



BROKERS • COLONIAL • DONAHOE

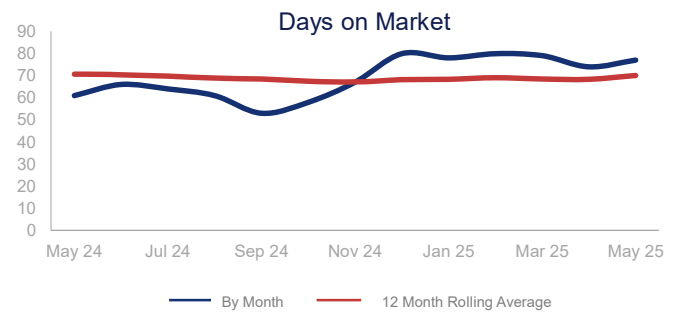
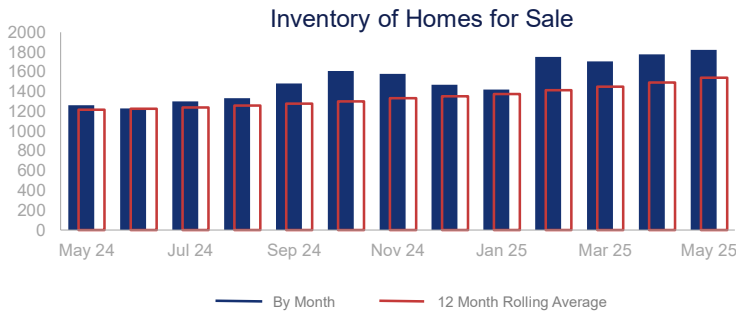
Market Report | May 2025

WASHINGTON COUNTY

Highlights:

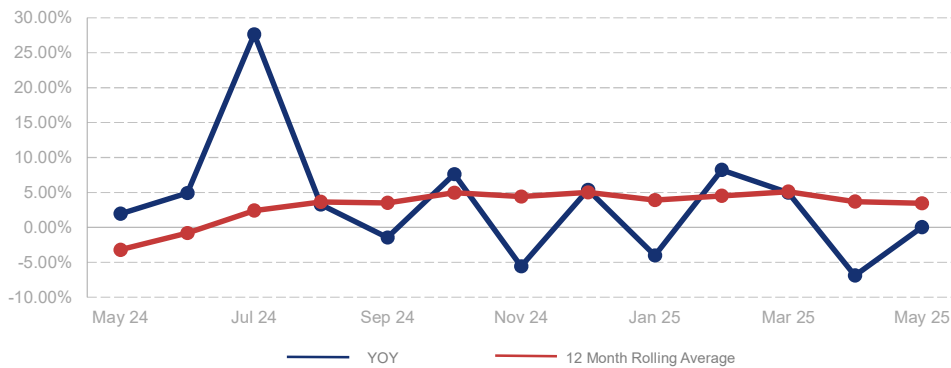
- Median Sales Price is up 3.4% over a 12 month rolling average and even from the same month last year.
- Inventory of Homes for Sale is up 26.5% over a 12 month rolling average and up 44.6% from the same month last year.
- List to Sales Price Ratio is down 3.9% over a 12 month rolling average and down 0.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	4.4%	0.2%	2.5%
Same Month Last Year	15.3%	-6.4%	44.6%



	May 2024		May 2025	+ / -	12 Month Avg	+ / -
New Listings	555		640	15.3%	554	13.3%
Pending Sales	425		408	-4.0%	357	1.2%
Closed Sales	435		407	-6.4%	326	1.2%
Median Sales Price	\$525,000		\$525,000	0.0%	\$527,983	3.4%
Average Sales Price	\$653,874		\$610,724	-6.6%	\$623,849	-0.2%
List to Sale Price Ratio	96.9%		96.0%	-0.9%	96.2%	-3.9%
Days on Market	61		77	26.2%	70	-0.8%
Inventory of Homes for Sale	1259		1820	44.6%	1540	26.5%
Months Supply of Inventory	3.8		4.5	17.8%	4.5	16.3%
Single Family Permits	234		107	-54.3%	127	-33.0%

% Change in Median Price



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.