Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 44

44-Hanover

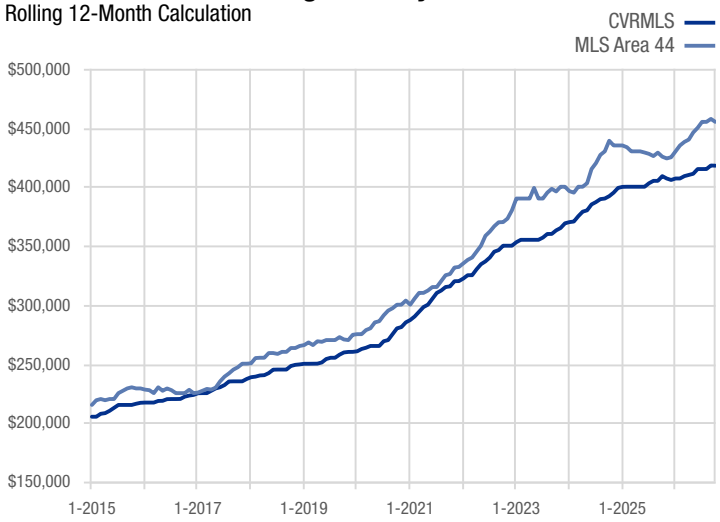
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	65	**36**	- 44.6%	647	**637**	- 1.5%
Pending Sales	48	**40**	- 16.7%	521	**520**	- 0.2%
Closed Sales	63	**51**	- 19.0%	520	**506**	- 2.7%
Days on Market Until Sale	34	**25**	- 26.5%	30	**28**	- 6.7%
Median Sales Price*	$470,000	**$430,000**	- 8.5%	$425,000	**$457,500**	+ 7.6%
Average Sales Price*	$464,025	**$462,428**	- 0.3%	$472,604	**$504,976**	+ 6.8%
Percent of Original List Price Received*	97.4%	**96.6%**	- 0.8%	99.5%	**99.1%**	- 0.4%
Inventory of Homes for Sale	103	**92**	- 10.7%	—	**—**	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	13	**7**	- 46.2%	80	**113**	+ 41.3%
Pending Sales	6	**5**	- 16.7%	55	**78**	+ 41.8%
Closed Sales	12	**7**	- 41.7%	55	**69**	+ 25.5%
Days on Market Until Sale	73	**72**	- 1.4%	54	**68**	+ 25.9%
Median Sales Price*	$428,500	**$455,000**	+ 6.2%	$405,000	**$415,000**	+ 2.5%
Average Sales Price*	$421,653	**$415,413**	- 1.5%	$415,738	**$421,922**	+ 1.5%
Percent of Original List Price Received*	97.9%	**99.2%**	+ 1.3%	99.0%	**98.5%**	- 0.5%
Inventory of Homes for Sale	28	**31**	+ 10.7%	—	**—**	—
Months Supply of Inventory	5.2	**4.3**	- 17.3%	—	**—**	—

* 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.

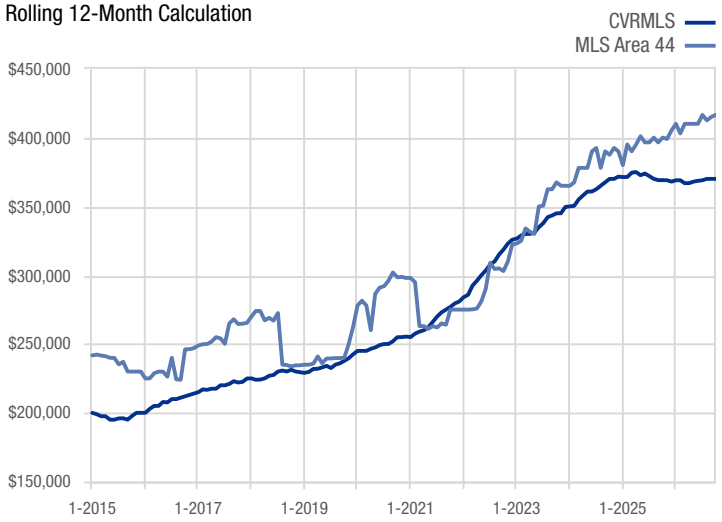
Median Sales Price - Single-Family

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.