

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 44

44-Hanover

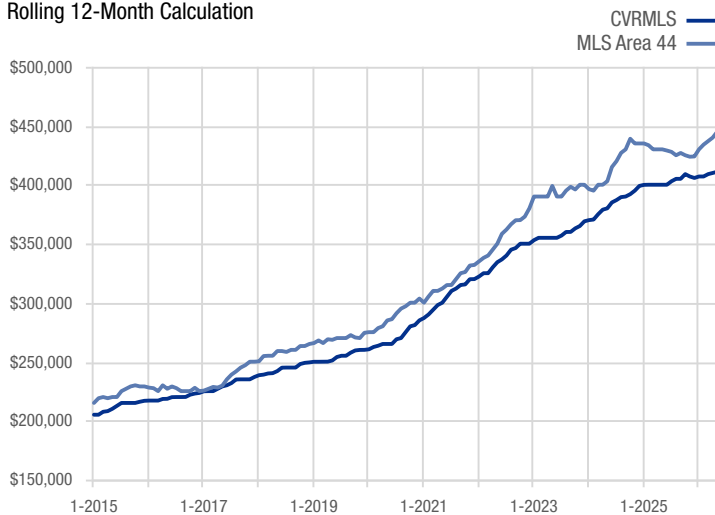
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	68	70	+ 2.9%	323	340	+ 5.3%
Pending Sales	74	70	- 5.4%	259	285	+ 10.0%
Closed Sales	65	59	- 9.2%	219	222	+ 1.4%
Days on Market Until Sale	28	16	- 42.9%	29	26	- 10.3%
Median Sales Price*	\$430,000	\$459,900	+ 7.0%	\$415,000	\$450,000	+ 8.4%
Average Sales Price*	\$467,570	\$514,740	+ 10.1%	\$456,265	\$504,721	+ 10.6%
Percent of Original List Price Received*	100.7%	99.8%	- 0.9%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	95	91	- 4.2%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	4	9	+ 125.0%	38	58	+ 52.6%
Pending Sales	7	9	+ 28.6%	30	43	+ 43.3%
Closed Sales	7	8	+ 14.3%	25	36	+ 44.0%
Days on Market Until Sale	48	52	+ 8.3%	49	65	+ 32.7%
Median Sales Price*	\$437,000	\$412,000	- 5.7%	\$410,000	\$423,500	+ 3.3%
Average Sales Price*	\$479,634	\$410,041	- 14.5%	\$432,242	\$426,989	- 1.2%
Percent of Original List Price Received*	100.4%	98.3%	- 2.1%	100.0%	98.5%	- 1.5%
Inventory of Homes for Sale	15	25	+ 66.7%	—	—	—
Months Supply of Inventory	2.6	3.9	+ 50.0%	—	—	—

* 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.

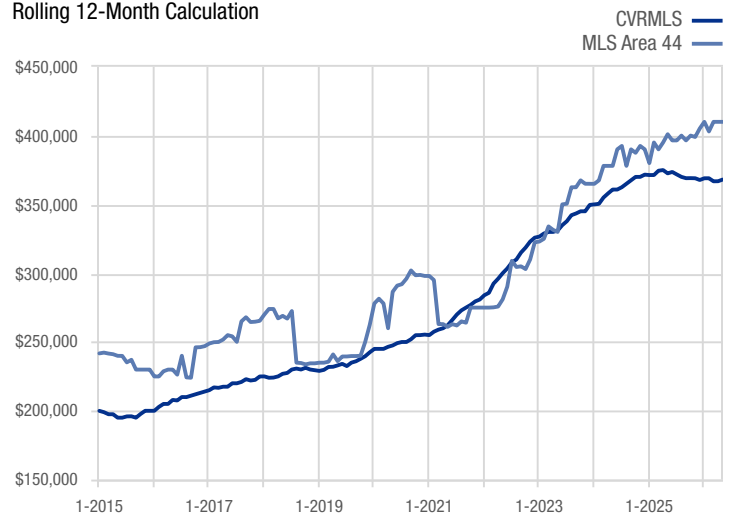
Median Sales Price - Single-Family

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.