Local Market Update – January 2026

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

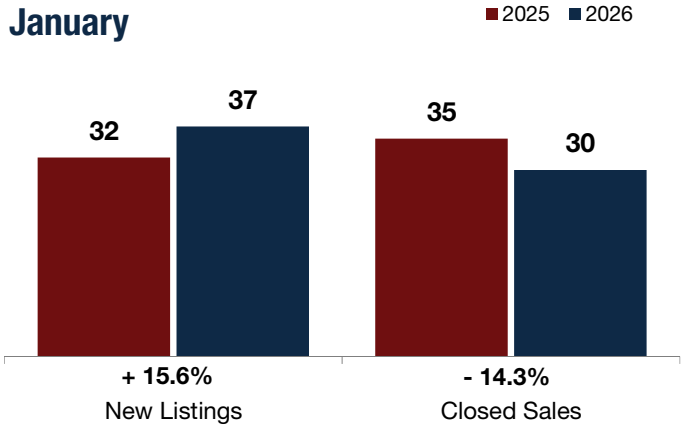
Washington County

+ 15.6%	- 14.3%	- 8.8%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

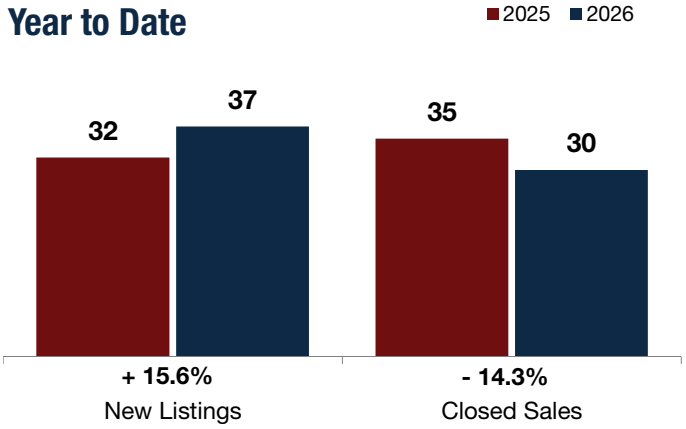
	January			Year to Date		
	2025	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
New Listings	32	**37**	+ 15.6%	32	**37**	+ 15.6%
Closed Sales	35	**30**	- 14.3%	35	**30**	- 14.3%
Median Sales Price*	$239,000	**$218,000**	- 8.8%	$239,000	**$218,000**	- 8.8%
Percent of Original List Price Received*	92.0%	**92.5%**	+ 0.5%	92.0%	**92.5%**	+ 0.5%
Days on Market Until Sale	35	**40**	+ 16.9%	35	**40**	+ 16.9%
Inventory of Homes for Sale	110	**101**	- 8.2%	--	--	--
Months Supply of Inventory	2.4	**2.2**	- 7.0%	--	--	--

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

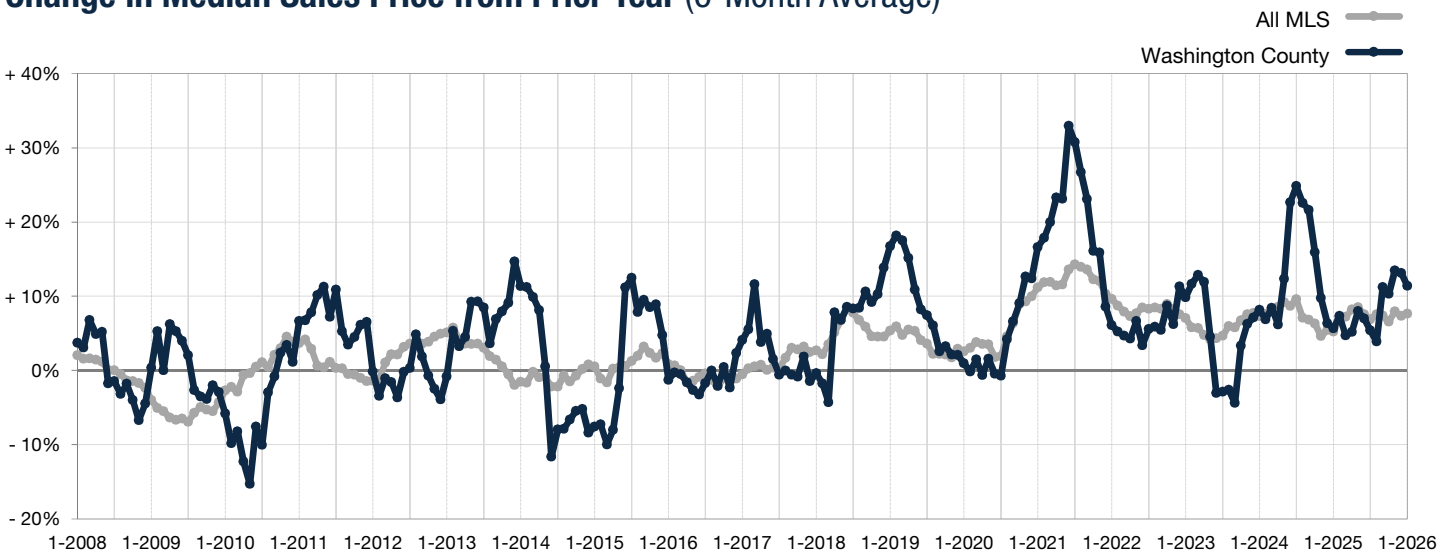
January



Year to Date



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.

Current as of February 7, 2026. All data from Global MLS. | Report © 2026 ShowingTime Plus, LLC.