# THE LONG & FOSTER

550,000

500,000

450,000

400 000

350,000

300,000

250.000

200,000

**Median Sale Price** 

\$391,297

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 4%

Vs. Year Ago

#### FOCUS ON: WINCHESTER CITY HOUSING MARKET

APRIL 2025

**Days On Market** 

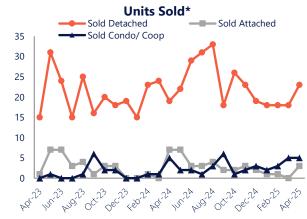
17

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Down

Vs. Year Ago





# **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.

100

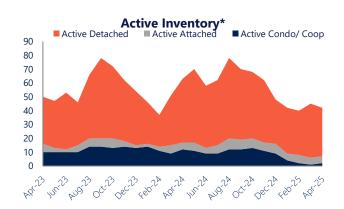
80

60

40

20

0



#### **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%.



### **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.



\*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.



# THE LONG & FOSTER MARKET MINUTE

#### FOCUS ON: WINCHESTER CITY HOUSING MARKET

## APRII 2025



**Down -34%** Vs. Year Ago



**Down -12%** Vs. Year Ago



# New Listings & Current Contracts

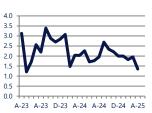
This month there were 37 homes newly listed for sale in Winchester City compared to 56 in April 2024, a decrease of 34%. There were 36 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 12% lower than last April.





No Change Vs. Year Ago

#### Months of Supply 1.4

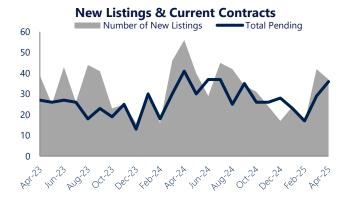


**Down -33%** Vs. Year Ago

#### 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.



# 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.



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