

Winchester

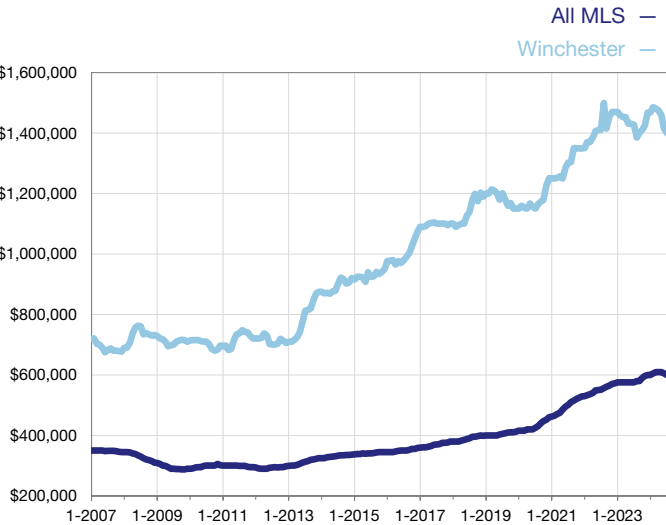
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	95	123	+ 29.5%
Closed Sales	20	20	0.0%	88	115	+ 30.7%
Median Sales Price*	\$1,588,000	\$1,621,450	+ 2.1%	\$1,550,000	\$1,570,000	+ 1.3%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	36	45	+ 25.0%	31	34	+ 9.7%
Percent of Original List Price Received*	99.0%	100.6%	+ 1.6%	100.7%	100.2%	- 0.5%
New Listings	10	12	+ 20.0%	118	147	+ 24.6%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	35	44	+ 25.7%
Closed Sales	7	5	- 28.6%	28	37	+ 32.1%
Median Sales Price*	\$1,100,000	\$1,056,800	- 3.9%	\$763,000	\$850,000	+ 11.4%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	31	45	+ 45.2%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	102.0%	99.8%	- 2.2%
New Listings	4	7	+ 75.0%	46	49	+ 6.5%

* 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

