

# Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 36

36-Hanover

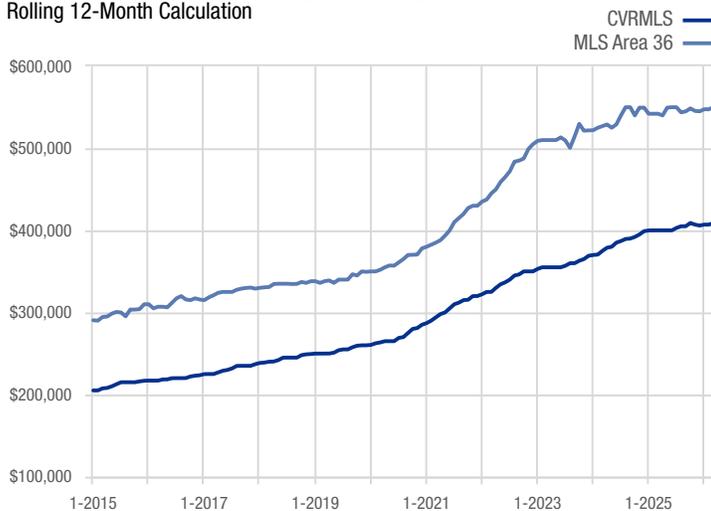
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	62	87	+ 40.3%	162	213	+ 31.5%
Pending Sales	47	66	+ 40.4%	122	166	+ 36.1%
Closed Sales	49	56	+ 14.3%	118	120	+ 1.7%
Days on Market Until Sale	31	45	+ 45.2%	35	39	+ 11.4%
Median Sales Price*	\$544,174	\$571,475	+ 5.0%	\$539,750	\$567,475	+ 5.1%
Average Sales Price*	\$570,565	\$589,902	+ 3.4%	\$568,748	\$568,379	- 0.1%
Percent of Original List Price Received*	101.3%	98.9%	- 2.4%	99.6%	98.1%	- 1.5%
Inventory of Homes for Sale	95	108	+ 13.7%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	20	15	- 25.0%	45	37	- 17.8%
Pending Sales	7	12	+ 71.4%	23	23	0.0%
Closed Sales	5	10	+ 100.0%	18	20	+ 11.1%
Days on Market Until Sale	26	80	+ 207.7%	33	71	+ 115.2%
Median Sales Price*	\$369,000	\$385,000	+ 4.3%	\$355,000	\$417,500	+ 17.6%
Average Sales Price*	\$406,600	\$397,199	- 2.3%	\$367,060	\$429,345	+ 17.0%
Percent of Original List Price Received*	99.6%	103.5%	+ 3.9%	97.6%	100.1%	+ 2.6%
Inventory of Homes for Sale	47	26	- 44.7%	—	—	—
Months Supply of Inventory	5.2	3.5	- 32.7%	—	—	—

\* 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.

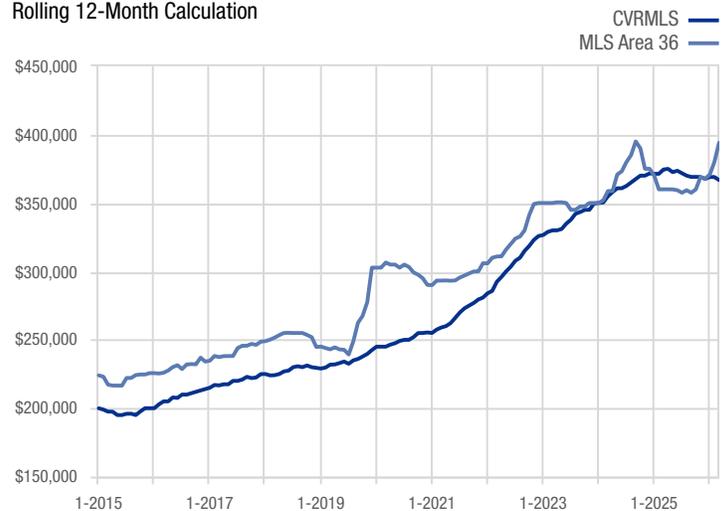
### Median Sales Price - Single-Family

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.