



BROKERS • COLONIAL • DONAHOE

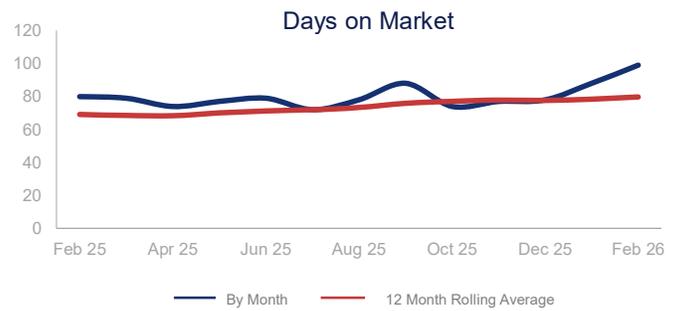
Market Report | February 2026

WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 1.3% over a 12 month rolling average but down 1.8% from the same month last year.
- Inventory of Homes for Sale is up 27.5% over a 12 month rolling average and up 10.4% from the same month last year.
- Days on Market is up 15.6% over a 12 month rolling average and up 23.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	30.0%	13.5%	20.0%
Same Month Last Year	7.4%	5.3%	10.4%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	743		798	7.4%	564	5.7%
Pending Sales	393		436	10.9%	389	8.8%
Closed Sales	304		320	5.3%	342	4.5%
Median Sales Price	\$519,495		\$510,000	-1.8%	\$525,804	1.3%
Average Sales Price	\$628,426		\$616,563	-1.9%	\$650,047	3.5%
List to Sale Price Ratio	96.1%		95.0%	-1.1%	95.5%	-3.7%
Days on Market	80		99	23.8%	80	15.6%
Inventory of Homes for Sale	1752		1935	10.4%	1804	27.5%
Months Supply of Inventory	5.2		6.0	15.4%	5.4	24.4%
Single Family Permits	124		88	-29.0%	105	-32.5%

% Change in Median Price

