

# Winchester

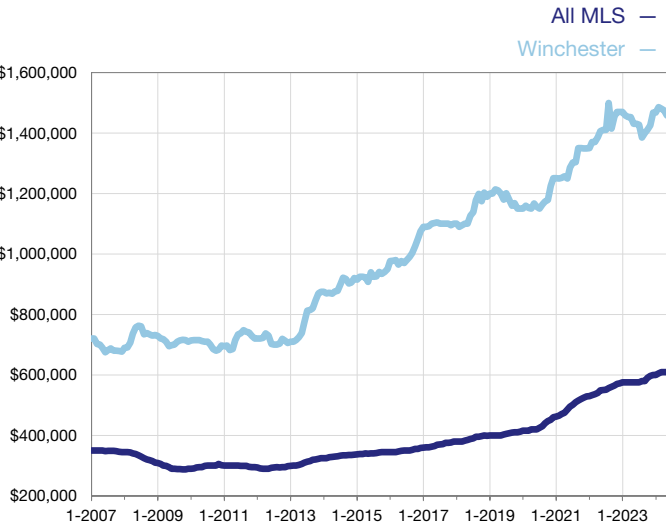
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	26	+ 18.2%	66	90	+ 36.4%
Closed Sales	15	26	+ 73.3%	45	69	+ 53.3%
Median Sales Price*	\$1,600,000	\$1,762,500	+ 10.2%	\$1,555,000	\$1,570,000	+ 1.0%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	30	18	- 40.0%	32	34	+ 6.3%
Percent of Original List Price Received*	104.4%	102.6%	- 1.7%	101.6%	101.0%	- 0.6%
New Listings	27	33	+ 22.2%	91	117	+ 28.6%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	21	30	+ 42.9%
Closed Sales	6	8	+ 33.3%	17	23	+ 35.3%
Median Sales Price*	\$950,000	\$812,000	- 14.5%	\$730,000	\$774,000	+ 6.0%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 59.1%	27	59	+ 118.5%
Percent of Original List Price Received*	105.3%	102.1%	- 3.0%	103.3%	100.1%	- 3.1%
New Listings	7	6	- 14.3%	32	32	0.0%

\* 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

