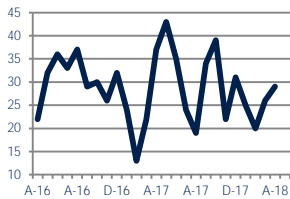




Units Sold

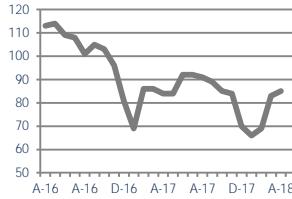
29



Down -22%  
Vs. Year Ago

Active Inventory

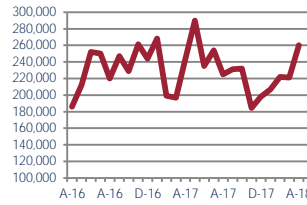
85



Up 1%  
Vs. Year Ago

Median Sale Price

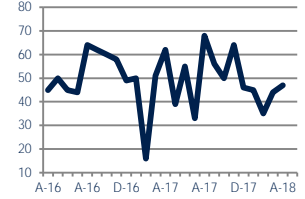
\$260,000



Up 7%  
Vs. Year Ago

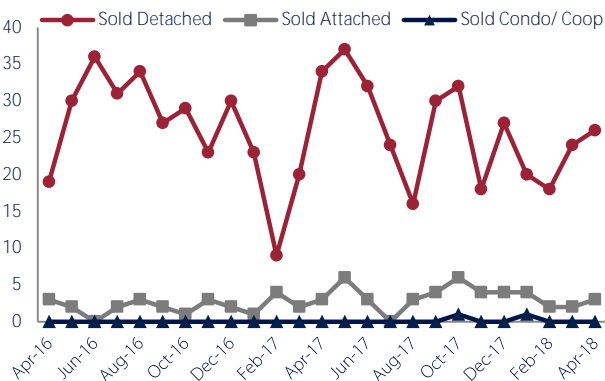
Days On Market

47



Down -24%  
Vs. Year Ago

Units Sold\*



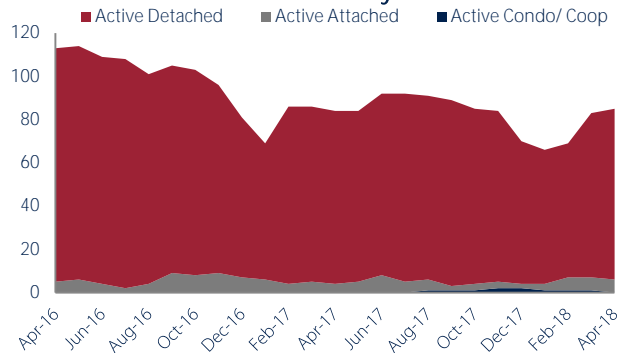
Units Sold

There was an increase in total units sold in April, with 29 sold this month in Winchester City versus 26 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2017.

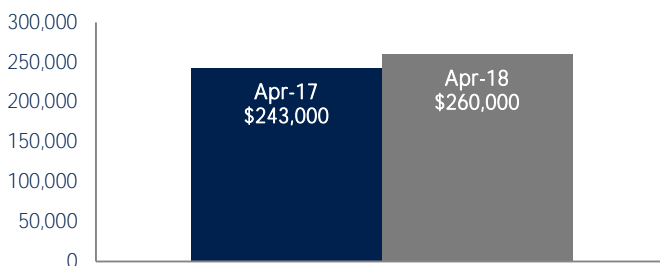
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this April was 85 compared to 84 in April 2017. This month's total of 85 is higher than the previous month's total supply of available inventory of 83, an increase of 2%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last April, the median sale price for Winchester City Homes was \$243,000. This April, the median sale price was \$260,000, an increase of 7% or \$17,000 compared to last year. The current median sold price is 18% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

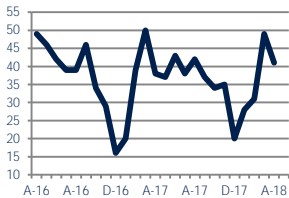


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



**New Listings**

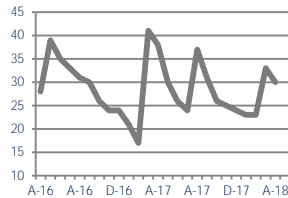
41



Up 8%  
Vs. Year Ago

**Current Contracts**

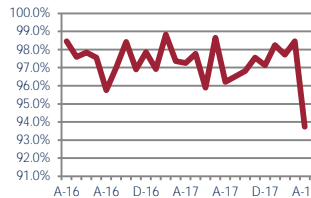
30



Down -21%  
Vs. Year Ago

**Sold Vs. List Price**

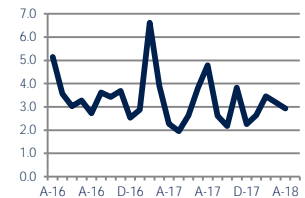
93.7%



Down -3.6%  
Vs. Year Ago

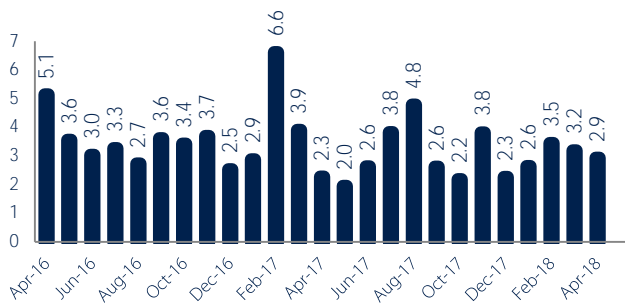
**Months of Supply**

2.9



Up 29%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

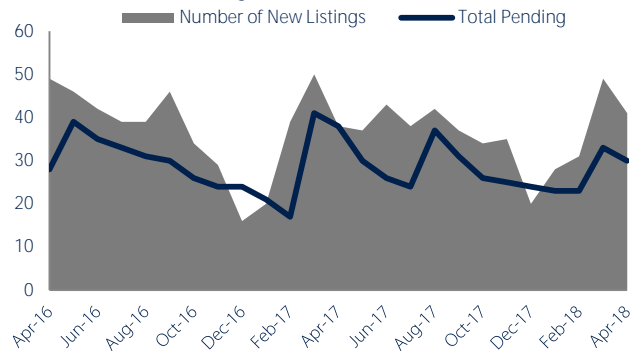
In April, there was 2.9 months of supply available in Winchester City, compared to 2.3 in April 2017. That is an increase of 29% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

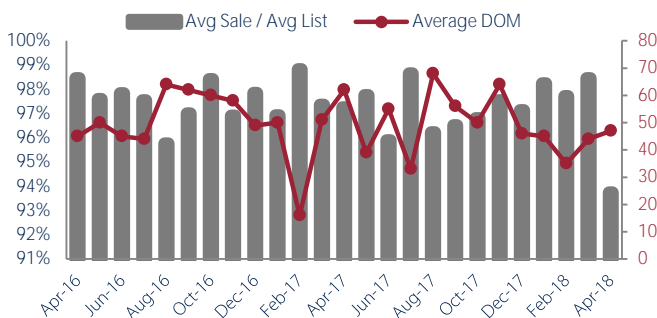
**New Listings & Current Contracts**

This month there were 41 homes newly listed for sale in Winchester City compared to 38 in April 2017, an increase of 8%. There were 30 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 21% lower than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Winchester City was 93.7% of the average list price, which is 3.5% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 47, lower than the average last year, which was 62, a decrease of 24%.



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