

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 36

36-Hanover

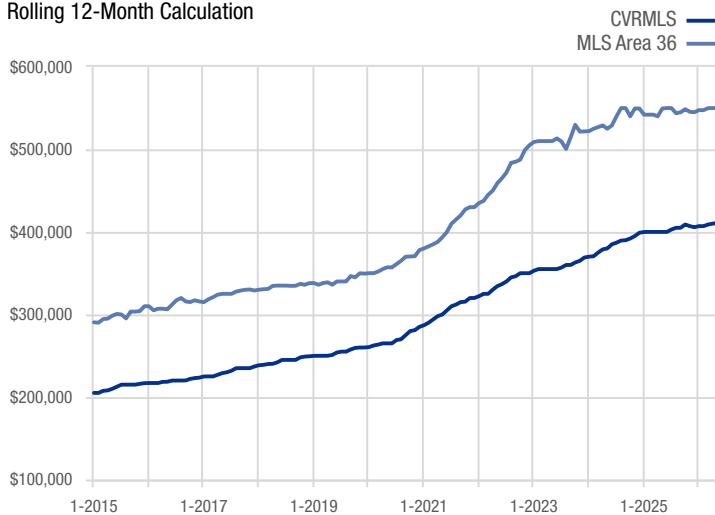
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	75	84	+ 12.0%	336	410	+ 22.0%
Pending Sales	68	88	+ 29.4%	252	311	+ 23.4%
Closed Sales	63	56	- 11.1%	227	231	+ 1.8%
Days on Market Until Sale	30	17	- 43.3%	34	30	- 11.8%
Median Sales Price*	\$570,000	\$572,475	+ 0.4%	\$545,000	\$555,000	+ 1.8%
Average Sales Price*	\$611,769	\$638,422	+ 4.4%	\$577,538	\$589,696	+ 2.1%
Percent of Original List Price Received*	100.7%	100.4%	- 0.3%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	122	144	+ 18.0%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	8	13	+ 62.5%	65	57	- 12.3%
Pending Sales	7	9	+ 28.6%	36	40	+ 11.1%
Closed Sales	4	12	+ 200.0%	31	38	+ 22.6%
Days on Market Until Sale	5	45	+ 800.0%	24	52	+ 116.7%
Median Sales Price*	\$360,000	\$340,000	- 5.6%	\$360,000	\$377,500	+ 4.9%
Average Sales Price*	\$377,500	\$356,645	- 5.5%	\$386,280	\$394,569	+ 2.1%
Percent of Original List Price Received*	99.3%	98.8%	- 0.5%	98.8%	98.3%	- 0.5%
Inventory of Homes for Sale	42	27	- 35.7%	—	—	—
Months Supply of Inventory	4.9	3.5	- 28.6%	—	—	—

* 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.

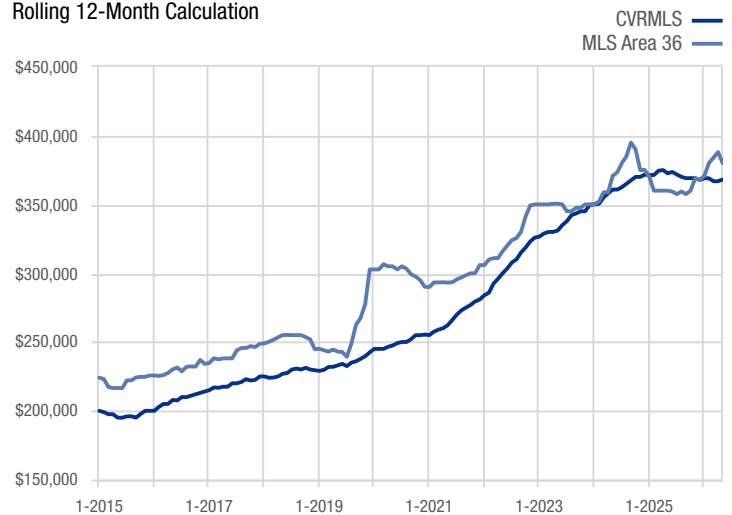
Median Sales Price - Single-Family

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.