THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: WASHINGTON COUNTY HOUSING MARKET

JULY 2025

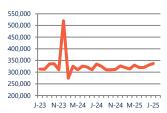


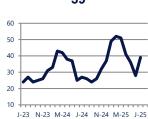
Units Sold

Active Inventory 399



Median Sale Price Days On Market 39 \$337,075



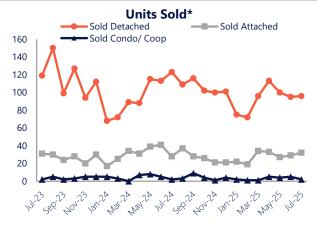


Down -15% Vs. Year Ago

Up 24% Vs. Year Ago

Up 1% Vs. Year Ago

Up 44% Vs. Year Ago

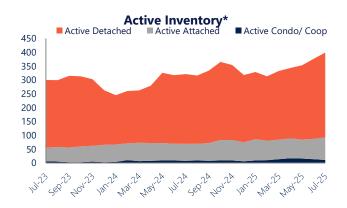


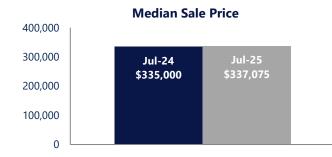
Units Sold

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.



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%.





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.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates



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MARKET MINUTE

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New Listings 212



Up 11% Vs. Year Ago

Current Contracts



Down -7% Vs. Year Ago

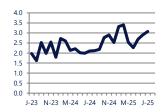
Sold Vs. List Price



Down -1.6% Vs. Year Ago

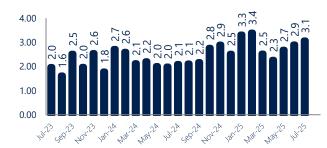
Months of Supply

3.1



Up 46% Vs. Year Ago

Months Of Supply



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.

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



Sale Price/List Price & DOM



Sale Price to List Price Ratio

40 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%.

knowledgeable and experienced sales associates LONG & FOSTER

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc

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