

## Winchester

Litchfield County

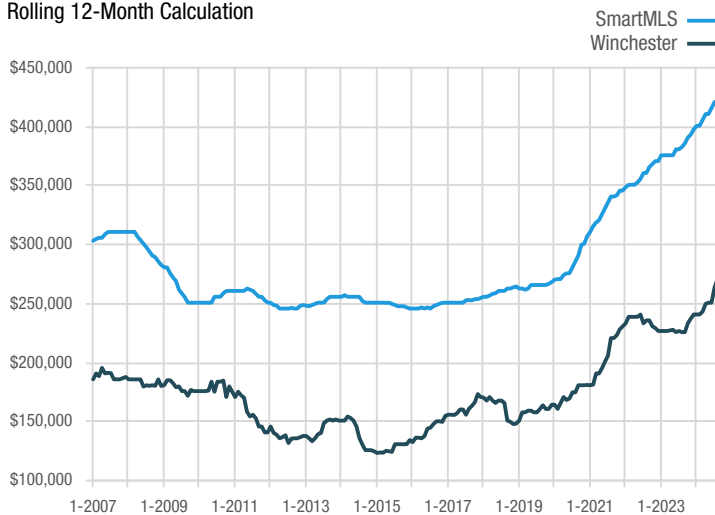
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	13	17	+ 30.8%	81	83	+ 2.5%
Pending Sales	11	11	0.0%	66	59	- 10.6%
Closed Sales	8	13	+ 62.5%	60	54	- 10.0%
Days on Market Until Sale	35	17	- 51.4%	34	33	- 2.9%
Median Sales Price*	\$237,000	<b>\$320,000</b>	+ 35.0%	\$231,000	<b>\$290,000</b>	+ 25.5%
Average Sales Price*	\$278,250	<b>\$439,154</b>	+ 57.8%	\$286,573	<b>\$364,019</b>	+ 27.0%
Percent of List Price Received*	102.7%	<b>101.8%</b>	- 0.9%	100.6%	<b>100.0%</b>	- 0.6%
Inventory of Homes for Sale	25	28	+ 12.0%	—	—	—
Months Supply of Inventory	2.6	3.4	+ 30.8%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	0	- 100.0%	8	9	+ 12.5%
Pending Sales	0	1	—	8	9	+ 12.5%
Closed Sales	0	3	—	10	9	- 10.0%
Days on Market Until Sale	—	3	—	20	11	- 45.0%
Median Sales Price*	—	<b>\$215,000</b>	—	\$157,500	<b>\$179,900</b>	+ 14.2%
Average Sales Price*	—	<b>\$195,000</b>	—	\$162,550	<b>\$178,600</b>	+ 9.9%
Percent of List Price Received*	—	<b>103.2%</b>	—	100.8%	<b>99.8%</b>	- 1.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

\* 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.

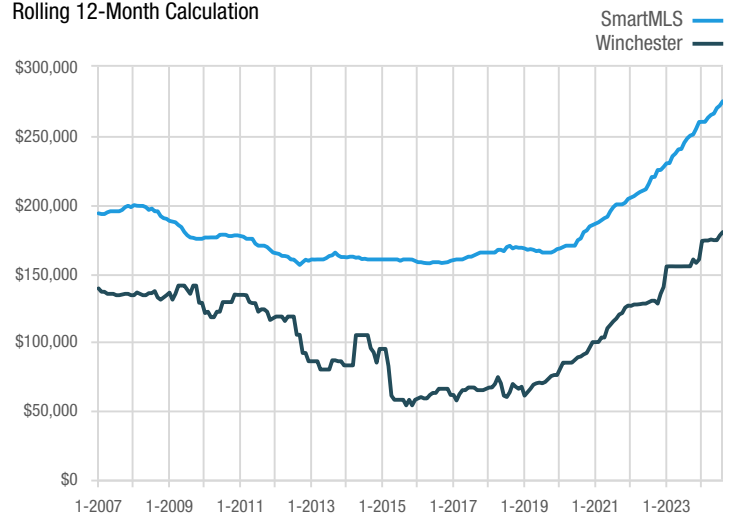
### Median Sales Price - Single Family

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.