

Winchester

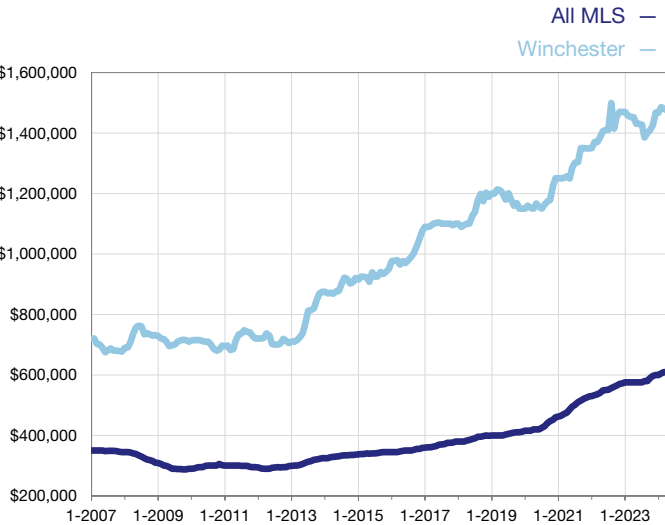
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	24	+ 71.4%	44	66	+ 50.0%
Closed Sales	17	18	+ 5.9%	30	43	+ 43.3%
Median Sales Price*	\$1,655,000	\$1,410,000	- 14.8%	\$1,362,500	\$1,420,000	+ 4.2%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	33	43	+ 30.3%
Percent of Original List Price Received*	103.0%	101.6%	- 1.4%	100.3%	99.9%	- 0.4%
New Listings	20	27	+ 35.0%	64	84	+ 31.3%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	16	20	+ 25.0%
Closed Sales	7	4	- 42.9%	11	15	+ 36.4%
Median Sales Price*	\$730,000	\$363,750	- 50.2%	\$730,000	\$727,500	- 0.3%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	15	24	+ 60.0%	30	72	+ 140.0%
Percent of Original List Price Received*	103.0%	97.9%	- 5.0%	102.1%	99.0%	- 3.0%
New Listings	8	11	+ 37.5%	25	26	+ 4.0%

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

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

