Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 36

36-Hanover

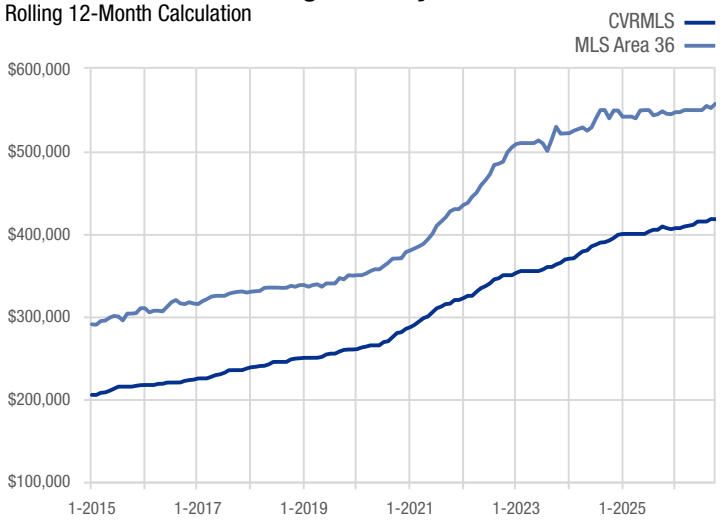
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	77	**82**	+ 6.5%	690	**834**	+ 20.9%
Pending Sales	53	**51**	- 3.8%	509	**592**	+ 16.3%
Closed Sales	60	**44**	- 26.7%	513	**544**	+ 6.0%
Days on Market Until Sale	38	**26**	- 31.6%	32	**27**	- 15.6%
Median Sales Price*	$537,500	**$562,000**	+ 4.6%	$549,950	**$570,000**	+ 3.6%
Average Sales Price*	$623,160	**$605,318**	- 2.9%	$590,892	**$614,507**	+ 4.0%
Percent of Original List Price Received*	100.2%	**100.4%**	+ 0.2%	99.9%	**99.4%**	- 0.5%
Inventory of Homes for Sale	141	**165**	+ 17.0%	—	—	—
Months Supply of Inventory	2.8	**3.0**	+ 7.1%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	16	**9**	- 43.8%	125	**114**	- 8.8%
Pending Sales	8	**7**	- 12.5%	75	**75**	0.0%
Closed Sales	7	**7**	0.0%	73	**75**	+ 2.7%
Days on Market Until Sale	58	**24**	- 58.6%	53	**41**	- 22.6%
Median Sales Price*	$420,000	**$350,000**	- 16.7%	$368,000	**$375,000**	+ 1.9%
Average Sales Price*	$394,039	**$367,993**	- 6.6%	$391,046	**$380,972**	- 2.6%
Percent of Original List Price Received*	96.7%	**97.0%**	+ 0.3%	97.7%	**98.2%**	+ 0.5%
Inventory of Homes for Sale	43	**22**	- 48.8%	—	—	—
Months Supply of Inventory	6.1	**3.0**	- 50.8%	—	—	—

* 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.

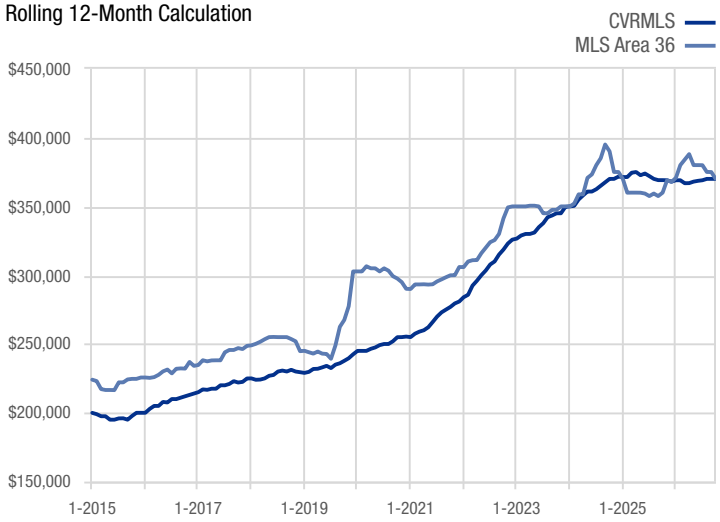
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.