

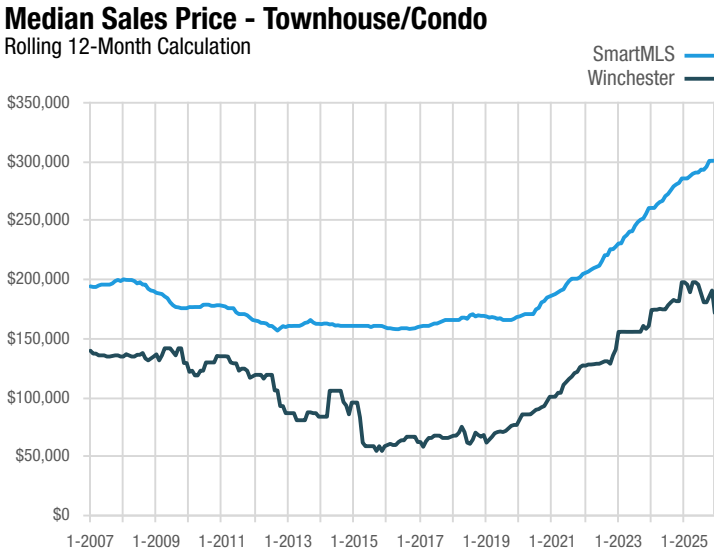
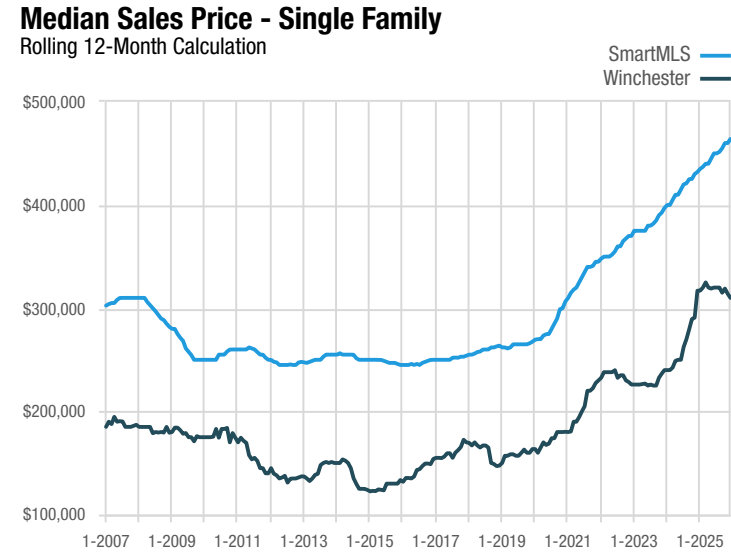
Winchester

Litchfield County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	2	0.0%	121	129	+ 6.6%
Pending Sales	8	7	- 12.5%	94	100	+ 6.4%
Closed Sales	10	5	- 50.0%	94	97	+ 3.2%
Days on Market Until Sale	70	54	- 22.9%	35	33	- 5.7%
Median Sales Price*	\$355,875	\$260,000	- 26.9%	\$317,000	\$310,000	- 2.2%
Average Sales Price*	\$335,475	\$274,980	- 18.0%	\$357,107	\$381,983	+ 7.0%
Percent of List Price Received*	101.5%	96.6%	- 4.8%	100.2%	100.9%	+ 0.7%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	1	- 80.0%	19	16	- 15.8%
Pending Sales	3	3	0.0%	16	17	+ 6.3%
Closed Sales	3	3	0.0%	13	19	+ 46.2%
Days on Market Until Sale	23	28	+ 21.7%	13	18	+ 38.5%
Median Sales Price*	\$199,000	\$171,000	- 14.1%	\$197,000	\$171,000	- 13.2%
Average Sales Price*	\$198,667	\$167,233	- 15.8%	\$185,262	\$173,663	- 6.3%
Percent of List Price Received*	102.1%	95.2%	- 6.8%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

* 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.



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.