

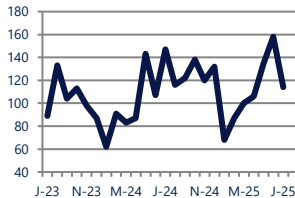
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HANOVER COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

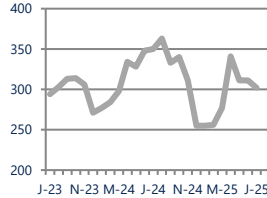
114



**Down -22%**  
Vs. Year Ago

## Active Inventory

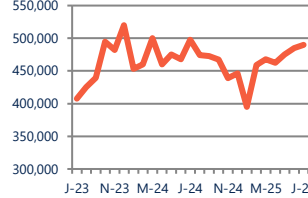
302



**Down -14%**  
Vs. Year Ago

## Median Sale Price

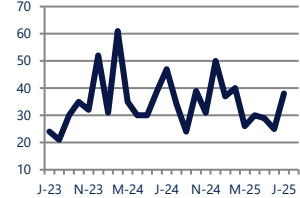
\$490,000



**Down -2%**  
Vs. Year Ago

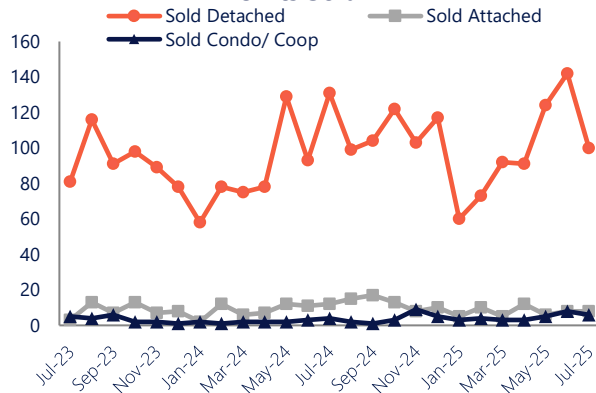
## Days On Market

38



**Down -19%**  
Vs. Year Ago

## Units Sold\*



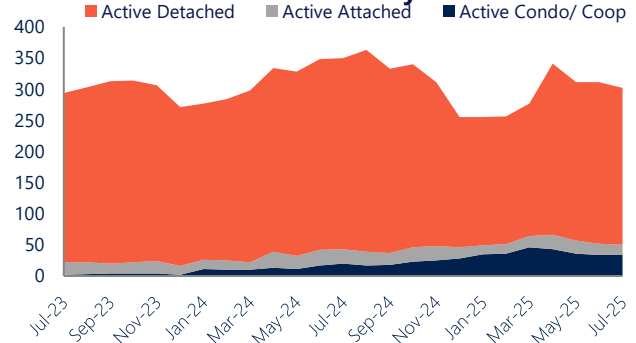
## Units Sold

There was a decrease in total units sold in July, with 114 sold this month in Hanover County versus 158 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 22% versus July 2024.

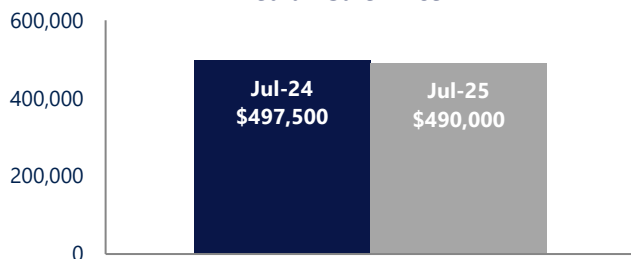
## Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 14%. The total number of active inventory this July was 302 compared to 350 in July 2024. This month's total of 302 is lower than the previous month's total supply of available inventory of 311, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Hanover County Homes was \$497,500. This July, the median sale price was \$490,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 1% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

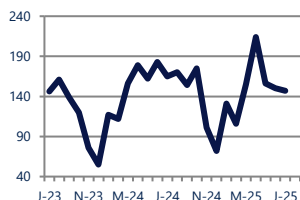
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HANOVER COUNTY HOUSING MARKET**

JULY 2025

## New Listings

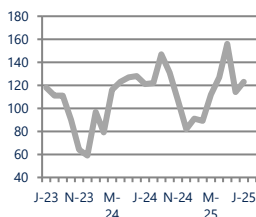
147



**Down -11%**  
Vs. Year Ago

## Current Contracts

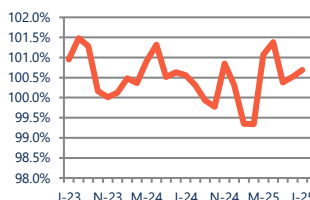
123



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

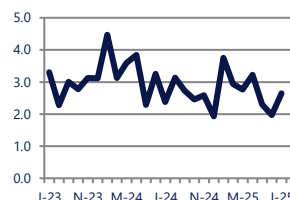
100.7%



**No Change**  
Vs. Year Ago

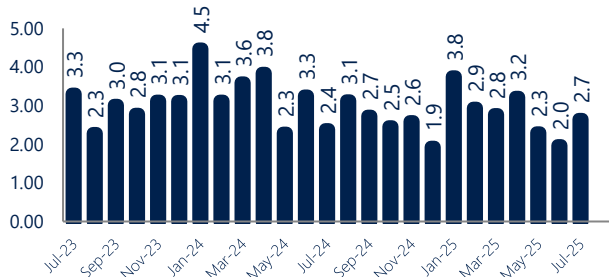
## Months of Supply

2.7



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

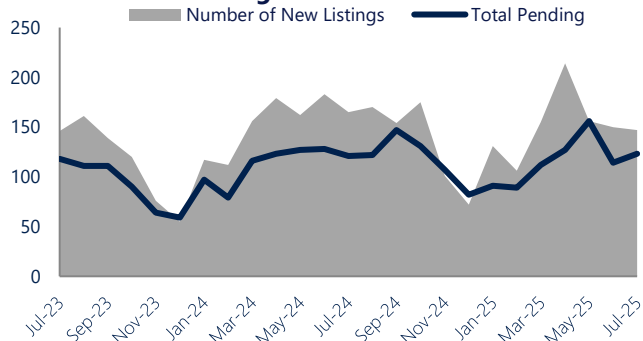
In July, there was 2.6 months of supply available in Hanover County, compared to 2.4 in July 2024. That is an increase of 11% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

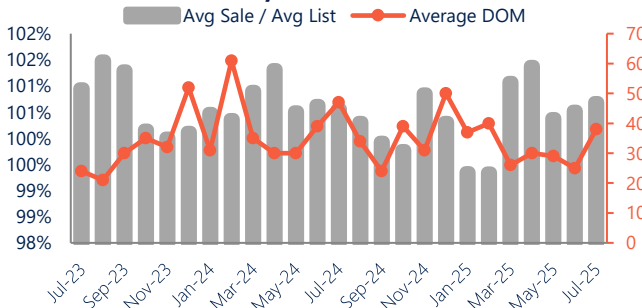
## New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Hanover County compared to 165 in July 2024, a decrease of 11%. There were 123 current contracts pending sale this July compared to 121 a year ago. The number of current contracts is 2% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Hanover County was 100.7% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 47, a decrease of 19%.