

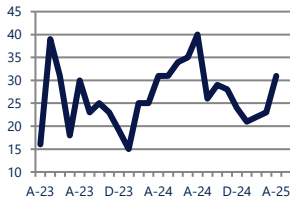
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WINCHESTER CITY HOUSING MARKET**

APRIL 2025

Units Sold

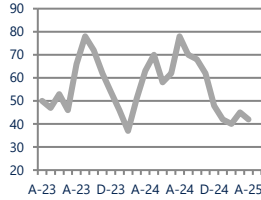
31



No Change
Vs. Year Ago

Active Inventory

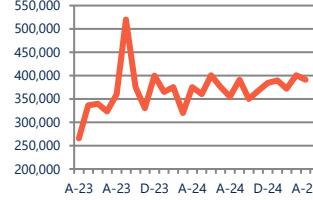
42



Down -33%
Vs. Year Ago

Median Sale Price

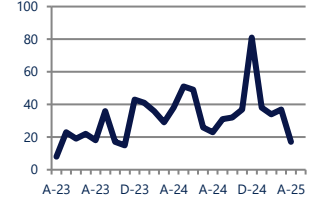
\$391,297



Up 4%
Vs. Year Ago

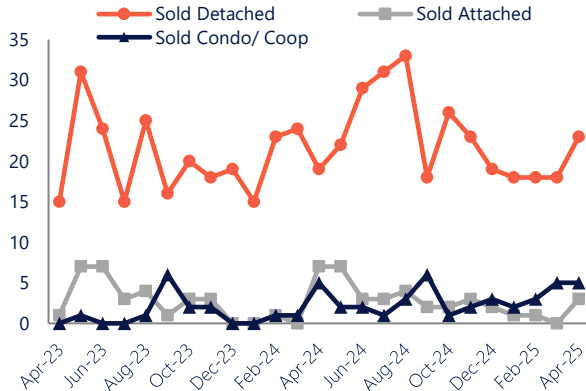
Days On Market

17



Down
Vs. Year Ago

Units Sold*



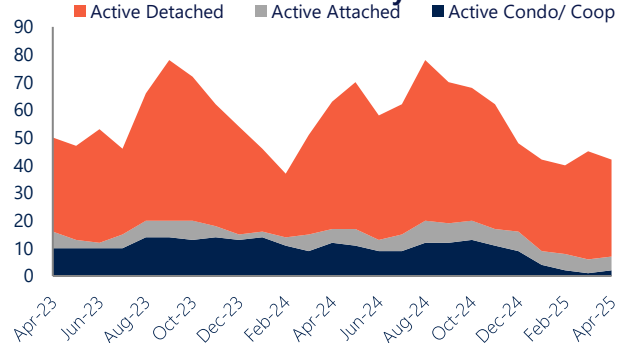
Units Sold

There was an increase in total units sold in April, with 31 sold this month in Winchester City, an increase of 35%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 33%. The total number of active inventory this April was 42 compared to 63 in April 2024. This month's total of 42 is lower than the previous month's total supply of available inventory of 45, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Winchester City Homes was \$375,000. This April, the median sale price was \$391,297, an increase of 4% or \$16,297 compared to last year. The current median sold price is 2% lower 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.

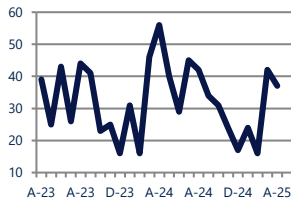
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WINCHESTER CITY HOUSING MARKET**

APRIL 2025

New Listings

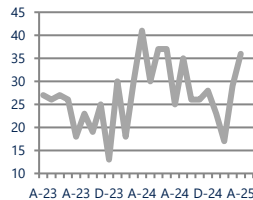
37



Down -34%
Vs. Year Ago

Current Contracts

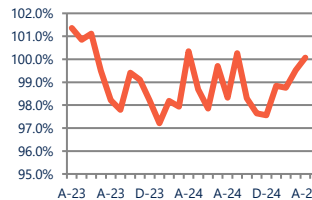
36



Down -12%
Vs. Year Ago

Sold Vs. List Price

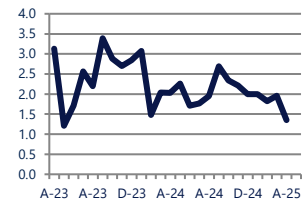
100.1%



No Change
Vs. Year Ago

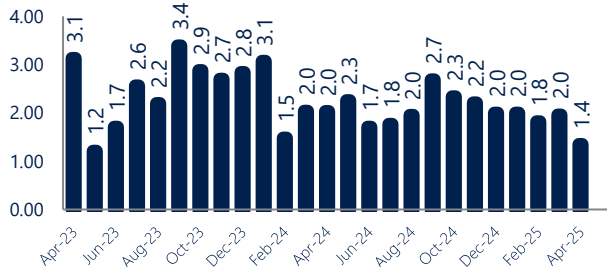
Months of Supply

1.4



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

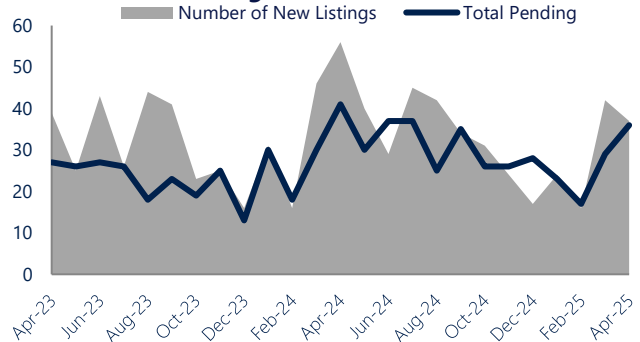
In April, there was 1.4 months of supply available in Winchester City, compared to 2.0 in April 2024. That is a decrease of 33% versus a year ago.

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.

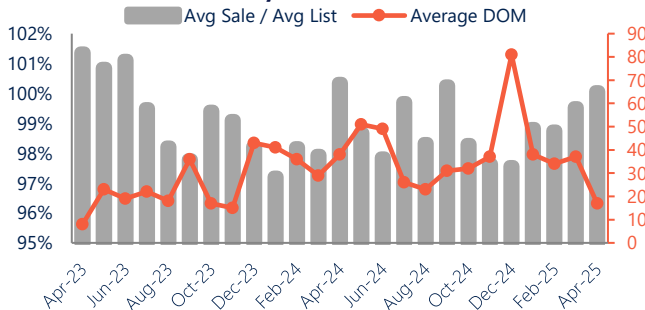
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Winchester City compared to 56 in April 2024, a decrease of 34%. There were 36 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 12% 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 100.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 38. This decrease was impacted by the limited number of sales.