

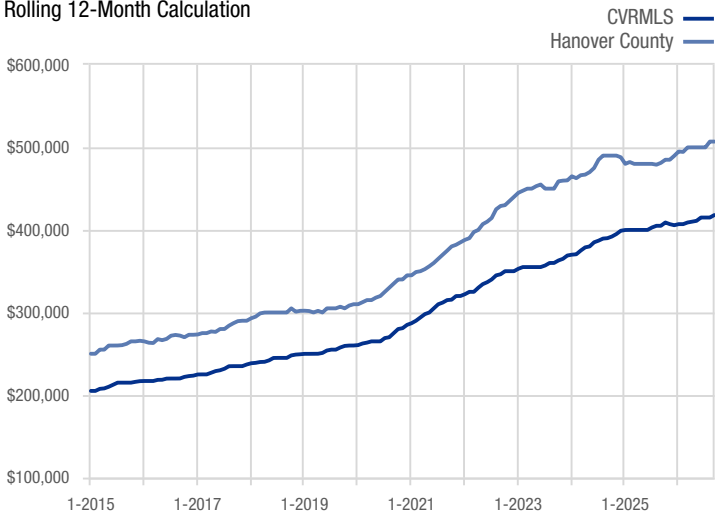
Hanover County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	138	149	+ 8.0%	1,195	1,343	+ 12.4%
Pending Sales	112	102	- 8.9%	929	1,024	+ 10.2%
Closed Sales	94	97	+ 3.2%	909	954	+ 5.0%
Days on Market Until Sale	45	39	- 13.3%	30	28	- 6.7%
Median Sales Price*	\$515,000	\$528,450	+ 2.6%	\$485,000	\$510,000	+ 5.2%
Average Sales Price*	\$584,190	\$560,288	- 4.1%	\$530,137	\$565,034	+ 6.6%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	228	251	+ 10.1%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

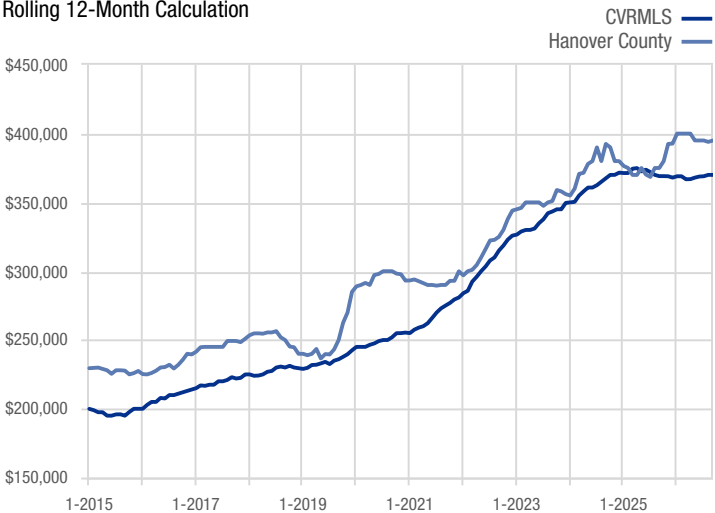
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	29	21	- 27.6%	176	211	+ 19.9%
Pending Sales	16	14	- 12.5%	116	142	+ 22.4%
Closed Sales	15	10	- 33.3%	109	130	+ 19.3%
Days on Market Until Sale	90	37	- 58.9%	51	55	+ 7.8%
Median Sales Price*	\$430,000	\$412,500	- 4.1%	\$380,000	\$390,000	+ 2.6%
Average Sales Price*	\$420,296	\$394,050	- 6.2%	\$399,944	\$401,551	+ 0.4%
Percent of Original List Price Received*	99.4%	96.6%	- 2.8%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	58	53	- 8.6%	—	—	—
Months Supply of Inventory	4.6	3.6	- 21.7%	—	—	—

* 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.