

Winchester

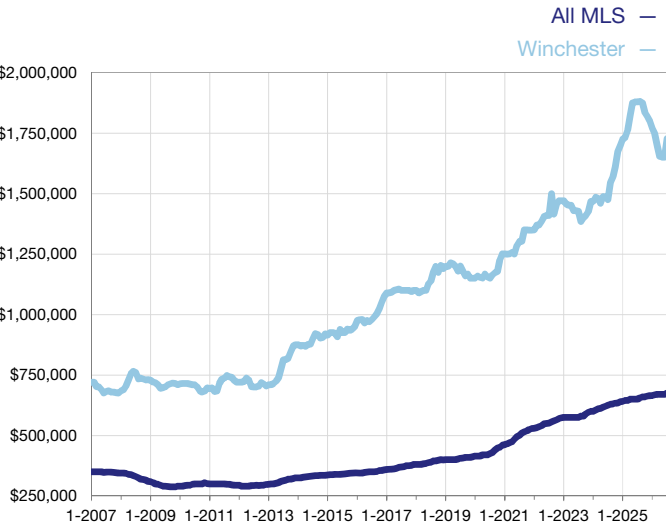
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	16	0.0%	114	110	- 3.5%
Closed Sales	20	27	+ 35.0%	97	109	+ 12.4%
Median Sales Price*	\$1,583,500	\$2,025,000	+ 27.9%	\$1,890,000	\$1,738,000	- 8.0%
Inventory of Homes for Sale	42	35	- 16.7%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	47	24	- 48.9%	32	34	+ 6.3%
Percent of Original List Price Received*	98.8%	100.1%	+ 1.3%	100.5%	99.4%	- 1.1%
New Listings	19	15	- 21.1%	170	147	- 13.5%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	34	37	+ 8.8%
Closed Sales	7	3	- 57.1%	33	37	+ 12.1%
Median Sales Price*	\$1,400,000	\$620,000	- 55.7%	\$1,080,000	\$750,000	- 30.6%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	21	77	+ 266.7%	46	53	+ 15.2%
Percent of Original List Price Received*	102.1%	95.6%	- 6.4%	96.8%	100.4%	+ 3.7%
New Listings	6	9	+ 50.0%	37	48	+ 29.7%

* 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

