

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

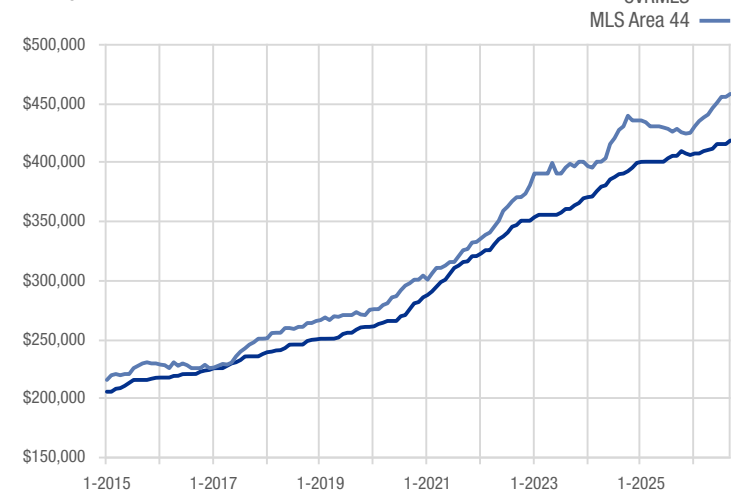
44-Hanover

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	58	66	+ 13.8%	582	596	+ 2.4%
Pending Sales	53	43	- 18.9%	473	482	+ 1.9%
Closed Sales	44	46	+ 4.5%	456	455	- 0.2%
Days on Market Until Sale	66	49	- 25.8%	29	28	- 3.4%
Median Sales Price*	\$462,500	\$494,750	+ 7.0%	\$422,375	\$460,000	+ 8.9%
Average Sales Price*	\$498,126	\$542,641	+ 8.9%	\$473,568	\$509,819	+ 7.7%
Percent of Original List Price Received*	100.0%	98.1%	- 1.9%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	97	102	+ 5.2%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

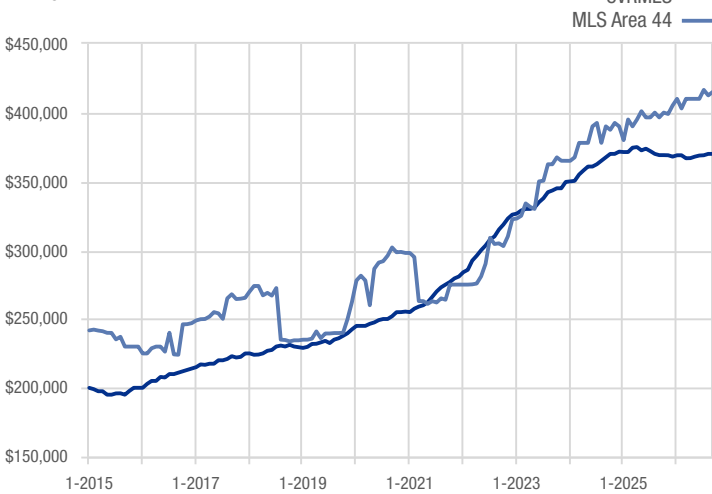
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	9	- 30.8%	67	106	+ 58.2%
Pending Sales	9	9	0.0%	49	74	+ 51.0%
Closed Sales	6	5	- 16.7%	43	62	+ 44.2%
Days on Market Until Sale	81	51	- 37.0%	49	68	+ 38.8%
Median Sales Price*	\$412,500	\$430,000	+ 4.2%	\$400,000	\$415,000	+ 3.8%
Average Sales Price*	\$432,340	\$417,000	- 3.5%	\$414,087	\$422,657	+ 2.1%
Percent of Original List Price Received*	99.0%	94.9%	- 4.1%	99.3%	98.4%	- 0.9%
Inventory of Homes for Sale	21	28	+ 33.3%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

* 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.