Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 44

44-Hanover

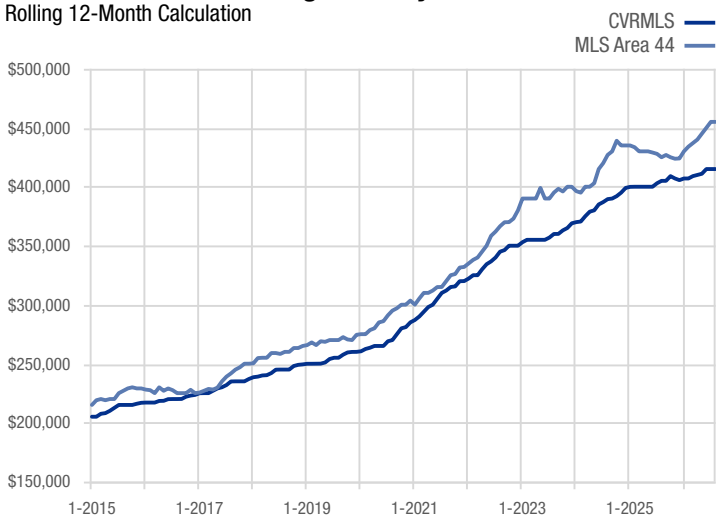
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	52	**41**	- 21.2%	524	**523**	- 0.2%
Pending Sales	48	**51**	+ 6.3%	420	**440**	+ 4.8%
Closed Sales	68	**50**	- 26.5%	411	**408**	- 0.7%
Days on Market Until Sale	18	**29**	+ 61.1%	25	**26**	+ 4.0%
Median Sales Price*	$444,975	**$475,000**	+ 6.7%	$420,000	**$457,500**	+ 8.9%
Average Sales Price*	$506,825	**$511,538**	+ 0.9%	$470,101	**$506,063**	+ 7.6%
Percent of Original List Price Received*	98.8%	**99.6%**	+ 0.8%	99.7%	**99.5%**	- 0.2%
Inventory of Homes for Sale	102	**83**	- 18.6%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	10	**15**	+ 50.0%	54	**97**	+ 79.6%
Pending Sales	4	**9**	+ 125.0%	40	**65**	+ 62.5%
Closed Sales	1	**3**	+ 200.0%	37	**57**	+ 54.1%
Days on Market Until Sale	2	**6**	+ 200.0%	44	**69**	+ 56.8%
Median Sales Price*	$322,500	**$348,000**	+ 7.9%	$400,000	**$410,000**	+ 2.5%
Average Sales Price*	$322,500	**$348,500**	+ 8.1%	$411,127	**$423,153**	+ 2.9%
Percent of Original List Price Received*	101.1%	**100.1%**	- 1.0%	99.4%	**98.7%**	- 0.7%
Inventory of Homes for Sale	19	**32**	+ 68.4%	—	—	—
Months Supply of Inventory	3.6	**4.3**	+ 19.4%	—	—	—

* 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.

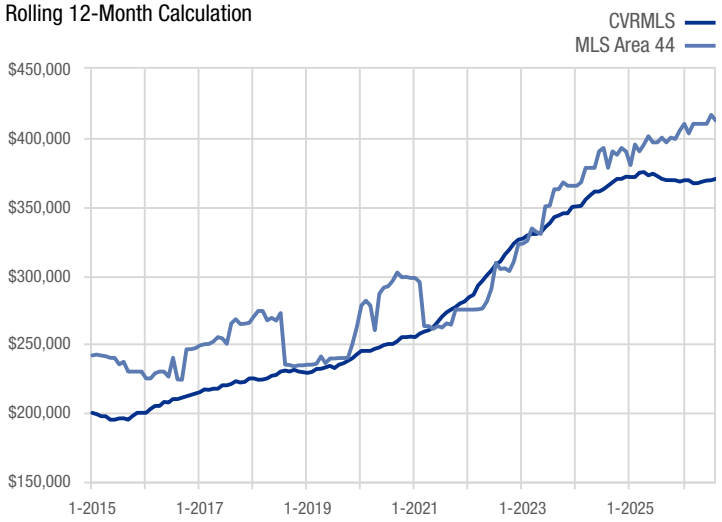
Median Sales Price - Single-Family

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.