



BROKERS • COLONIAL • DONAHOE

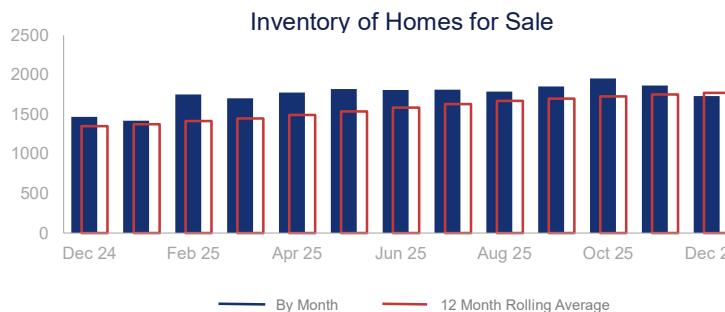
Market Report | December 2025

WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 1.7% over a 12 month rolling average and up 2.6% from the same month last year.
- Inventory of Homes for Sale is up 30.9% over a 12 month rolling average and up 18.0% from the same month last year.
- List to Sales Price is down 3.7% over a 12 month rolling average and down 1.0% from the same month last year.

| | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month | -19.3% | 20.8% | -7.1% |
| Same Month Last Year | 6.7% | 12.0% | 18.0% |



| | December 2024 | December 2025 | + / - | 12 Month Avg | + / - |
|-----------------------------|---------------|---------------|--------|--------------|--------|
| New Listings | 297 | 317 | 6.7% | 561 | 8.5% |
| Pending Sales | 271 | 331 | 22.1% | 382 | 6.7% |
| Closed Sales | 316 | 354 | 12.0% | 339 | 4.1% |
| Median Sales Price | \$509,450 | \$522,475 | 2.6% | \$527,018 | 1.7% |
| Average Sales Price | \$599,799 | \$651,587 | 8.6% | \$646,734 | 1.5% |
| List to Sale Price Ratio | 95.9% | 94.9% | -1.0% | 95.6% | -3.7% |
| Days on Market | 80 | 78 | -2.5% | 78 | 13.9% |
| Inventory of Homes for Sale | 1468 | 1732 | 18.0% | 1773 | 30.9% |
| Months Supply of Inventory | 4.4 | 4.9 | 11.4% | 5.2 | 24.2% |
| Single Family Permits | 161 | 108 | -32.9% | 114 | -28.8% |

% Change in Median Price

