

Winchester

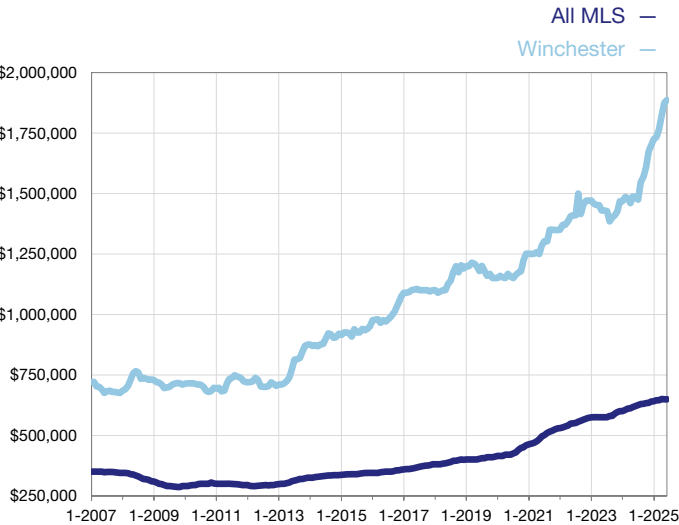
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	19	- 24.0%	113	98	- 13.3%
Closed Sales	26	29	+ 11.5%	95	77	- 18.9%
Median Sales Price*	\$1,558,000	\$1,750,000	+ 12.3%	\$1,570,000	\$2,000,000	+ 27.4%
Inventory of Homes for Sale	24	45	+ 87.5%	--	--	--
Months Supply of Inventory	1.6	3.3	+ 106.3%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	32	28	- 12.5%
Percent of Original List Price Received*	97.9%	101.2%	+ 3.4%	100.1%	101.0%	+ 0.9%
New Listings	24	30	+ 25.0%	137	150	+ 9.5%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	34	29	- 14.7%
Closed Sales	9	9	0.0%	32	25	- 21.9%
Median Sales Price*	\$969,000	\$1,100,000	+ 13.5%	\$817,500	\$940,000	+ 15.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	22	51	+ 131.8%	48	55	+ 14.6%
Percent of Original List Price Received*	99.2%	95.7%	- 3.5%	99.9%	95.2%	- 4.7%
New Listings	9	6	- 33.3%	42	33	- 21.4%

* 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

