

## Winchester

Litchfield County

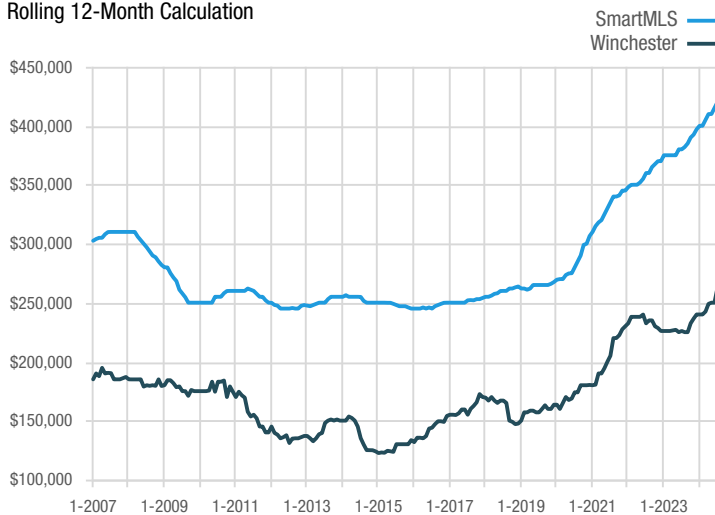
| Single Family                   | July      |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2023      | 2024             | % Change | Thru 7-2023  | Thru 7-2024      | % Change |
| New Listings                    | 15        | 13               | - 13.3%  | 68           | 66               | - 2.9%   |
| Pending Sales                   | 8         | 12               | + 50.0%  | 55           | 48               | - 12.7%  |
| Closed Sales                    | 8         | 7                | - 12.5%  | 52           | 41               | - 21.2%  |
| Days on Market Until Sale       | 14        | 27               | + 92.9%  | 33           | 38               | + 15.2%  |
| Median Sales Price*             | \$240,000 | <b>\$335,000</b> | + 39.6%  | \$225,000    | <b>\$290,000</b> | + 28.9%  |
| Average Sales Price*            | \$264,375 | <b>\$400,429</b> | + 51.5%  | \$287,854    | <b>\$340,196</b> | + 18.2%  |
| Percent of List Price Received* | 108.2%    | <b>101.3%</b>    | - 6.4%   | 100.2%       | <b>99.4%</b>     | - 0.8%   |
| Inventory of Homes for Sale     | 25        | 23               | - 8.0%   | —            | —                | —        |
| Months Supply of Inventory      | 2.6       | 2.8              | + 7.7%   | —            | —                | —        |

| Townhouse/Condo                 | July      |      |          | Year to Date |                  |          |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
|                                 | 2023      | 2024 | % Change | Thru 7-2023  | Thru 7-2024      | % Change |
| New Listings                    | 1         | 3    | + 200.0% | 7            | 9                | + 28.6%  |
| Pending Sales                   | 0         | 2    | —        | 8            | 8                | 0.0%     |
| Closed Sales                    | 3         | 0    | - 100.0% | 10           | 6                | - 40.0%  |
| Days on Market Until Sale       | 7         | —    | —        | 20           | 15               | - 25.0%  |
| Median Sales Price*             | \$173,500 | —    | —        | \$157,500    | <b>\$177,450</b> | + 12.7%  |
| Average Sales Price*            | \$164,167 | —    | —        | \$162,550    | <b>\$170,400</b> | + 4.8%   |
| Percent of List Price Received* | 98.5%     | —    | —        | 100.8%       | <b>98.1%</b>     | - 2.7%   |
| Inventory of Homes for Sale     | 2         | 1    | - 50.0%  | —            | —                | —        |
| Months Supply of Inventory      | 1.2       | 0.6  | - 50.0%  | —            | —                | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

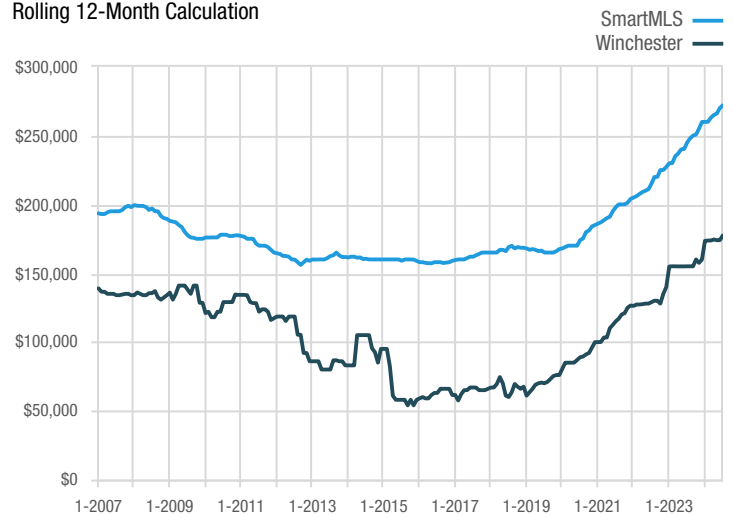
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.