



BROKERS • COLONIAL • DONAHOE

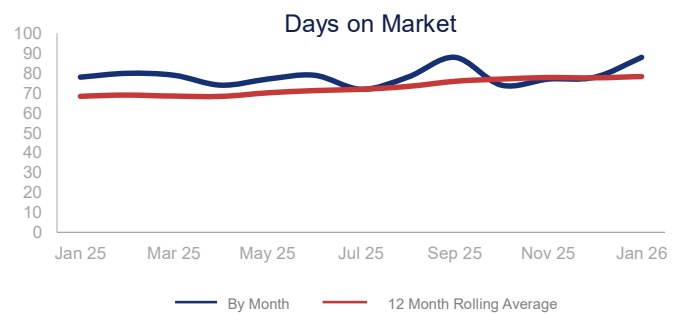
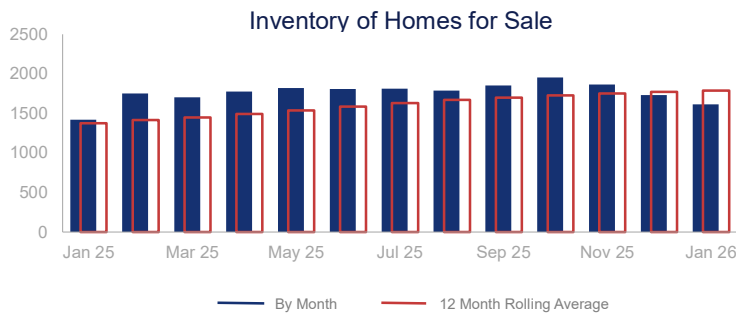
Market Report | January 2026

WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 1.9% over a 12 month rolling average but down 1.2% from the same month last year.
- Inventory of Homes for Sale is up 30.0% over a 12 month rolling average and up 13.6% from the same month last year.
- List to Sales Price is down 3.7% over a 12 month rolling average and down 0.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	93.7%	-20.3%	-6.9%
Same Month Last Year	-2.1%	6.8%	13.6%



	January 2025		January 2026	+ / -	12 Month Avg	+ / -
New Listings	627		614	-2.1%	560	6.4%
Pending Sales	348		395	13.5%	386	7.5%
Closed Sales	264		282	6.8%	341	5.2%
Median Sales Price	\$521,084		\$514,995	-1.2%	\$526,572	1.9%
Average Sales Price	\$582,835		\$649,643	11.5%	\$651,060	3.8%
List to Sale Price Ratio	95.7%		95.0%	-0.7%	95.6%	-3.7%
Days on Market	78		88	12.8%	78	14.5%
Inventory of Homes for Sale	1420		1613	13.6%	1789	30.0%
Months Supply of Inventory	4.2		5.7	35.7%	5.3	25.8%
Single Family Permits	175		98	-44.0%	108	-31.8%

% Change in Median Price

