

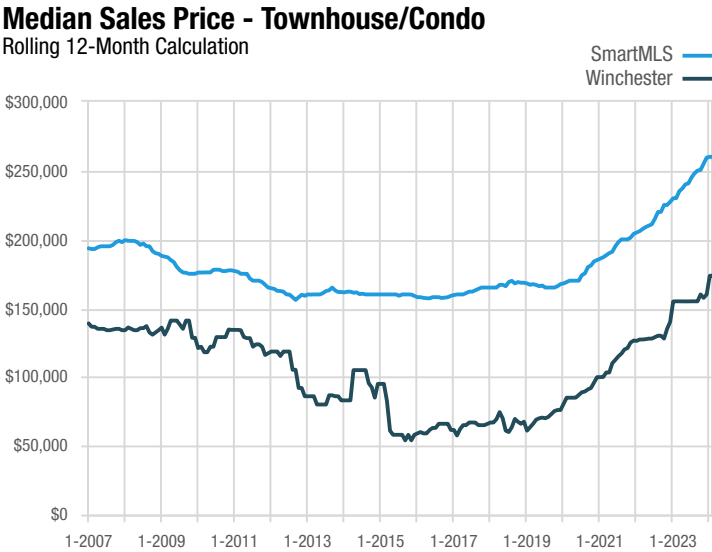
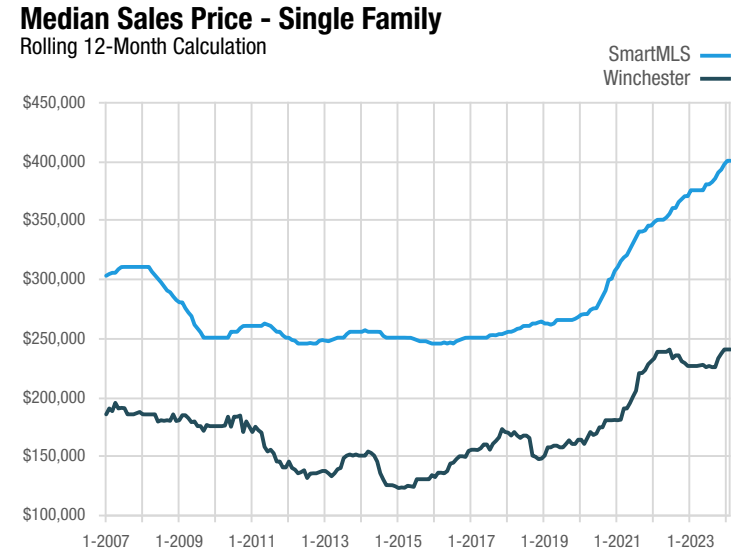
Winchester

Litchfield County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	9	6	- 33.3%	16	11	- 31.3%
Pending Sales	14	4	- 71.4%	24	9	- 62.5%
Closed Sales	12	5	- 58.3%	20	9	- 55.0%
Days on Market Until Sale	38	42	+ 10.5%	39	51	+ 30.8%
Median Sales Price*	\$240,000	\$185,000	- 22.9%	\$216,750	\$279,000	+ 28.7%
Average Sales Price*	\$303,258	\$233,400	- 23.0%	\$278,730	\$352,333	+ 26.4%
Percent of List Price Received*	96.7%	91.7%	- 5.2%	97.4%	92.7%	- 4.8%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	2	—	2	5	+ 150.0%
Pending Sales	2	2	0.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	4	—	—	8	0	- 100.0%
Median Sales Price*	\$166,000	—	—	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$166,000	—	—	\$157,200	\$175,000	+ 11.3%
Percent of List Price Received*	105.1%	—	—	102.1%	97.3%	- 4.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

\* 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.



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.