



BROKERS • COLONIAL • DONAHOE

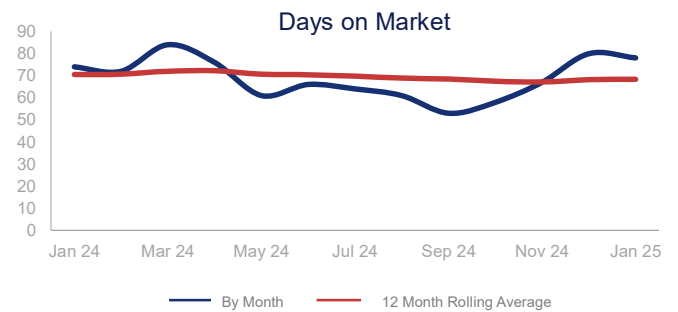
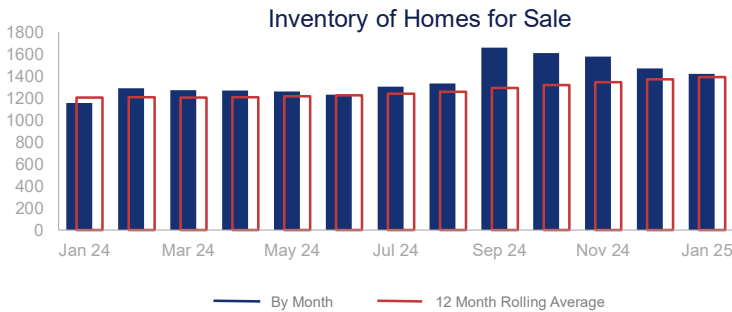
Market Report | January 2025

WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 3.9% over a 12 month rolling average but down 4.0% from the same month last year.
- Inventory of Homes for Sale is up 15.2% over a 12 month rolling average and up 22.7% from the same month last year.
- Days on Market is down 3.0% over a 12 month rolling average but up 5.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	111.1%	-16.5%	-3.3%
Same Month Last Year	22.0%	-7.4%	22.7%



	January 2024		January 2025	+ / -	12 Month Avg	+ / -
New Listings	514		627	22.0%	526	13.3%
Pending Sales	335		348	3.9%	359	4.5%
Closed Sales	285		264	-7.4%	324	4.5%
Median Sales Price	\$542,900		\$521,084	-4.0%	\$526,574	3.9%
Average Sales Price	\$719,253		\$582,835	-19.0%	\$627,520	2.8%
List to Sale Price Ratio	95.6%		95.7%	0.1%	96.3%	-4.4%
Days on Market	74		78	5.4%	68	-3.0%
Inventory of Homes for Sale	1157		1420	22.7%	1391	15.2%
Months Supply of Inventory	3.7		4.2	15.1%	4.2	6.8%
Single Family Permits	203		175	-13.8%	158	-9.7%

% Change in Median Price

