

Winchester

Litchfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	11	- 35.3%	100	81	- 19.0%
Pending Sales	8	7	- 12.5%	64	62	- 3.1%
Closed Sales	10	6	- 40.0%	60	61	+ 1.7%
Days on Market Until Sale	21	37	+ 76.2%	31	28	- 9.7%
Median Sales Price*	\$305,000	\$505,000	+ 65.6%	\$314,000	\$350,000	+ 11.5%
Average Sales Price*	\$353,343	\$503,333	+ 42.4%	\$389,701	\$474,045	+ 21.6%
Percent of List Price Received*	100.1%	102.5%	+ 2.4%	100.2%	100.2%	0.0%
Inventory of Homes for Sale	38	25	- 34.2%	—	—	—
Months Supply of Inventory	4.6	3.1	- 32.6%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	3	0	- 100.0%	10	7	- 30.0%
Pending Sales	0	0	0.0%	10	7	- 30.0%
Closed Sales	0	0	0.0%	13	8	- 38.5%
Days on Market Until Sale	—	—	—	13	26	+ 100.0%
Median Sales Price*	—	—	—	\$160,000	\$199,500	+ 24.7%
Average Sales Price*	—	—	—	\$167,877	\$206,250	+ 22.9%
Percent of List Price Received*	—	—	—	99.8%	103.4%	+ 3.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
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.

