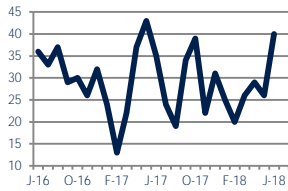


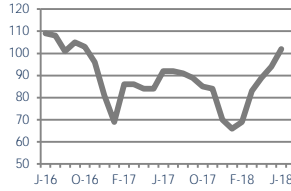


Units Sold 40



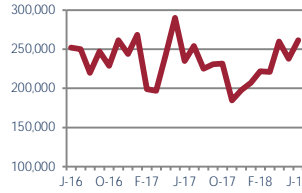
Up 14%
Vs. Year Ago

Active Inventory 102



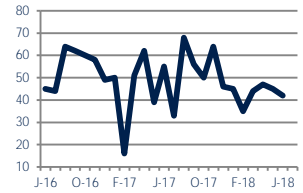
Up 11%
Vs. Year Ago

Median Sale Price \$261,450



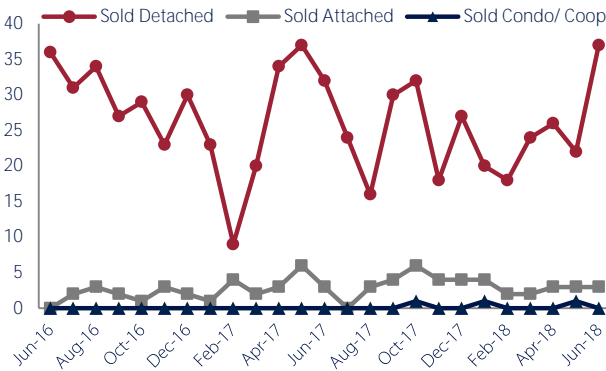
Up 11%
Vs. Year Ago

Days On Market 42



Down -24%
Vs. Year Ago

Units Sold*



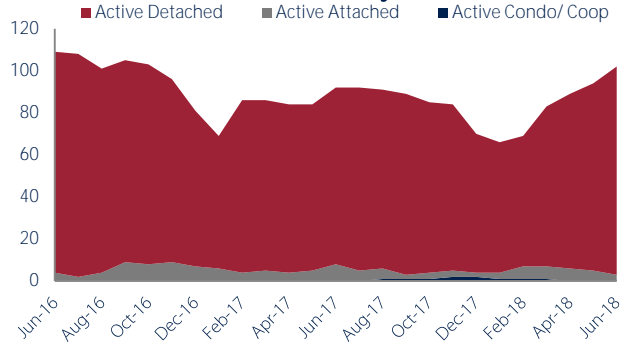
Units Sold

There was an increase in total units sold in June, with 40 sold this month in Winchester City. This month's total units sold was higher than at this time last year.

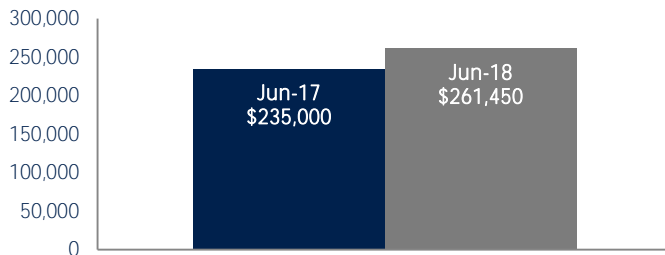
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 11%. The total number of active inventory this June was 102 compared to 92 in June 2017. This month's total of 102 is higher than the previous month's total supply of available inventory of 94, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Winchester City Homes was \$235,000. This June, the median sale price was \$261,450, an increase of 11% or \$26,450 compared to last year. The current median sold price is 10% higher than in May.

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



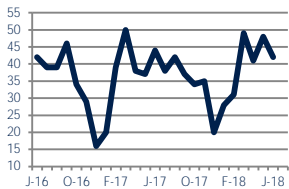
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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

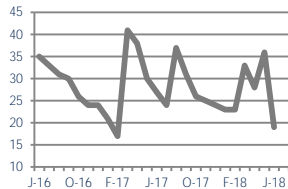
42



Down -5%
Vs. Year Ago

Current Contracts

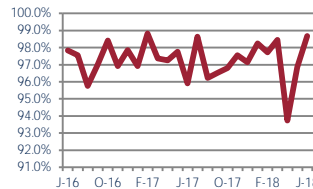
19



Down -30%
Vs. Year Ago

Sold Vs. List Price

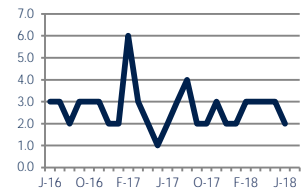
98.7%



Up 2.9%
Vs. Year Ago

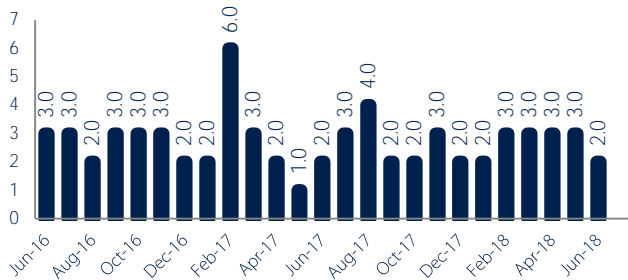
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

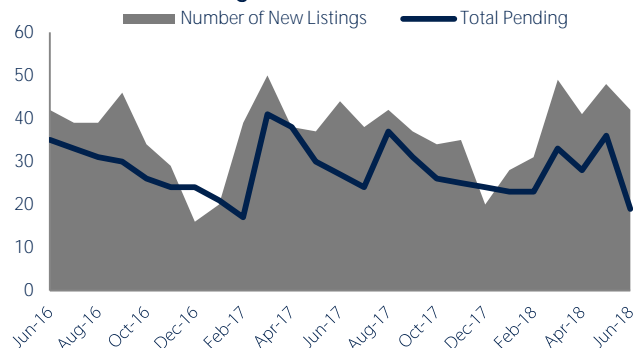
In June, there was 2.6 months of supply available in Winchester City. The amount of supply is similar compared to a year ago.

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.

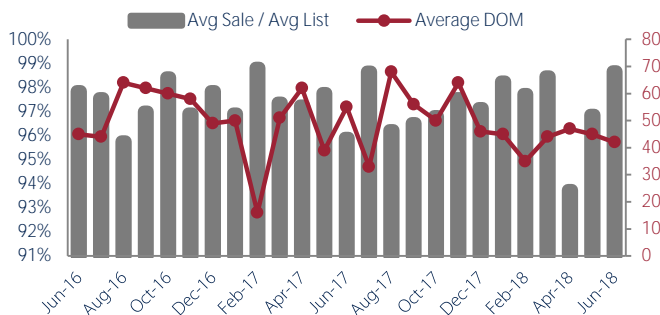
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Winchester City compared to 44 in June 2017, a decrease of 5%. There were 19 current contracts pending sale this June compared to 27 a year ago. The number of current contracts is 30% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Winchester City was 98.7% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 55, a decrease of 24%.



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