

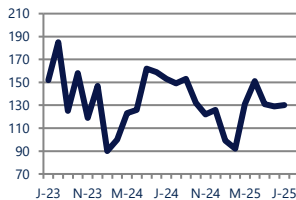
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

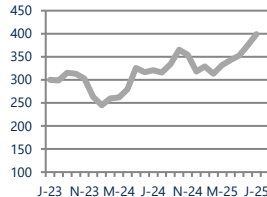
130



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

## Active Inventory

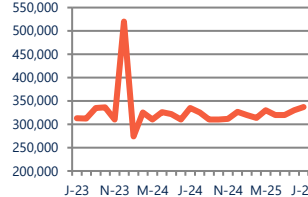
399



**Up 24%**  
Vs. Year Ago

## Median Sale Price

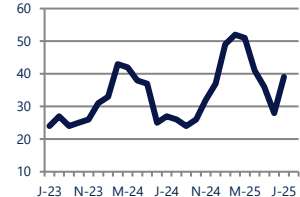
\$337,075



**Up 1%**  
Vs. Year Ago

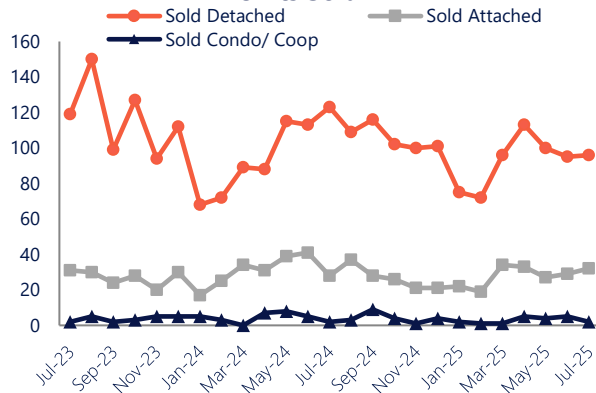
## Days On Market

39



**Up 44%**  
Vs. Year Ago

## Units Sold\*



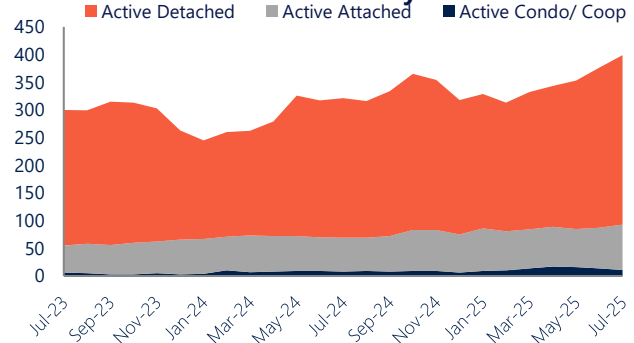
## Units Sold

There was an increase in total units sold in July, with 130 sold this month in Washington County versus 129 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 78 units or 24%. The total number of active inventory this July was 399 compared to 321 in July 2024. This month's total of 399 is higher than the previous month's total supply of available inventory of 376, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Washington County Homes was \$335,000. This July, the median sale price was \$337,075, an increase of 1% or \$2,075 compared to last year. The current median sold price is 2% higher than in June.

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

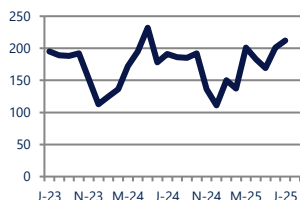
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON COUNTY HOUSING MARKET**

JULY 2025

## New Listings

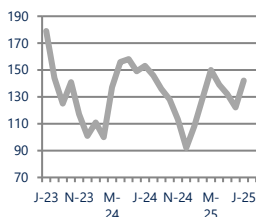
212



**Up 11%**  
Vs. Year Ago

## Current Contracts

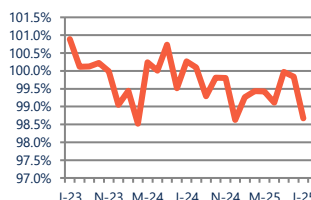
142



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

## Sold Vs. List Price

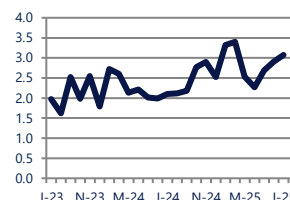
98.7%



**Down -1.6%**  
Vs. Year Ago

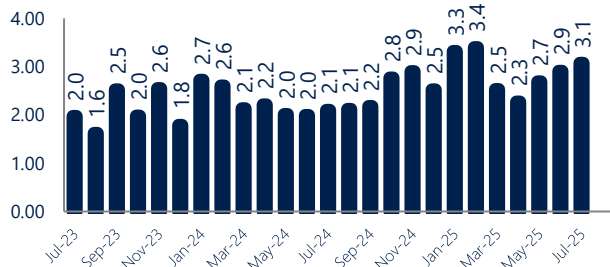
## Months of Supply

3.1



**Up 46%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

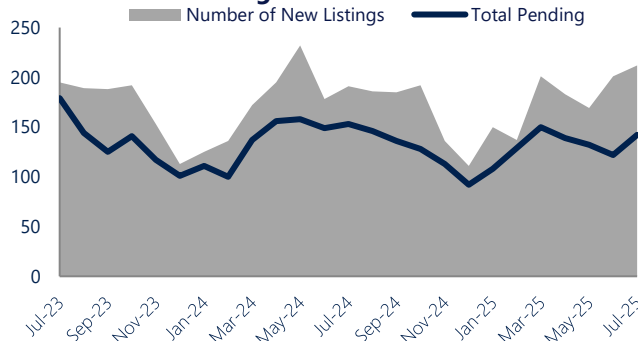
In July, there was 3.1 months of supply available in Washington County, compared to 2.1 in July 2024. That is an increase of 46% versus a year ago.

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.

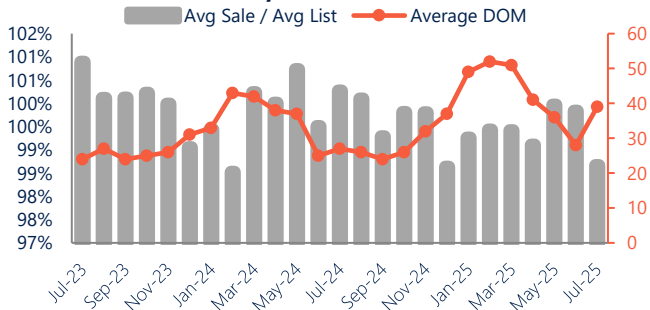
## New Listings & Current Contracts

This month there were 212 homes newly listed for sale in Washington County compared to 191 in July 2024, an increase of 11%. There were 142 current contracts pending sale this July compared to 153 a year ago. The number of current contracts is 7% lower than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Washington County was 98.7% of the average list price, which is 1.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 27, an increase of 44%.