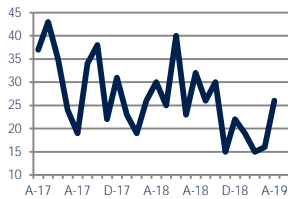


Units Sold

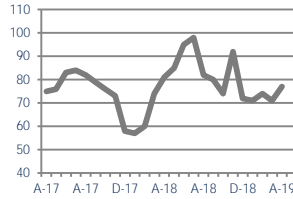
26



Down
Vs. Year Ago

Active Inventory

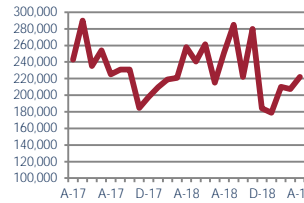
77



Down -5%
Vs. Year Ago

Median Sale Price

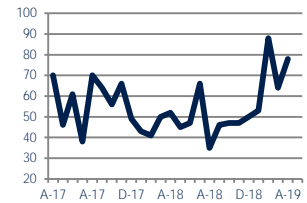
\$222,200



Down -14%
Vs. Year Ago

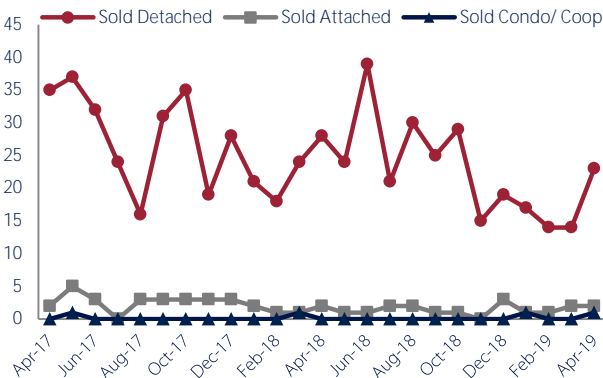
Days On Market

78



Up
Vs. Year Ago

Units Sold*



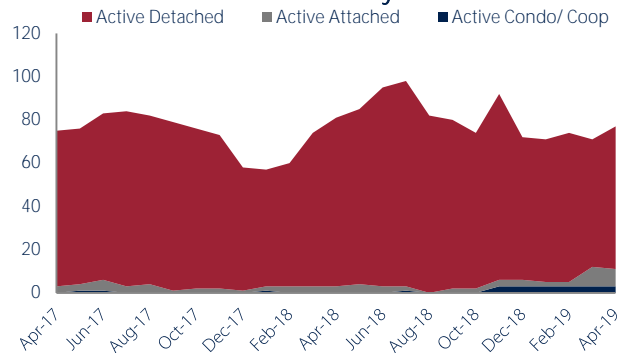
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 26 sold this month in Winchester City. This month's total units sold was lower than at this time last year, a decrease from April 2018.

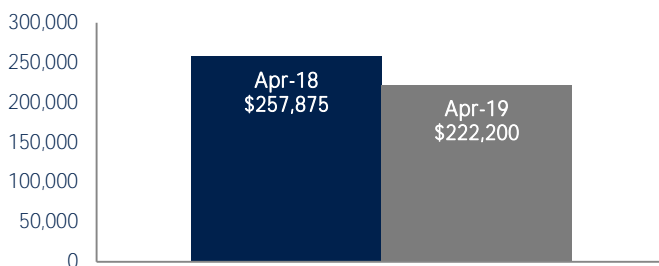
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 5%. The total number of active inventory this April was 77 compared to 81 in April 2018. This month's total of 77 is higher than the previous month's total supply of available inventory of 71, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Winchester City Homes was \$257,875. This April, the median sale price was \$222,200, a decrease of 14% or \$35,675 compared to last year. The current median sold price is 7% 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.



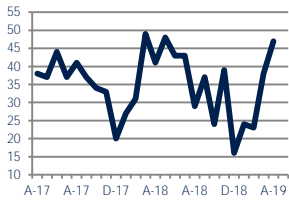
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

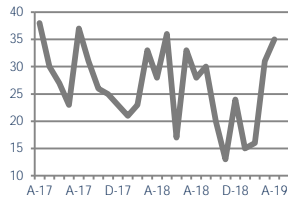
47



Up 15%
Vs. Year Ago

Current Contracts

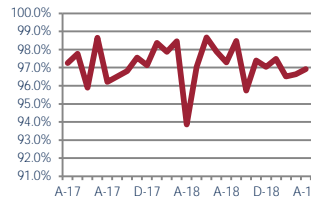
35



Up 25%
Vs. Year Ago

Sold Vs. List Price

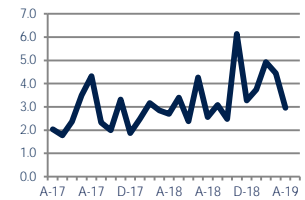
96.9%



Up 3.2%
Vs. Year Ago

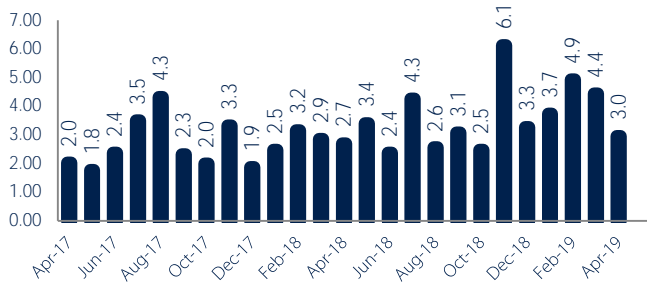
Months of Supply

3.0



Up 10%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

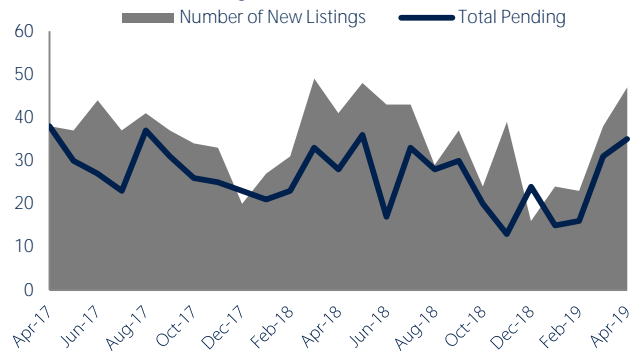
This month there were 47 homes newly listed for sale in Winchester City compared to 41 in April 2018, an increase of 15%. There were 35 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 25% higher than last April.

Months of Supply

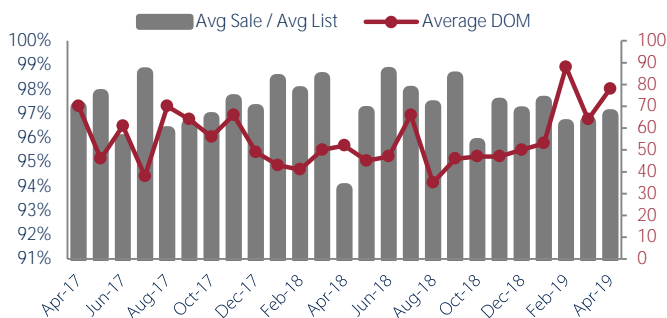
In April, there was 3.0 months of supply available in Winchester City, compared to 2.7 in April 2018. That is an increase of 10% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Winchester City was 96.9% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 78, higher than the average last year, which was 52. This increase was impacted by the limited number of sales.



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