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## 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	<b>93.7%</b>	<b>-20.3%</b>	<b>-6.9%</b>
Same Month Last Year	<b>-2.1%</b>	<b>6.8%</b>	<b>13.6%</b>



	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

