

# Winchester

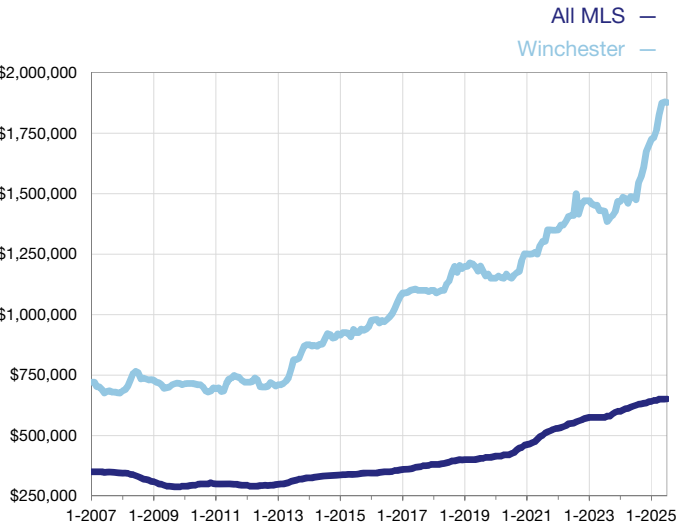
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	19	+ 171.4%	120	117	- 2.5%
Closed Sales	20	19	- 5.0%	115	96	- 16.5%
Median Sales Price*	\$1,621,450	\$1,540,000	- 5.0%	\$1,570,000	\$1,890,000	+ 20.4%
Inventory of Homes for Sale	23	39	+ 69.6%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	45	37	- 17.8%	34	30	- 11.8%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	100.2%	100.7%	+ 0.5%
New Listings	12	21	+ 75.0%	149	172	+ 15.4%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	41	34	- 17.1%
Closed Sales	5	7	+ 40.0%	37	33	- 10.8%
Median Sales Price*	\$1,056,800	\$1,400,000	+ 32.5%	\$850,000	\$1,080,000	+ 27.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	45	46	+ 2.2%
Percent of Original List Price Received*	99.1%	102.1%	+ 3.0%	99.8%	96.8%	- 3.0%
New Listings	7	8	+ 14.3%	49	39	- 20.4%

\* 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

