

Local Market Update for December 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



Washington County

Detached Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	25	15	- 40.0%	396	383	- 3.3%
Pending Sales	15	21	+ 40.0%	280	286	+ 2.1%
Closed Sales	24	31	+ 29.2%	281	287	+ 2.1%
Days on Market Until Sale	53	78	+ 47.2%	70	77	+ 10.0%
Inventory of Homes for Sale	101	111	+ 9.9%	--	--	--
Median Sales Price*	\$209,995	\$219,990	+ 4.8%	\$230,000	\$230,000	0.0%
Percent of List Price Received*	97.9%	96.0%	- 1.9%	97.6%	97.5%	- 0.1%

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Inventory of Homes for Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

Mobile/Manufactured

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	4	+ 33.3%	84	89	+ 6.0%
Pending Sales	3	2	- 33.3%	61	53	- 13.1%
Closed Sales	4	4	0.0%	63	52	- 17.5%
Days on Market Until Sale	88	77	- 12.5%	69	72	+ 4.3%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Median Sales Price*	\$120,950	\$211,700	+ 75.0%	\$179,000	\$184,900	+ 3.3%
Percent of List Price Received*	94.9%	93.0%	- 2.0%	95.0%	96.7%	+ 1.8%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

