

Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.



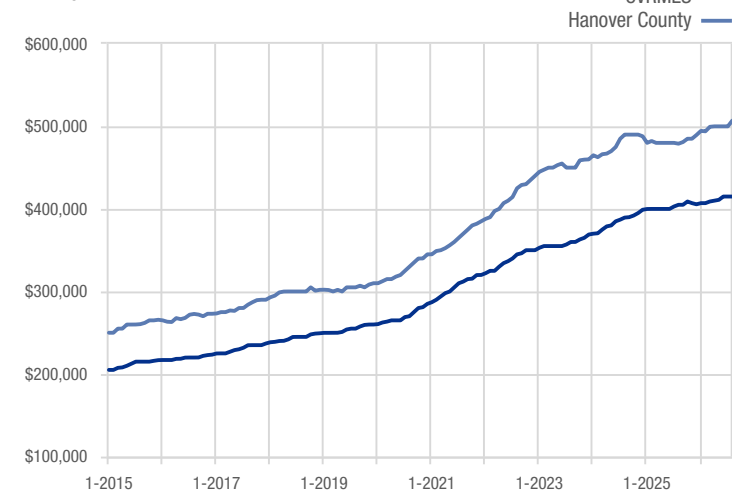
Hanover County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	116	107	- 7.8%	1,057	1,187	+ 12.3%
Pending Sales	93	96	+ 3.2%	817	924	+ 13.1%
Closed Sales	121	107	- 11.6%	814	856	+ 5.2%
Days on Market Until Sale	22	24	+ 9.1%	28	27	- 3.6%
Median Sales Price*	\$480,000	\$510,000	+ 6.3%	\$480,000	\$507,750	+ 5.8%
Average Sales Price*	\$518,468	\$593,740	+ 14.5%	\$523,478	\$565,548	+ 8.0%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	232	238	+ 2.6%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

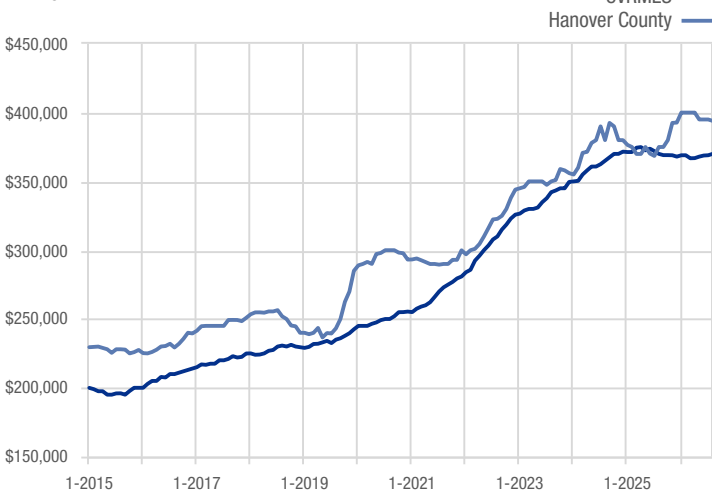
Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	15	27	+ 80.0%	147	189	+ 28.6%
Pending Sales	10	17	+ 70.0%	100	129	+ 29.0%
Closed Sales	8	8	0.0%	94	120	+ 27.7%
Days on Market Until Sale	25	54	+ 116.0%	45	56	+ 24.4%
Median Sales Price*	\$373,500	\$349,000	- 6.6%	\$370,250	\$389,250	+ 5.1%
Average Sales Price*	\$385,438	\$343,188	- 11.0%	\$396,696	\$402,176	+ 1.4%
Percent of Original List Price Received*	96.7%	97.8%	+ 1.1%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	52	56	+ 7.7%	—	—	—
Months Supply of Inventory	4.0	3.7	- 7.5%	—	—	—

* 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



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.