

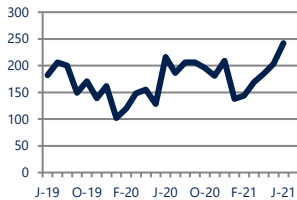


Focus On: **Washington County Housing Market**

June 2021

Units Sold

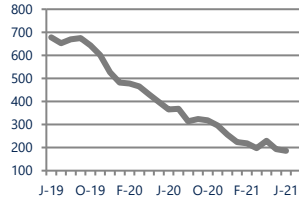
242



Up 12%
Vs. Year Ago

Active Inventory

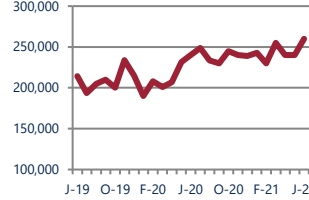
186



Down -49%
Vs. Year Ago

Median Sale Price

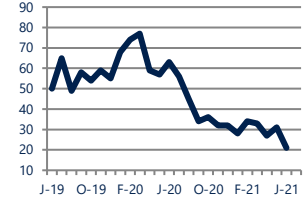
\$260,000



Up 8%
Vs. Year Ago

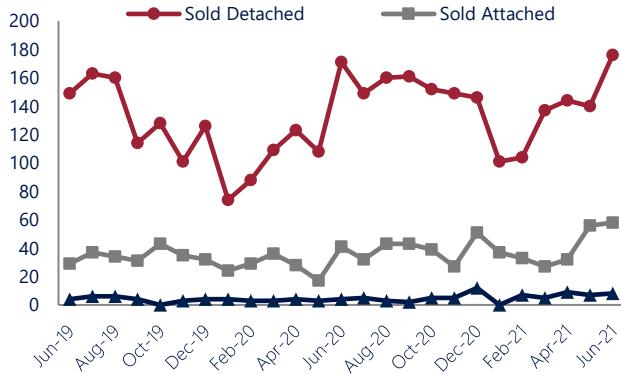
Days On Market

21



Down -67%
Vs. Year Ago

Units Sold*



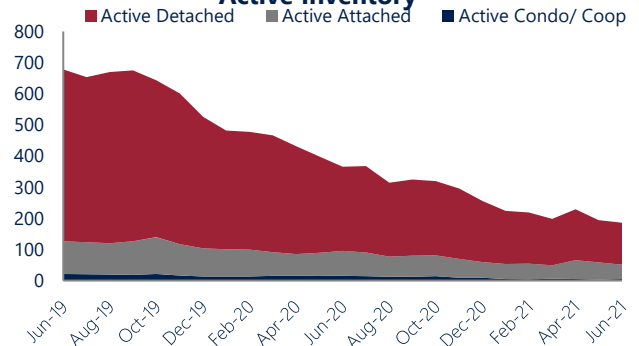
Units Sold

There was an increase in total units sold in June, with 242 sold this month in Washington County versus 203 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2020.

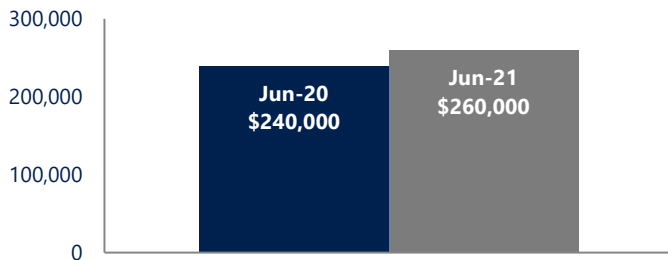
Active Inventory

Versus last year, the total number of homes available this month is lower by 180 units or 49%. The total number of active inventory this June was 186 compared to 366 in June 2020. This month's total of 186 is lower than the previous month's total supply of available inventory of 194, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Washington County Homes was \$240,000. This June, the median sale price was \$260,000, an increase of 8% or \$20,000 compared to last year. The current median sold price is 8% higher than in May.

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



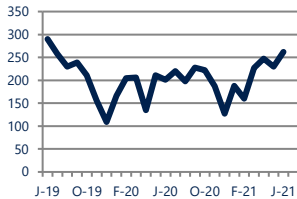
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

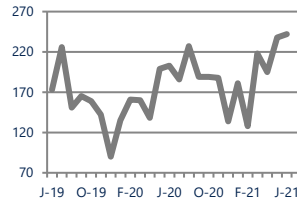
262



Up 30%
Vs. Year Ago

Current Contracts

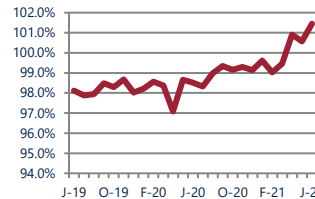
242



Up 19%
Vs. Year Ago

Sold Vs. List Price

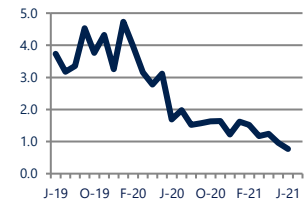
101.5%



Up 3%
Vs. Year Ago

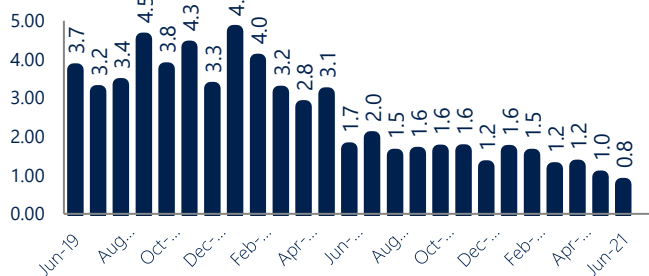
Months of Supply

0.8



Down -54%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

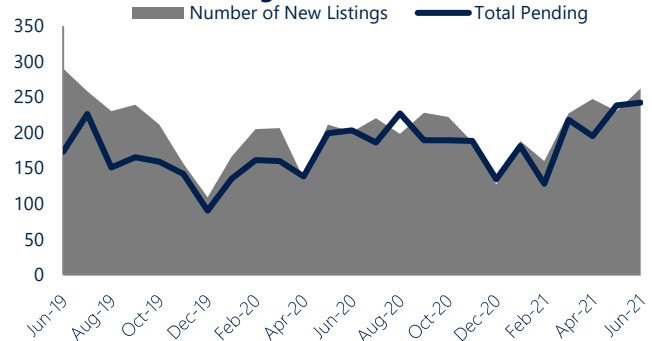
This month there were 262 homes newly listed for sale in Washington County compared to 201 in June 2020, an increase of 30%. There were 242 current contracts pending sale this June compared to 203 a year ago. The number of current contracts is 19% higher than last June.

Months of Supply

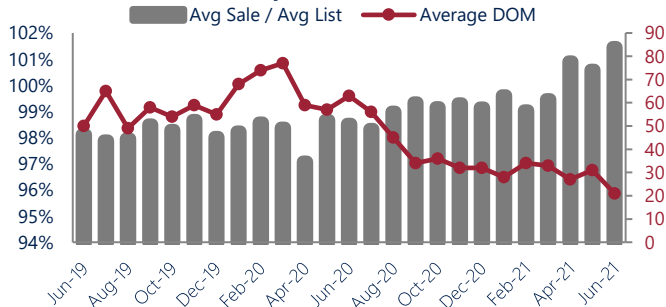
In June, there was 0.8 months of supply available in Washington County, compared to 1.7 in June 2020. That is a decrease of 55% versus a year ago.

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

In June, the average sale price in Washington County was 101.5% of the average list price, which is 2.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 63, a decrease of 67%.



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