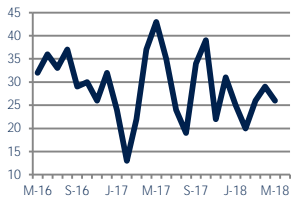




Units Sold

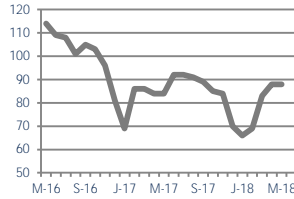
26



Down
Vs. Year Ago

Active Inventory

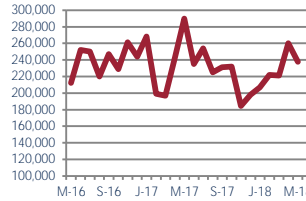
88



Up 5%
Vs. Year Ago

Median Sale Price

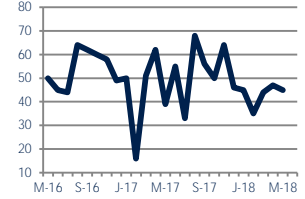
\$237,750



Down -18%
Vs. Year Ago

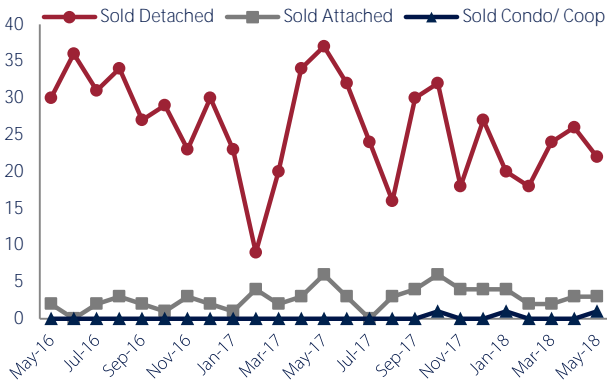
Days On Market

45



Up 15%
Vs. Year Ago

Units Sold*



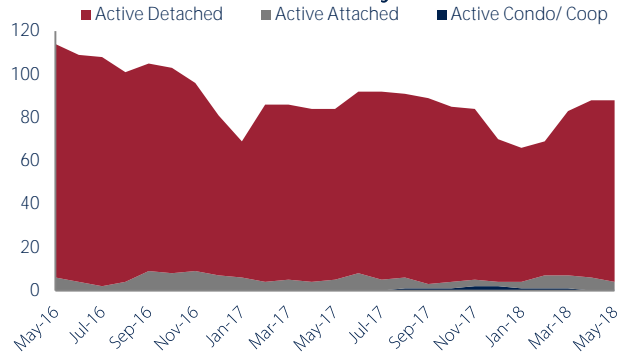
Units Sold

With relatively few transactions, there was a decrease in total units sold in May, 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 May 2017.

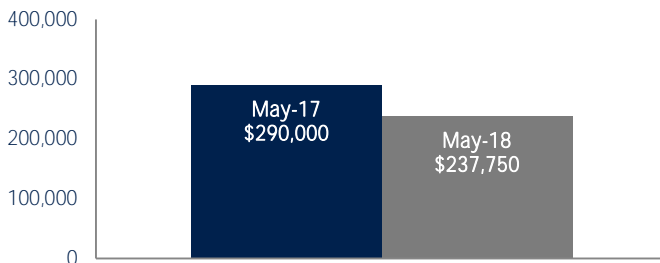
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 5%. The total number of active inventory this May was 88 compared to 84 in May 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Winchester City Homes was \$290,000. This May, the median sale price was \$237,750, a decrease of 18% or \$52,250 compared to last year. The current median sold price is 9% lower than in April.

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



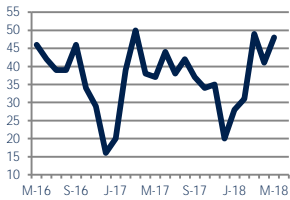
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

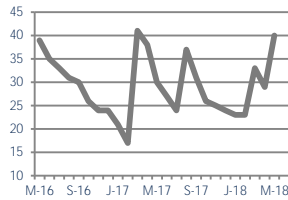
48



Up 30%
Vs. Year Ago

Current Contracts

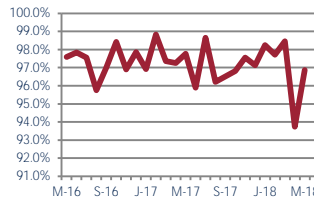
40



Up 33%
Vs. Year Ago

Sold Vs. List Price

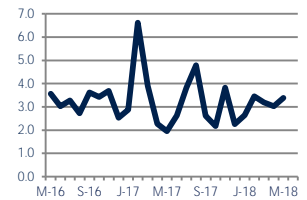
96.9%



Down -0.9%
Vs. Year Ago

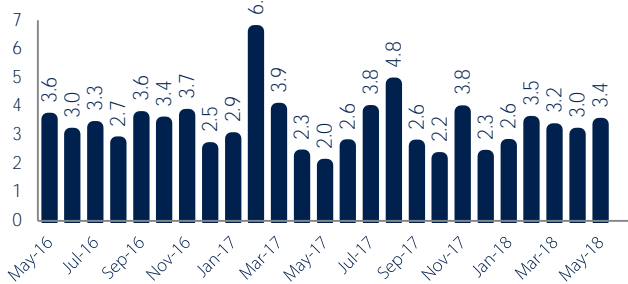
Months of Supply

3.4



Up 73%
Vs. Year Ago

Months Of Supply



Months of Supply

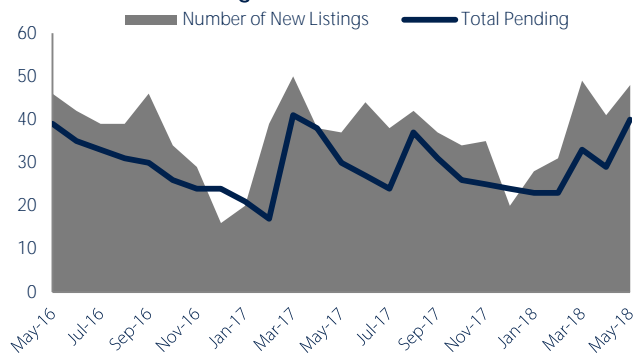
In May, there was 3.4 months of supply available in Winchester City, compared to 2.0 in May 2017. That is an increase of 73% versus a year ago.

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.

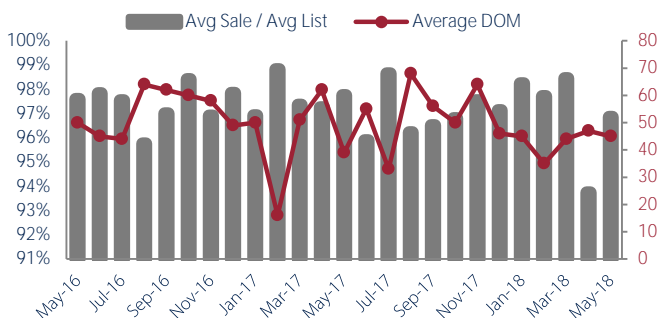
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Winchester City compared to 37 in May 2017, an increase of 30%. There were 40 current contracts pending sale this May compared to 30 a year ago. The number of current contracts is 33% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Winchester City was 96.9% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 39, an increase of 15%.



*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.

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