

Hanover County

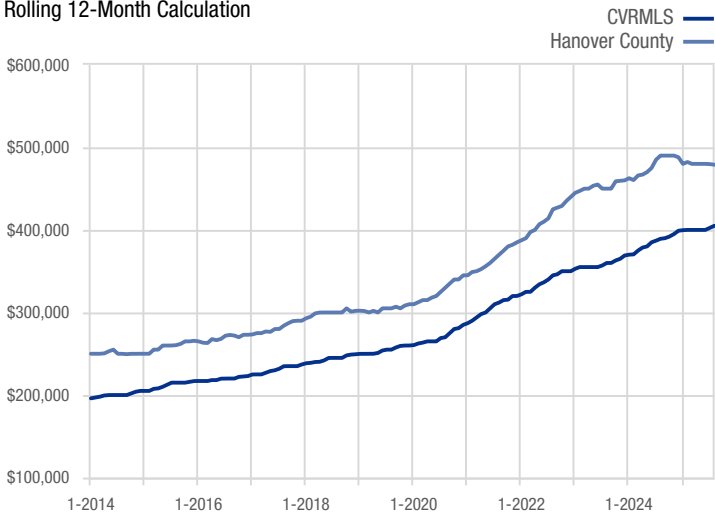
Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	146	110	- 24.7%	1,074	1,049	- 2.3%
Pending Sales	100	97	- 3.0%	793	812	+ 2.4%
Closed Sales	98	119	+ 21.4%	739	801	+ 8.4%
Days on Market Until Sale	36	22	- 38.9%	32	28	- 12.5%
Median Sales Price*	\$535,000	\$480,000	- 10.3%	\$494,975	\$480,000	- 3.0%
Average Sales Price*	\$541,681	\$518,468	- 4.3%	\$534,048	\$523,432	- 2.0%
Percent of Original List Price Received*	99.9%	98.5%	- 1.4%	100.8%	99.8%	- 1.0%
Inventory of Homes for Sale	272	216	- 20.6%	—	—	—
Months Supply of Inventory	3.0	2.1	- 30.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	22	15	- 31.8%	163	146	- 10.4%
Pending Sales	22	10	- 54.5%	116	101	- 12.9%
Closed Sales	17	8	- 52.9%	95	94	- 1.1%
Days on Market Until Sale	21	25	+ 19.0%	37	45	+ 21.6%
Median Sales Price*	\$340,000	\$373,500	+ 9.9%	\$379,950	\$370,250	- 2.6%
Average Sales Price*	\$359,452	\$385,438	+ 7.2%	\$386,515	\$396,696	+ 2.6%
Percent of Original List Price Received*	99.8%	96.7%	- 3.1%	100.3%	98.3%	- 2.0%
Inventory of Homes for Sale	39	50	+ 28.2%	—	—	—
Months Supply of Inventory	3.2	3.9	+ 21.9%	—	—	—

* 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.

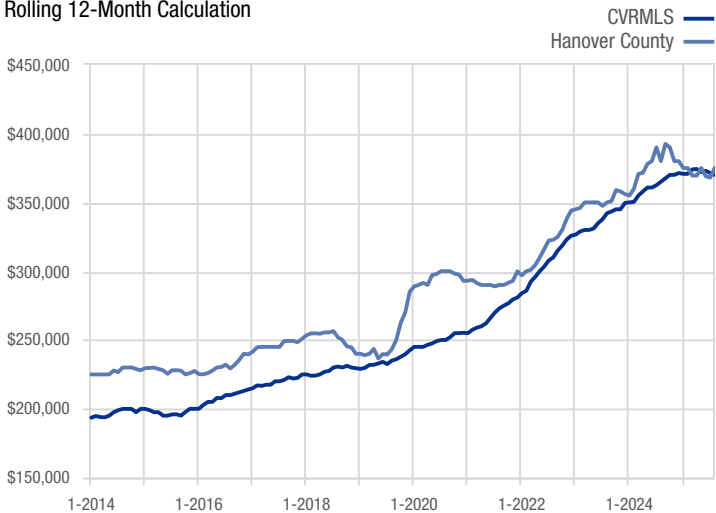
Median Sales Price - Single-Family

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.