

## Winchester

Litchfield County

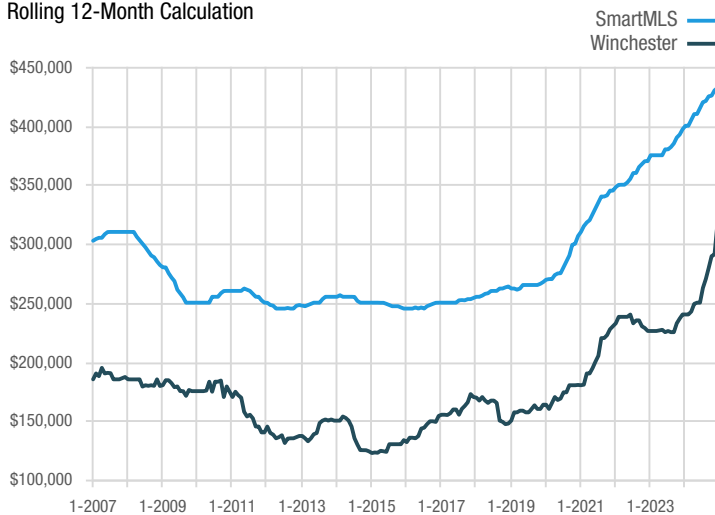
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	1	- 66.7%	122	121	- 0.8%
Pending Sales	8	10	+ 25.0%	106	96	- 9.4%
Closed Sales	10	10	0.0%	109	94	- 13.8%
Days on Market Until Sale	26	70	+ 169.2%	31	35	+ 12.9%
Median Sales Price*	\$243,500	<b>\$355,875</b>	+ 46.1%	\$240,000	<b>\$317,000</b>	+ 32.1%
Average Sales Price*	\$314,290	<b>\$335,475</b>	+ 6.7%	\$289,813	<b>\$357,107</b>	+ 23.2%
Percent of List Price Received*	99.6%	<b>101.5%</b>	+ 1.9%	99.7%	<b>100.2%</b>	+ 0.5%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	4	—	11	18	+ 63.6%
Pending Sales	2	3	+ 50.0%	14	16	+ 14.3%
Closed Sales	2	3	+ 50.0%	16	13	- 18.8%
Days on Market Until Sale	25	23	- 8.0%	27	13	- 51.9%
Median Sales Price*	\$190,000	<b>\$199,000</b>	+ 4.7%	\$160,000	<b>\$197,000</b>	+ 23.1%
Average Sales Price*	\$190,000	<b>\$198,667</b>	+ 4.6%	\$182,438	<b>\$185,262</b>	+ 1.5%
Percent of List Price Received*	103.7%	<b>102.1%</b>	- 1.5%	100.5%	<b>101.0%</b>	+ 0.5%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.1	—	—	—	—

\* 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.

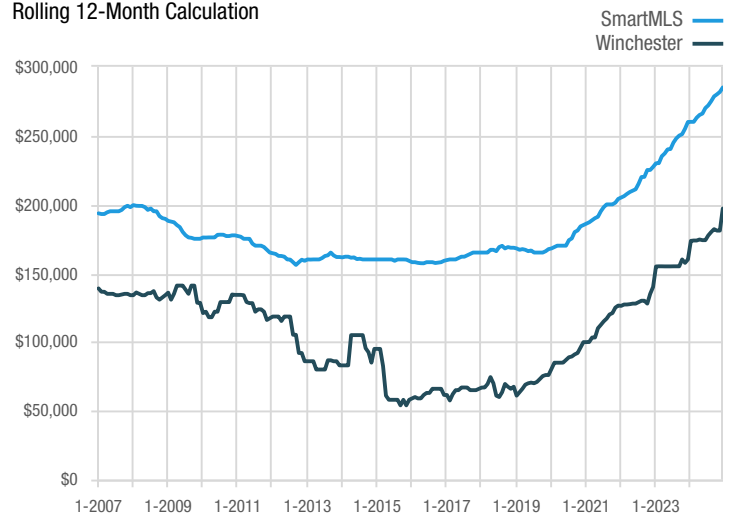
### Median Sales Price - Single Family

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.