

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Washington County

- 36.0%

Change in
New Listings

+ 6.5%

Change in
Closed Sales

+ 27.7%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	50	32	- 36.0%	50	32	- 36.0%
Closed Sales	31	33	+ 6.5%	31	33	+ 6.5%
Median Sales Price*	\$193,500	\$247,097	+ 27.7%	\$193,500	\$247,097	+ 27.7%
Percent of Original List Price Received*	97.2%	93.2%	- 4.2%	97.2%	93.2%	- 4.2%
Days on Market Until Sale	44	32	- 27.1%	44	32	- 27.1%
Inventory of Homes for Sale	123	100	- 18.7%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.2%	--	--	--

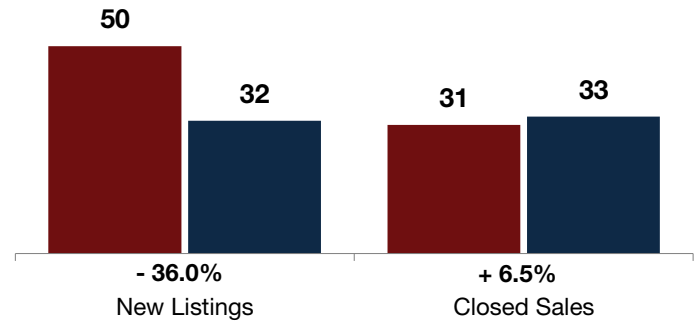
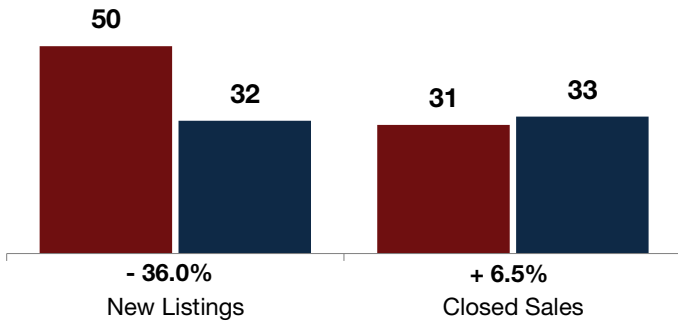
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

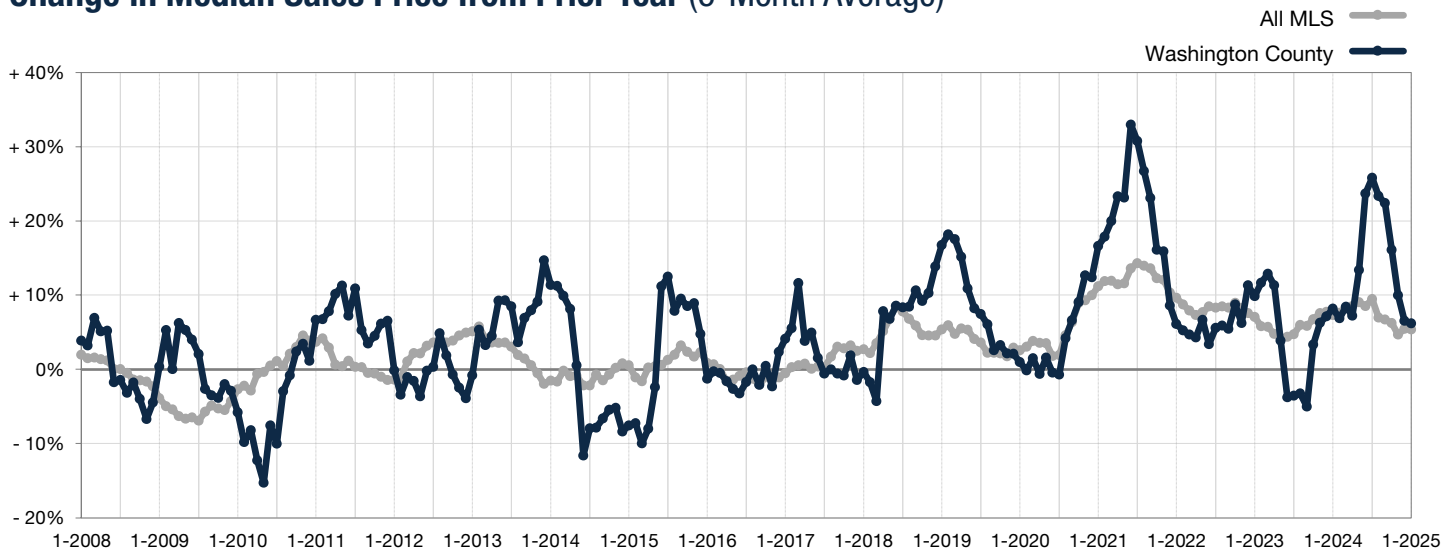
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.