

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

44-Hanover

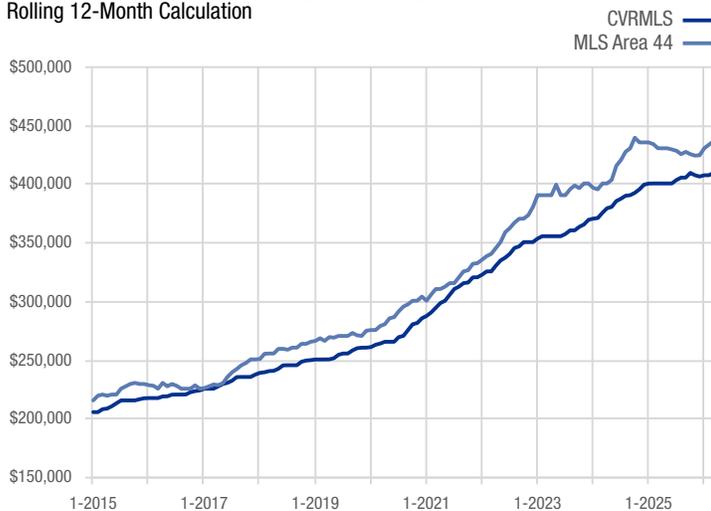
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	61	72	+ 18.0%	157	172	+ 9.6%
Pending Sales	53	65	+ 22.6%	130	142	+ 9.2%
Closed Sales	43	35	- 18.6%	107	102	- 4.7%
Days on Market Until Sale	21	44	+ 109.5%	31	33	+ 6.5%
Median Sales Price*	\$410,000	\$440,000	+ 7.3%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$442,297	\$484,325	+ 9.5%	\$441,108	\$485,787	+ 10.1%
Percent of Original List Price Received*	100.8%	100.0%	- 0.8%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	77	76	- 1.3%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	12	11	- 8.3%	28	40	+ 42.9%
Pending Sales	6	10	+ 66.7%	18	24	+ 33.3%
Closed Sales	3	6	+ 100.0%	12	16	+ 33.3%
Days on Market Until Sale	25	80	+ 220.0%	50	79	+ 58.0%
Median Sales Price*	\$347,250	\$431,495	+ 24.3%	\$405,500	\$426,995	+ 5.3%
Average Sales Price*	\$352,750	\$429,307	+ 21.7%	\$404,704	\$436,112	+ 7.8%
Percent of Original List Price Received*	97.0%	97.5%	+ 0.5%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	17	28	+ 64.7%	—	—	—
Months Supply of Inventory	3.0	4.8	+ 60.0%	—	—	—

* 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.

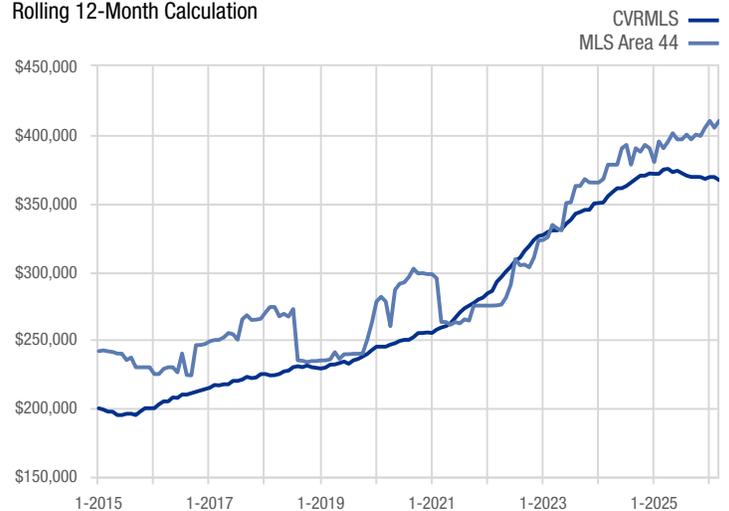
Median Sales Price - Single-Family

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.