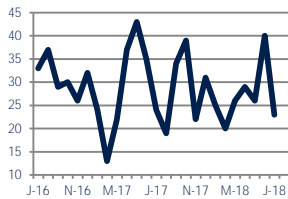


### Units Sold

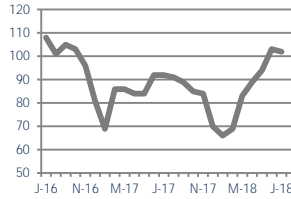
23



**Down**  
Vs. Year Ago

### Active Inventory

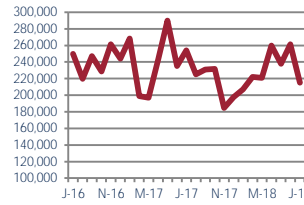
102



**Up 11%**  
Vs. Year Ago

### Median Sale Price

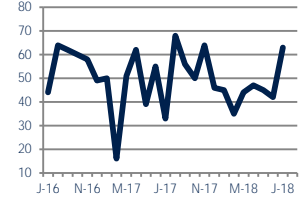
\$215,000



**Down -15%**  
Vs. Year Ago

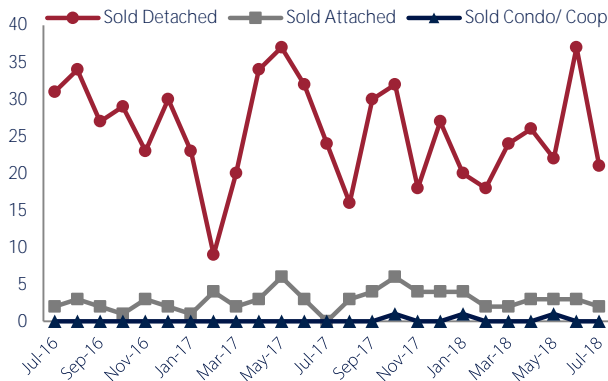
### Days On Market

63



**Up**  
Vs. Year Ago

### Units Sold\*



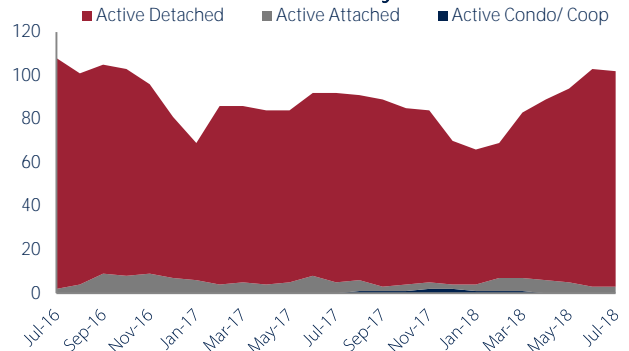
### Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 23 sold this month in Winchester City. This month's total units sold was lower than at this time last year, a decrease from 2017.

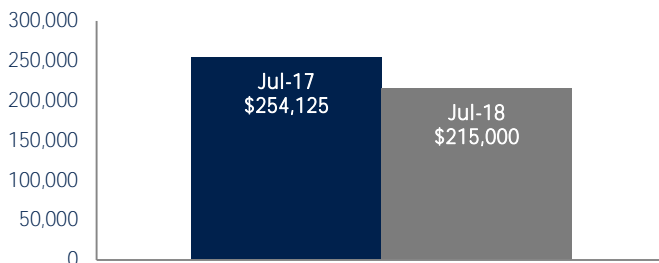
### Active Inventory

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 July was 102 compared to 92 in July 2017. This month's total of 102 is lower than the previous month's total supply of available inventory of 103, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Winchester City Homes was \$254,125. This July, the median sale price was \$215,000, a decrease of 15% or \$39,125 compared to last year. The current median sold price is 18% lower than in June.

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

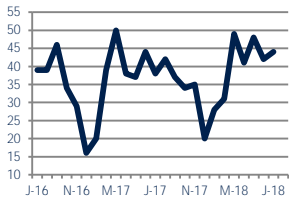


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

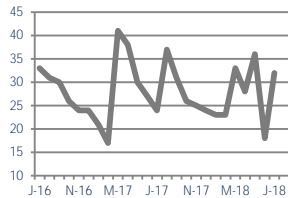
44



**Up 16%**  
Vs. Year Ago

**Current Contracts**

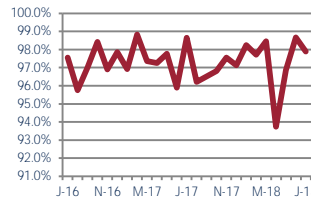
32



**Up 33%**  
Vs. Year Ago

**Sold Vs. List Price**

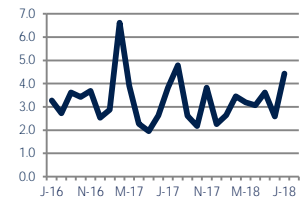
97.9%



**Down -0.8%**  
Vs. Year Ago

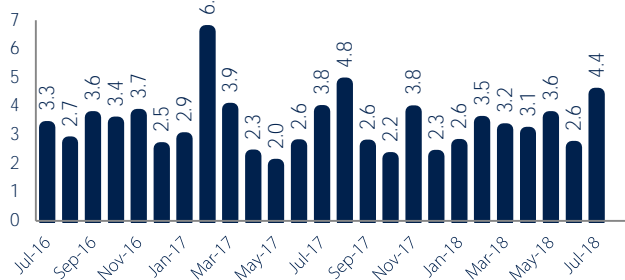
**Months of Supply**

4.4



**Up 16%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

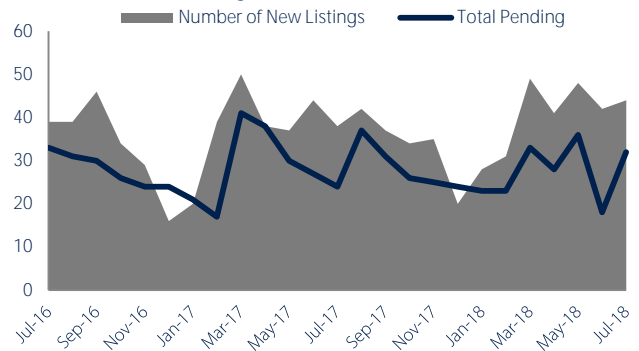
In July, there was 4.4 months of supply available in Winchester City, compared to 3.8 in July 2017. That is an increase of 16% versus a year ago.

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.

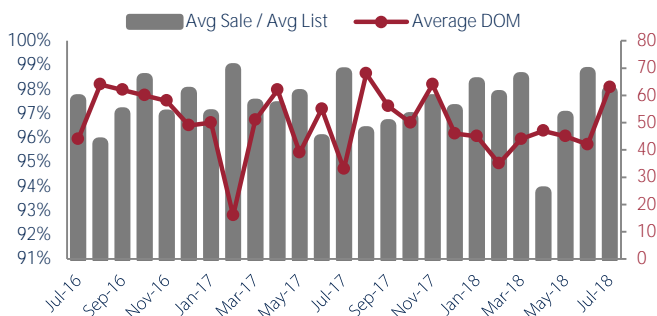
**New Listings & Current Contracts**

This month there were 44 homes newly listed for sale in Winchester City compared to 38 in July 2017, an increase of 16%. There were 32 current contracts pending sale this July compared to 24 a year ago. The number of current contracts is 33% higher than last July.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In July, the average sale price in Winchester City was 97.9% of the average list price, which is 0.8% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 63, higher than the average last year, which was 33. This increase was impacted by the limited number of sales.



\*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.

