

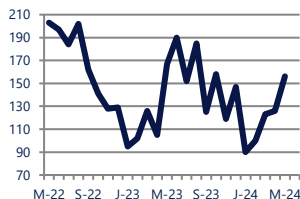
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

MAY 2024

## Units Sold

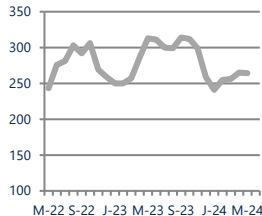
156



**Down -7%**  
Vs. Year Ago

## Active Inventory

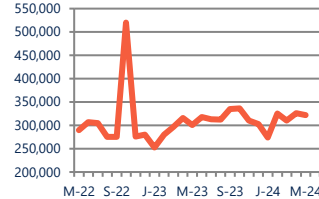
264



**Down -16%**  
Vs. Year Ago

## Median Sale Price

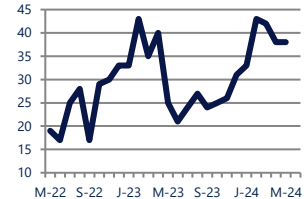
\$322,200



**Up 7%**  
Vs. Year Ago

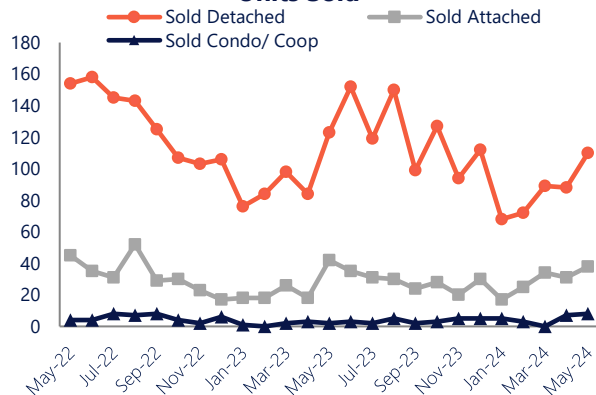
## Days On Market

38



**Up 52%**  
Vs. Year Ago

### Units Sold\*



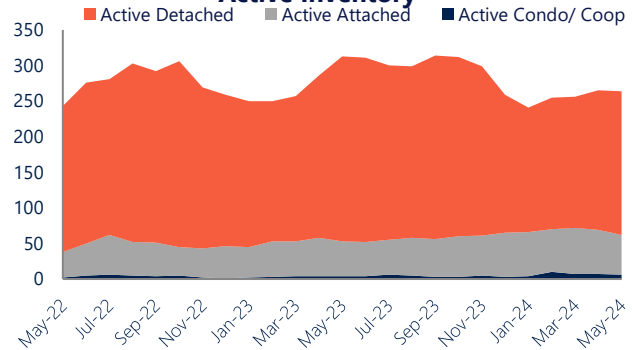
## Units Sold

There was an increase in total units sold in May, with 156 sold this month in Washington County versus 126 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2023.

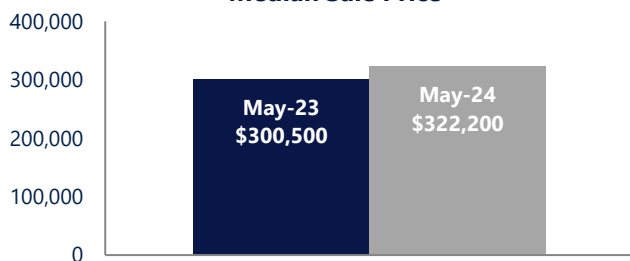
## Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 16%. The total number of active inventory this May was 264 compared to 313 in May 2023. This month's supply remained stable as compared to last month.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Washington County Homes was \$300,500. This May, the median sale price was \$322,200, an increase of 7% or \$21,700 compared to last year. The current median sold price is 1% lower than in April.

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

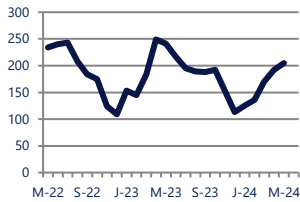
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

MAY 2024

## New Listings

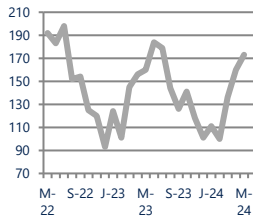
205



**Down -15%**  
Vs. Year Ago

## Current Contracts

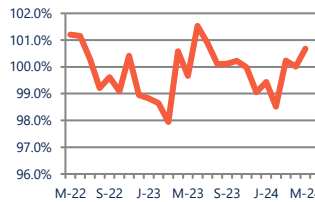
173



**Up 8%**  
Vs. Year Ago

## Sold Vs. List Price

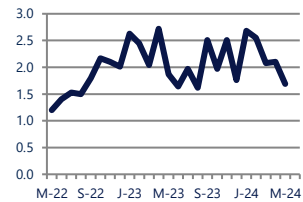
100.7%



**Up 1%**  
Vs. Year Ago

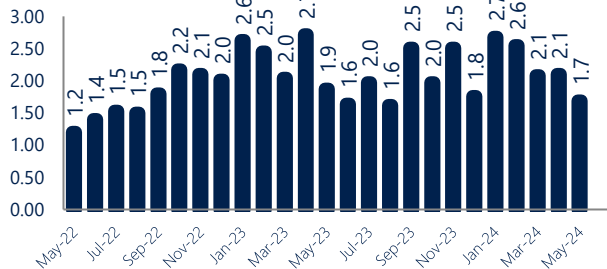
## Months of Supply

1.7



**Down -10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

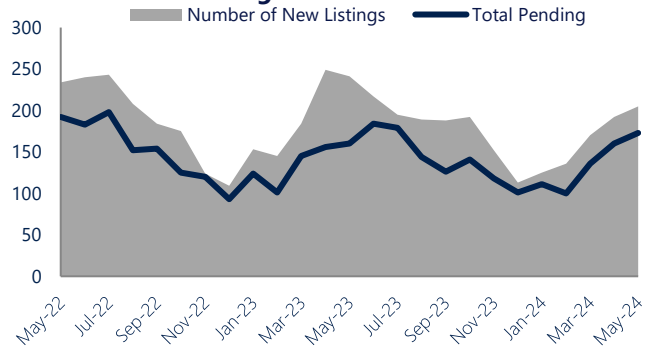
In May, there was 1.7 months of supply available in Washington County, compared to 1.9 in May 2023. That is a decrease of 10% versus a year ago.

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.

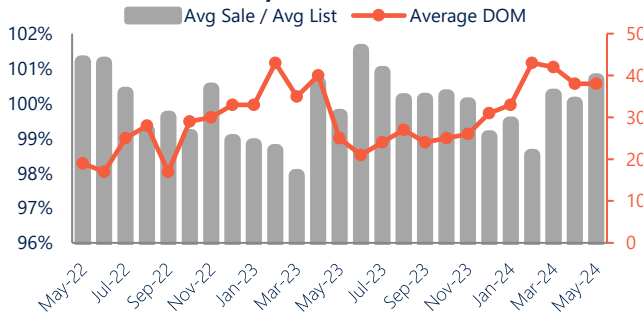
## New Listings & Current Contracts

This month there were 205 homes newly listed for sale in Washington County compared to 241 in May 2023, a decrease of 15%. There were 173 current contracts pending sale this May compared to 160 a year ago. The number of current contracts is 8% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Washington County was 100.7% of the average list price, which is 1.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 25, an increase of 52%.