Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 36

36-Hanover

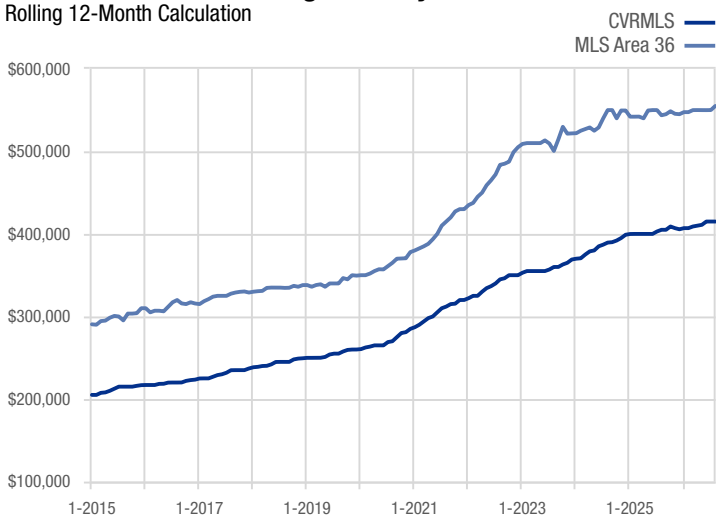
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	64	**66**	+ 3.1%	533	**664**	+ 24.6%
Pending Sales	45	**45**	0.0%	397	**484**	+ 21.9%
Closed Sales	53	**57**	+ 7.5%	403	**448**	+ 11.2%
Days on Market Until Sale	27	**20**	- 25.9%	31	**27**	- 12.9%
Median Sales Price*	$500,000	**$585,000**	+ 17.0%	$545,000	**$574,975**	+ 5.5%
Average Sales Price*	$533,991	**$665,847**	+ 24.7%	$577,389	**$619,165**	+ 7.2%
Percent of Original List Price Received*	98.1%	**99.7%**	+ 1.6%	100.0%	**99.3%**	- 0.7%
Inventory of Homes for Sale	130	**155**	+ 19.2%	—	**—**	—
Months Supply of Inventory	2.6	**2.8**	+ 7.7%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5	**12**	+ 140.0%	93	**92**	- 1.1%
Pending Sales	6	**8**	+ 33.3%	60	**64**	+ 6.7%
Closed Sales	7	**5**	- 28.6%	57	**63**	+ 10.5%
Days on Market Until Sale	29	**83**	+ 186.2%	46	**45**	- 2.2%
Median Sales Price*	$380,000	**$350,000**	- 7.9%	$367,000	**$375,000**	+ 2.2%
Average Sales Price*	$394,429	**$340,000**	- 13.8%	$387,328	**$383,197**	- 1.1%
Percent of Original List Price Received*	96.1%	**96.2%**	+ 0.1%	97.6%	**98.3%**	+ 0.7%
Inventory of Homes for Sale	33	**24**	- 27.3%	—	**—**	—
Months Supply of Inventory	4.4	**3.1**	- 29.5%	—	**—**	—

* 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.

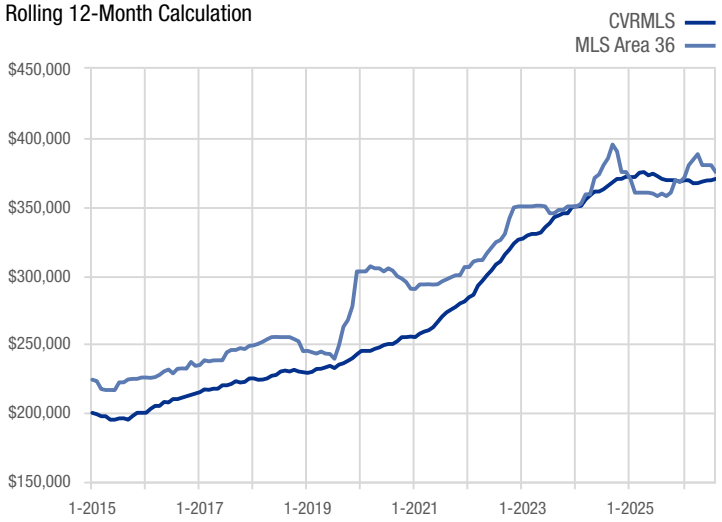
Median Sales Price - Single-Family

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.

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