

Winchester

Litchfield County

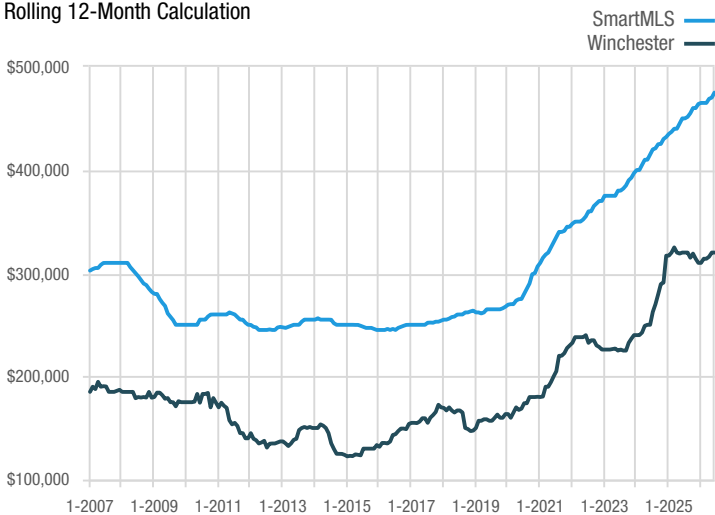
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	14	9	- 35.7%	70	61	- 12.9%
Pending Sales	10	11	+ 10.0%	43	48	+ 11.6%
Closed Sales	9	12	+ 33.3%	39	43	+ 10.3%
Days on Market Until Sale	63	17	- 73.0%	36	30	- 16.7%
Median Sales Price*	\$460,000	\$354,250	- 23.0%	\$301,950	\$340,000	+ 12.6%
Average Sales Price*	\$606,989	\$644,875	+ 6.2%	\$378,936	\$450,948	+ 19.0%
Percent of List Price Received*	99.6%	104.5%	+ 4.9%	100.4%	100.4%	0.0%
Inventory of Homes for Sale	31	22	- 29.0%	—	—	—
Months Supply of Inventory	3.6	2.5	- 30.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	7	6	- 14.3%
Pending Sales	2	3	+ 50.0%	10	7	- 30.0%
Closed Sales	2	4	+ 100.0%	12	8	- 33.3%
Days on Market Until Sale	7	31	+ 342.9%	14	26	+ 85.7%
Median Sales Price*	\$135,250	\$199,500	+ 47.5%	\$160,000	\$199,500	+ 24.7%
Average Sales Price*	\$135,250	\$188,750	+ 39.6%	\$171,867	\$206,250	+ 20.0%
Percent of List Price Received*	100.6%	105.4%	+ 4.8%	99.0%	103.4%	+ 4.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

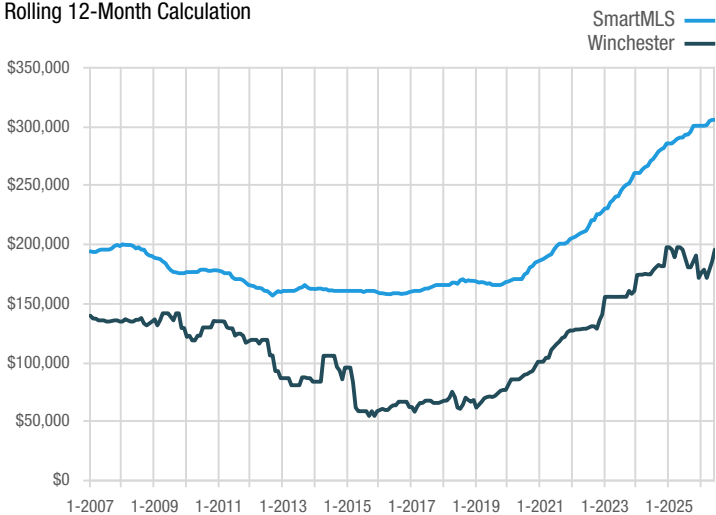
Median Sales Price - Single Family

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.