

Winchester

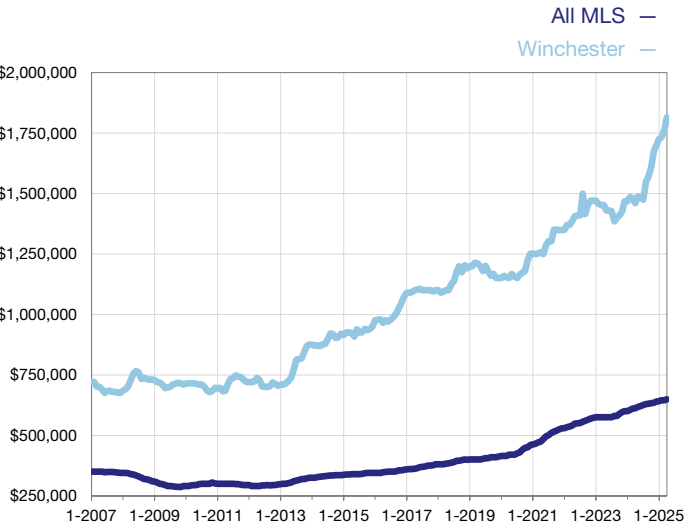
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	19	- 13.6%	64	53	- 17.2%
Closed Sales	18	10	- 44.4%	43	31	- 27.9%
Median Sales Price*	\$1,410,000	\$2,112,000	+ 49.8%	\$1,420,000	\$2,050,000	+ 44.4%
Inventory of Homes for Sale	26	42	+ 61.5%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	43	26	- 39.5%
Percent of Original List Price Received*	101.6%	105.8%	+ 4.1%	99.9%	101.2%	+ 1.3%
New Listings	26	41	+ 57.7%	83	95	+ 14.5%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	20	13	- 35.0%
Closed Sales	4	0	- 100.0%	15	12	- 20.0%
Median Sales Price*	\$363,750	\$0	- 100.0%	\$727,500	\$811,000	+ 11.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	72	65	- 9.7%
Percent of Original List Price Received*	97.9%	0.0%	- 100.0%	99.0%	93.4%	- 5.7%
New Listings	11	6	- 45.5%	26	17	- 34.6%

* 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

