Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

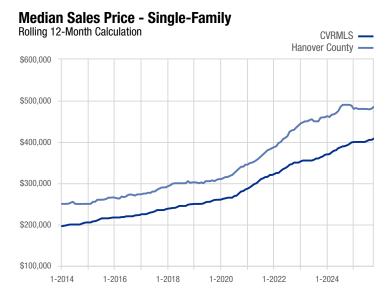


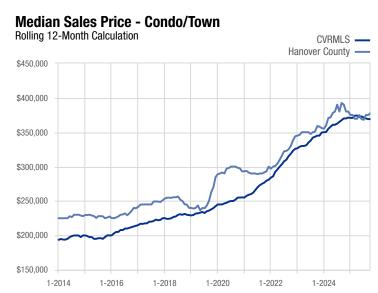
Hanover County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	148	129	- 12.8%	1,354	1,323	- 2.3%	
Pending Sales	117	107	- 8.5%	1,036	1,027	- 0.9%	
Closed Sales	121	123	+ 1.7%	963	1,018	+ 5.7%	
Days on Market Until Sale	38	36	- 5.3%	32	31	- 3.1%	
Median Sales Price*	\$479,000	\$500,000	+ 4.4%	\$490,000	\$485,000	- 1.0%	
Average Sales Price*	\$504,119	\$541,652	+ 7.4%	\$529,499	\$531,253	+ 0.3%	
Percent of Original List Price Received*	99.0%	98.8%	- 0.2%	100.4%	99.7%	- 0.7%	
Inventory of Homes for Sale	249	221	- 11.2%		_	_	
Months Supply of Inventory	2.6	2.2	- 15.4%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	27	28	+ 3.7%	210	204	- 2.9%	
Pending Sales	15	14	- 6.7%	149	131	- 12.1%	
Closed Sales	16	19	+ 18.8%	129	128	- 0.8%	
Days on Market Until Sale	46	67	+ 45.7%	35	54	+ 54.3%	
Median Sales Price*	\$394,975	\$420,000	+ 6.3%	\$390,000	\$392,750	+ 0.7%	
Average Sales Price*	\$416,286	\$411,479	- 1.2%	\$397,893	\$401,656	+ 0.9%	
Percent of Original List Price Received*	98.9%	97.5%	- 1.4%	100.2%	98.3%	- 1.9%	
Inventory of Homes for Sale	46	69	+ 50.0%		_	_	
Months Supply of Inventory	3.5	5.5	+ 57.1%		_	_	

^{*} 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.





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.