

Local Market Update – August 2025

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



Washington County

- 14.8%

Change in
New Listings

- 34.3%

Change in
Closed Sales

+ 5.0%

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	88	75	- 14.8%	521	518	- 0.6%
Closed Sales	67	44	- 34.3%	341	333	- 2.3%
Median Sales Price*	\$230,000	\$241,500	+ 5.0%	\$230,000	\$250,000	+ 8.7%
Percent of Original List Price Received*	94.8%	100.4%	+ 5.9%	95.3%	95.3%	+ 0.0%
Days on Market Until Sale	37	45	+ 21.7%	43	46	+ 6.7%
Inventory of Homes for Sale	167	133	- 20.4%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.2%	--	--	--

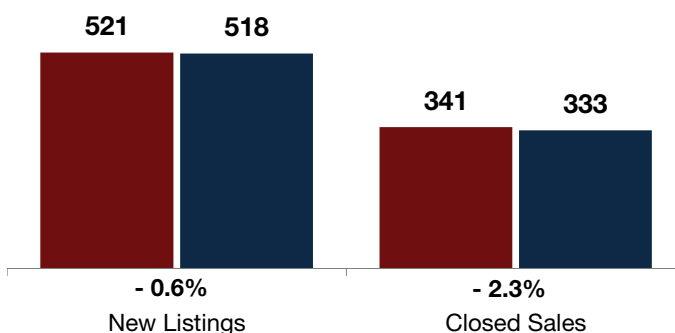
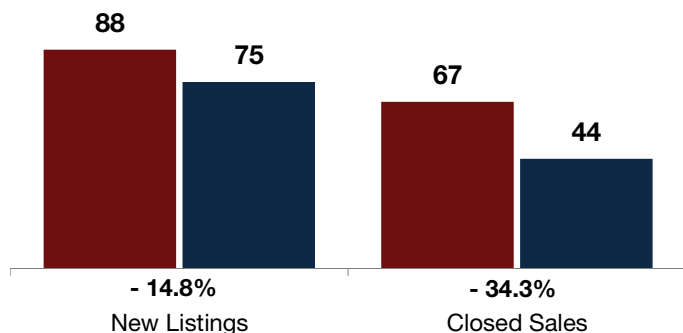
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

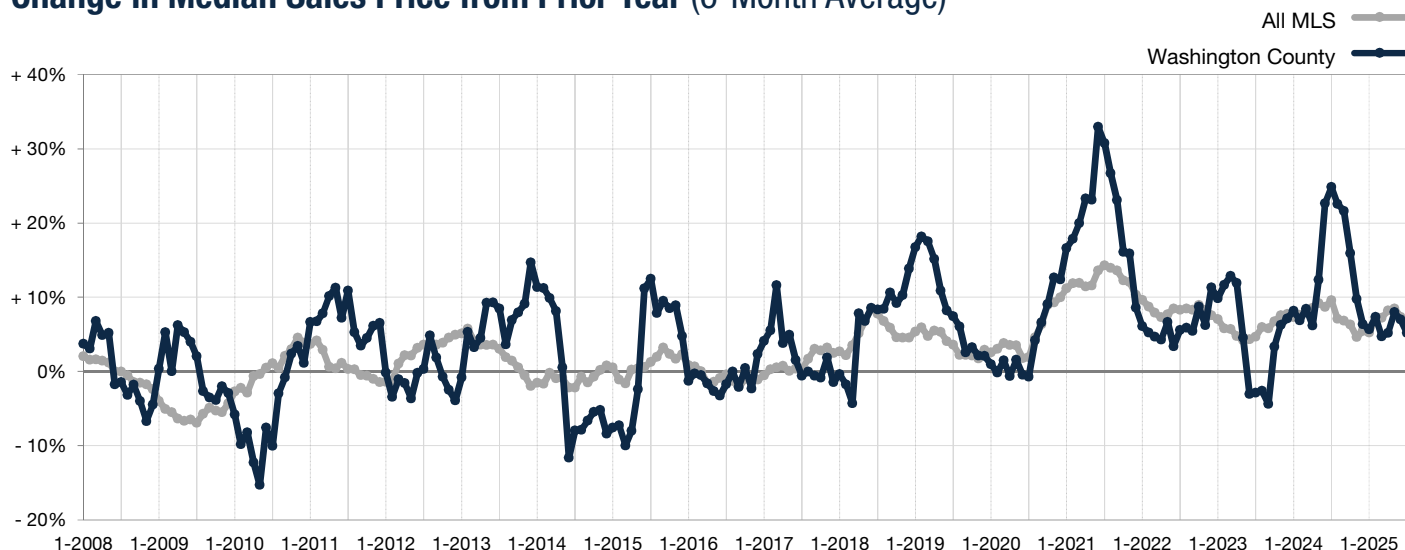
■ 2024 ■ 2025

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.