

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Hanover County

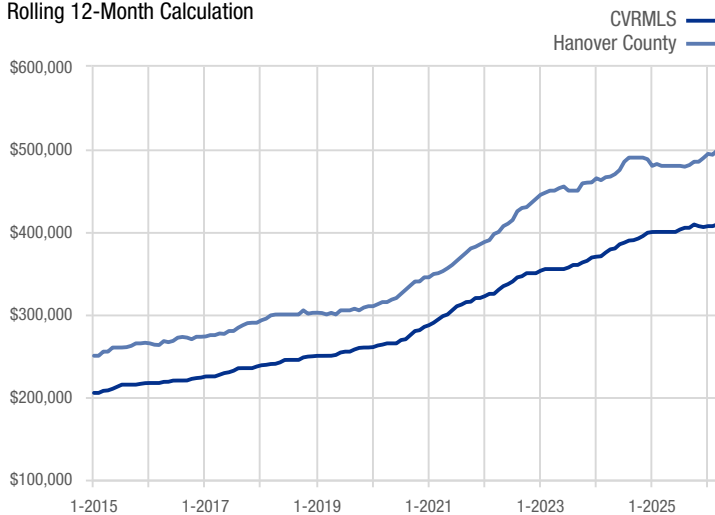
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	123	159	+ 29.3%	319	385	+ 20.7%
Pending Sales	100	131	+ 31.0%	252	308	+ 22.2%
Closed Sales	92	91	- 1.1%	225	222	- 1.3%
Days on Market Until Sale	26	45	+ 73.1%	33	36	+ 9.1%
Median Sales Price*	\$479,525	\$530,000	+ 10.5%	\$464,900	\$499,950	+ 7.5%
Average Sales Price*	\$510,613	\$549,296	+ 7.6%	\$508,048	\$530,259	+ 4.4%
Percent of Original List Price Received*	101.1%	99.3%	- 1.8%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	172	184	+ 7.0%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	32	26	- 18.8%	73	77	+ 5.5%
Pending Sales	13	22	+ 69.2%	41	47	+ 14.6%
Closed Sales	8	16	+ 100.0%	30	36	+ 20.0%
Days on Market Until Sale	26	80	+ 207.7%	40	74	+ 85.0%
Median Sales Price*	\$368,250	\$414,000	+ 12.4%	\$367,750	\$421,500	+ 14.6%
Average Sales Price*	\$386,406	\$409,239	+ 5.9%	\$382,118	\$432,352	+ 13.1%
Percent of Original List Price Received*	98.6%	101.3%	+ 2.7%	97.9%	99.3%	+ 1.4%
Inventory of Homes for Sale	64	54	- 15.6%	—	—	—
Months Supply of Inventory	4.3	4.1	- 4.7%	—	—	—

* 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.

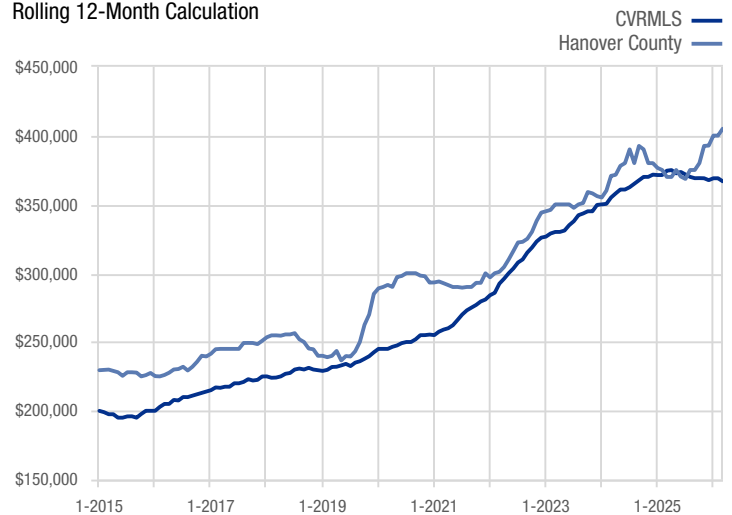
Median Sales Price - Single-Family

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.