

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 36

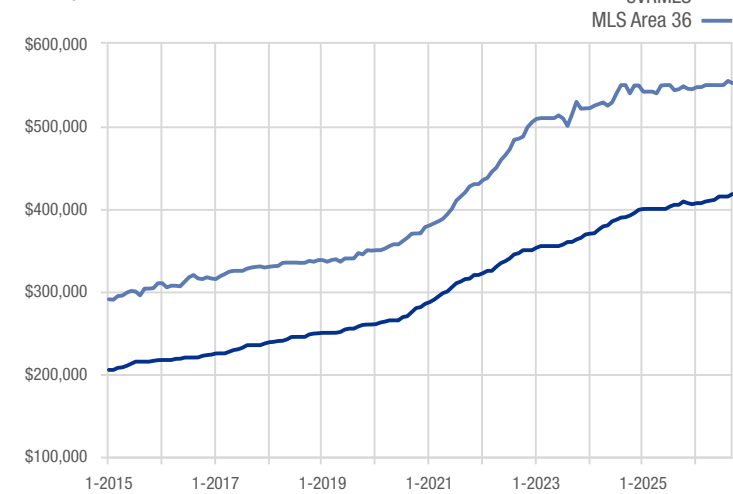
36-Hanover

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	80	83	+ 3.8%	613	747	+ 21.9%
Pending Sales	59	59	0.0%	456	542	+ 18.9%
Closed Sales	50	51	+ 2.0%	453	499	+ 10.2%
Days on Market Until Sale	26	29	+ 11.5%	31	27	- 12.9%
Median Sales Price*	\$601,290	\$547,763	- 8.9%	\$550,000	\$570,000	+ 3.6%
Average Sales Price*	\$659,925	\$577,934	- 12.4%	\$586,580	\$615,310	+ 4.9%
Percent of Original List Price Received*	98.6%	99.7%	+ 1.1%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	131	149	+ 13.7%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

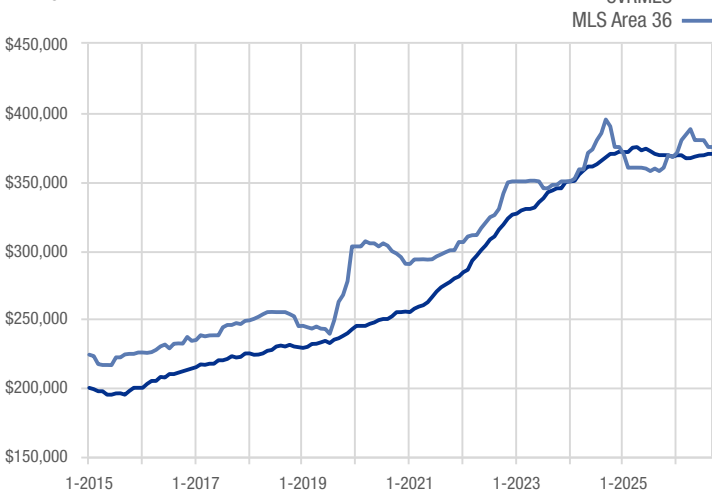
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	12	- 25.0%	109	105	- 3.7%
Pending Sales	7	5	- 28.6%	67	68	+ 1.5%
Closed Sales	9	5	- 44.4%	66	68	+ 3.0%
Days on Market Until Sale	96	23	- 76.0%	53	43	- 18.9%
Median Sales Price*	\$450,000	\$395,500	- 12.1%	\$367,250	\$375,000	+ 2.1%
Average Sales Price*	\$412,266	\$371,100	- 10.0%	\$390,729	\$382,308	- 2.2%
Percent of Original List Price Received*	99.7%	98.3%	- 1.4%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	37	25	- 32.4%	—	—	—
Months Supply of Inventory	5.2	3.3	- 36.5%	—	—	—

* 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.