Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Hanover County

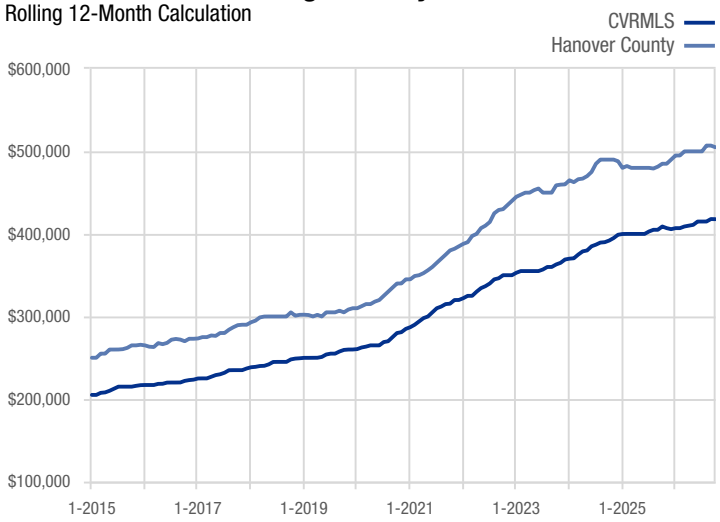
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	142	**118**	- 16.9%	1,337	**1,471**	+ 10.0%
Pending Sales	101	**91**	- 9.9%	1,030	**1,112**	+ 8.0%
Closed Sales	123	**95**	- 22.8%	1,033	**1,050**	+ 1.6%
Days on Market Until Sale	36	**25**	- 30.6%	31	**28**	- 9.7%
Median Sales Price*	$500,000	**$497,450**	- 0.5%	$487,000	**$507,000**	+ 4.1%
Average Sales Price*	$541,652	**$527,793**	- 2.6%	$531,574	**$561,648**	+ 5.7%
Percent of Original List Price Received*	98.8%	**98.3%**	- 0.5%	99.7%	**99.3%**	- 0.4%
Inventory of Homes for Sale	244	**257**	+ 5.3%	—	**—**	—
Months Supply of Inventory	2.4	**2.5**	+ 4.2%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	29	**16**	- 44.8%	205	**227**	+ 10.7%
Pending Sales	14	**12**	- 14.3%	130	**153**	+ 17.7%
Closed Sales	19	**14**	- 26.3%	128	**144**	+ 12.5%
Days on Market Until Sale	67	**48**	- 28.4%	54	**54**	0.0%
Median Sales Price*	$420,000	**$389,975**	- 7.1%	$392,750	**$390,000**	- 0.7%
Average Sales Price*	$411,479	**$391,703**	- 4.8%	$401,656	**$400,594**	- 0.3%
Percent of Original List Price Received*	97.5%	**98.1%**	+ 0.6%	98.3%	**98.3%**	0.0%
Inventory of Homes for Sale	71	**53**	- 25.4%	—	**—**	—
Months Supply of Inventory	5.7	**3.6**	- 36.8%	—	**—**	—

* 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.

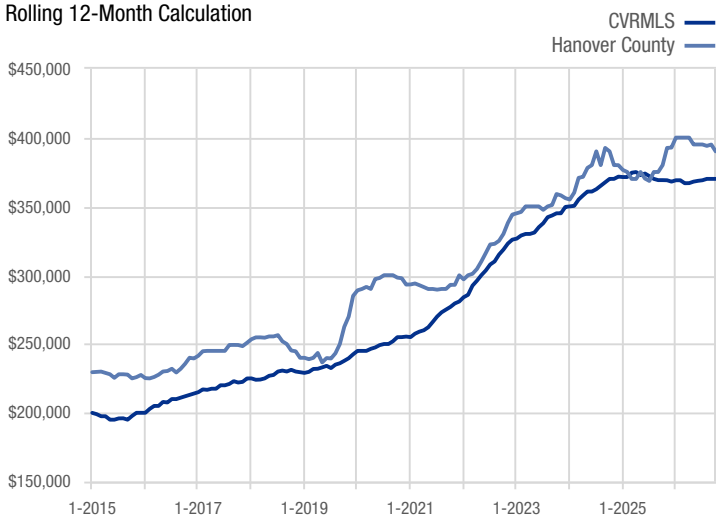
Median Sales Price - Single-Family

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.