

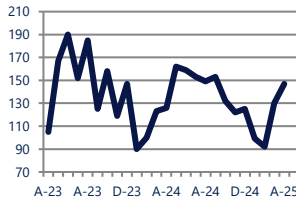
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

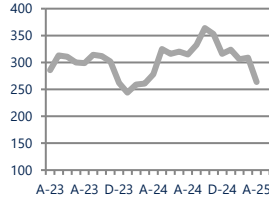
147



**Up 17%**  
Vs. Year Ago

## Active Inventory

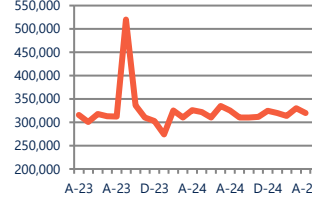
264



**Down -5%**  
Vs. Year Ago

## Median Sale Price

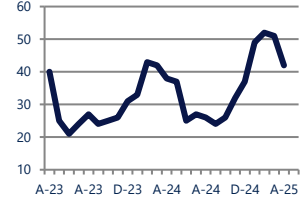
\$320,000



**Down -2%**  
Vs. Year Ago

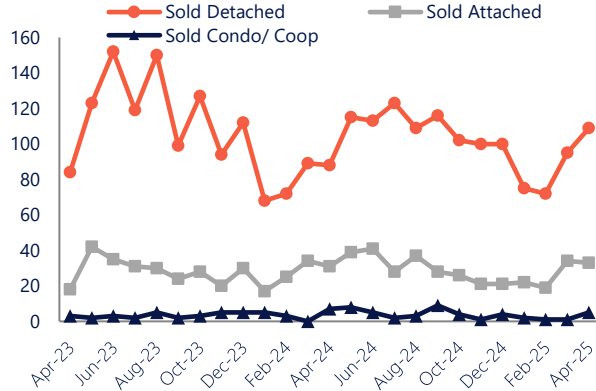
## Days On Market

42



**Up 11%**  
Vs. Year Ago

## Units Sold\*



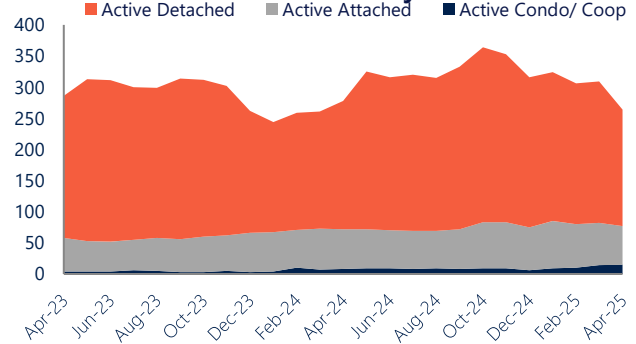
## Units Sold

There was an increase in total units sold in April, with 147 sold this month in Washington County versus 130 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2024.

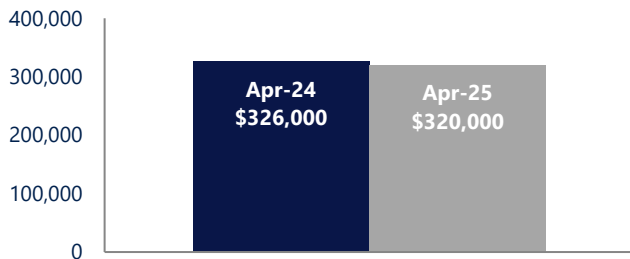
## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 5%. The total number of active inventory this April was 264 compared to 278 in April 2024. This month's total of 264 is lower than the previous month's total supply of available inventory of 309, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Washington County Homes was \$326,000. This April, the median sale price was \$320,000, a decrease of 2% or \$6,000 compared to last year. The current median sold price is 3% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

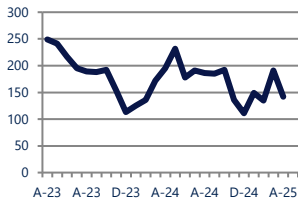
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

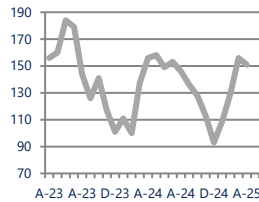
142



**Down -27%**  
Vs. Year Ago

## Current Contracts

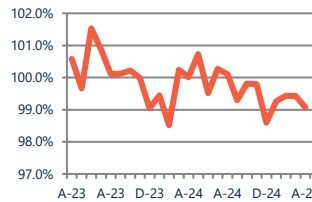
151



**Down -3%**  
Vs. Year Ago

## Sold Vs. List Price

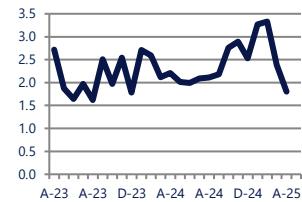
99.1%



**Down -0.9%**  
Vs. Year Ago

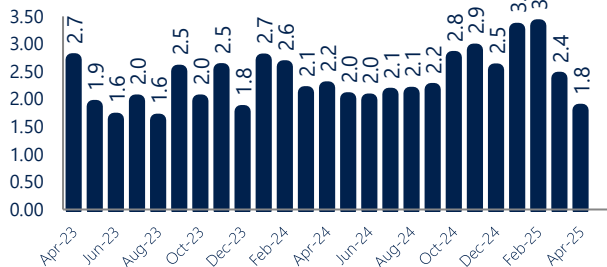
## Months of Supply

1.8



**Down -19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

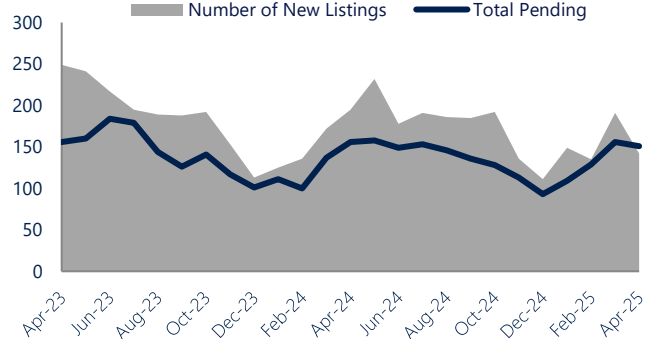
In April, there was 1.8 months of supply available in Washington County, compared to 2.2 in April 2024. That is a decrease of 19% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

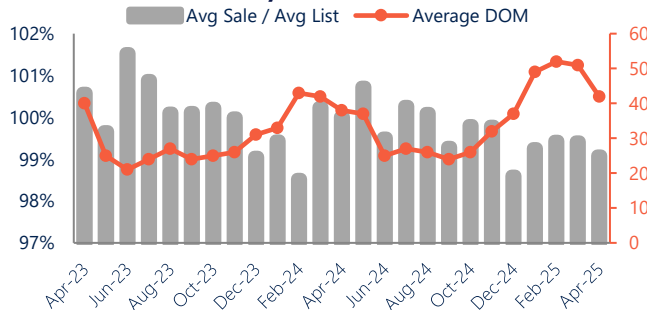
## New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Washington County compared to 195 in April 2024, a decrease of 27%. There were 151 current contracts pending sale this April compared to 156 a year ago. The number of current contracts is 3% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Washington County was 99.1% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 38, an increase of 11%.