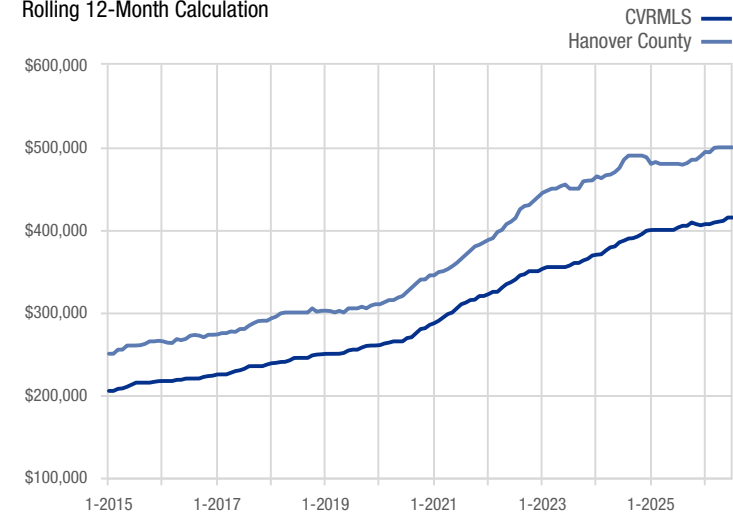
Hanover County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	146	152	+ 4.1%	941	1,064	+ 13.1%
Pending Sales	112	98	- 12.5%	724	829	+ 14.5%
Closed Sales	103	137	+ 33.0%	693	749	+ 8.1%
Days on Market Until Sale	36	21	- 41.7%	29	27	- 6.9%
Median Sales Price*	\$520,000	\$525,000	+ 1.0%	\$480,000	\$505,000	+ 5.2%
Average Sales Price*	\$559,124	\$570,584	+ 2.0%	\$524,351	\$561,478	+ 7.1%
Percent of Original List Price Received*	99.7%	98.5%	- 1.2%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale	242	252	+ 4.1%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

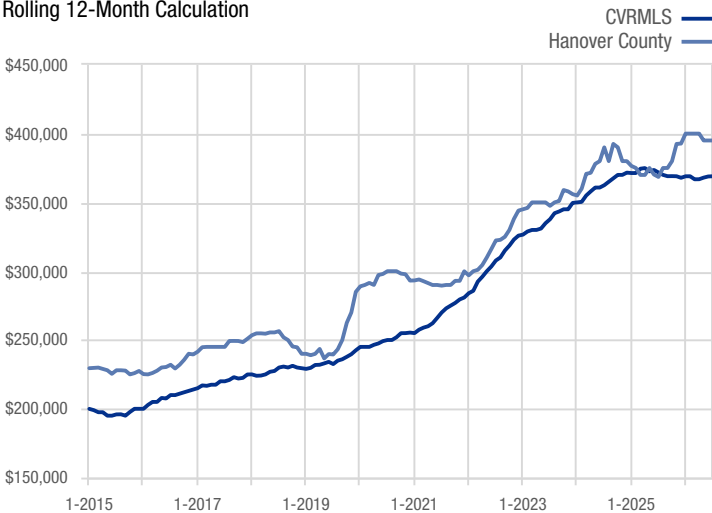
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	14	28	+ 100.0%	132	162	+ 22.7%
Pending Sales	10	8	- 20.0%	90	114	+ 26.7%
Closed Sales	14	24	+ 71.4%	86	112	+ 30.2%
Days on Market Until Sale	55	63	+ 14.5%	47	57	+ 21.3%
Median Sales Price*	\$373,000	\$389,750	+ 4.5%	\$370,250	\$393,475	+ 6.3%
Average Sales Price*	\$387,424	\$407,665	+ 5.2%	\$397,743	\$406,390	+ 2.2%
Percent of Original List Price Received*	98.3%	99.4%	+ 1.1%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	53	53	0.0%	—	—	—
Months Supply of Inventory	3.8	3.6	- 5.3%	—	—	—

* 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.