

Winchester

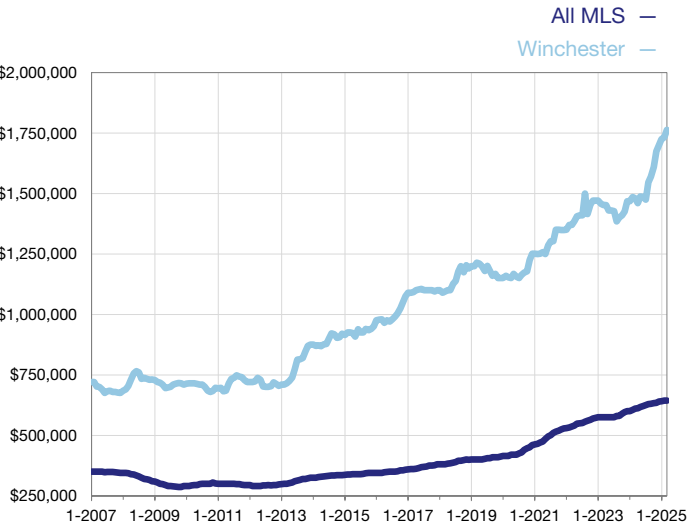
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	20	- 28.6%	42	36	- 14.3%
Closed Sales	10	10	0.0%	25	21	- 16.0%
Median Sales Price*	\$1,994,000	\$2,211,250	+ 10.9%	\$1,430,000	\$2,050,000	+ 43.4%
Inventory of Homes for Sale	24	22	- 8.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	59	25	- 57.6%	54	32	- 40.7%
Percent of Original List Price Received*	100.9%	99.9%	- 1.0%	98.7%	99.0%	+ 0.3%
New Listings	26	25	- 3.8%	57	54	- 5.3%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	12	8	- 33.3%
Closed Sales	5	4	- 20.0%	11	12	+ 9.1%
Median Sales Price*	\$1,000,000	\$811,000	- 18.9%	\$785,000	\$811,000	+ 3.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	31	- 39.2%	89	65	- 27.0%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	99.4%	93.4%	- 6.0%
New Listings	5	5	0.0%	15	12	- 20.0%

* 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

