

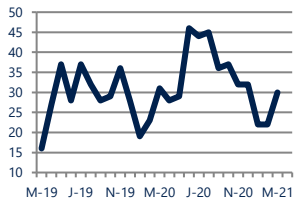


Focus On: **Winchester City Housing Market**

March 2021

Units Sold

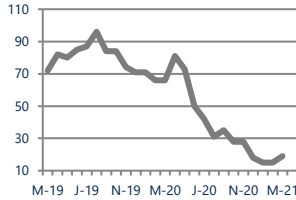
30



Down
Vs. Year Ago

Active Inventory

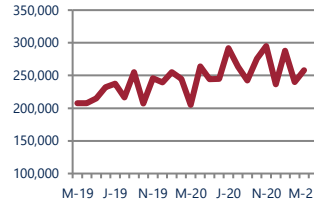
19



Down -71%
Vs. Year Ago

Median Sale Price

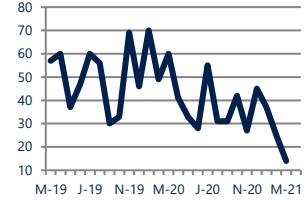
\$257,950



Up
Vs. Year Ago

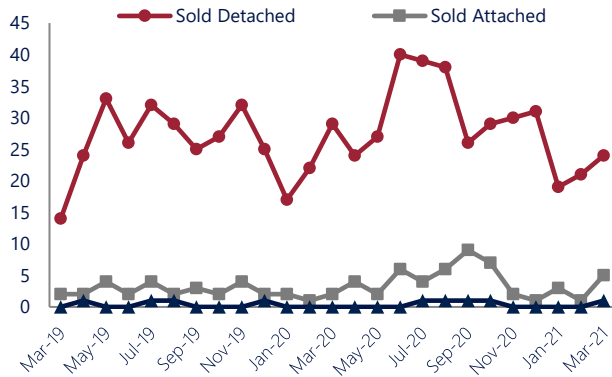
Days On Market

14



Down
Vs. Year Ago

Units Sold*



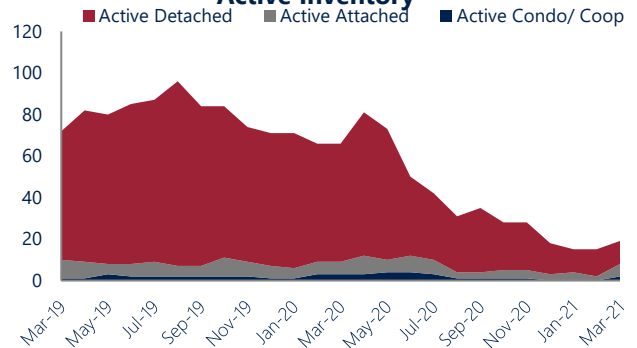
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 30 sold this month in Winchester City. This month's total units sold was lower than at this time last year, a decrease from March 2020.

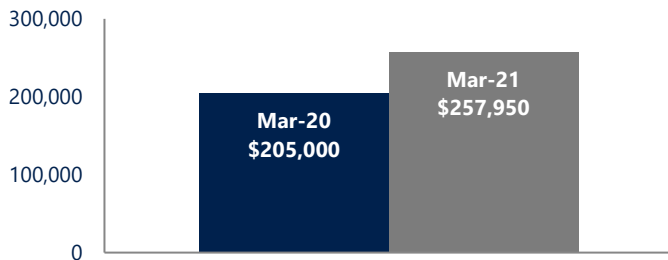
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 71%. The total number of active inventory this March was 19 compared to 66 in March 2020. This month's total of 19 is higher than the previous month's total supply of available inventory of 15, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Winchester City Homes was \$205,000. This March, the median sale price was \$257,950, an increase of \$52,950 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



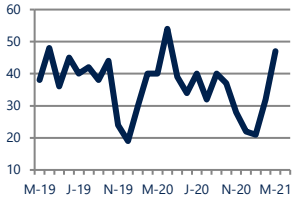
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

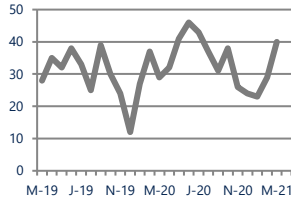
47



Up 18%
Vs. Year Ago

Current Contracts

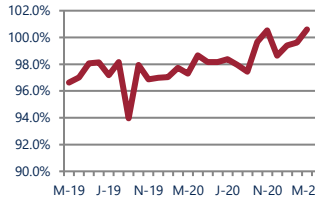
40



Up 38%
Vs. Year Ago

Sold Vs. List Price

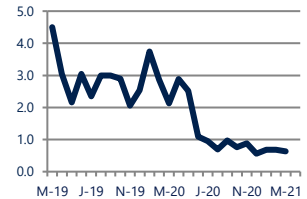
100.6%



Up 3.4%
Vs. Year Ago

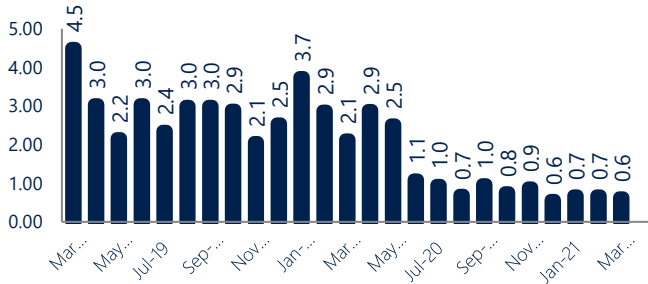
Months of Supply

0.6



Down -70%
Vs. Year Ago

Months Of Supply



Months of Supply

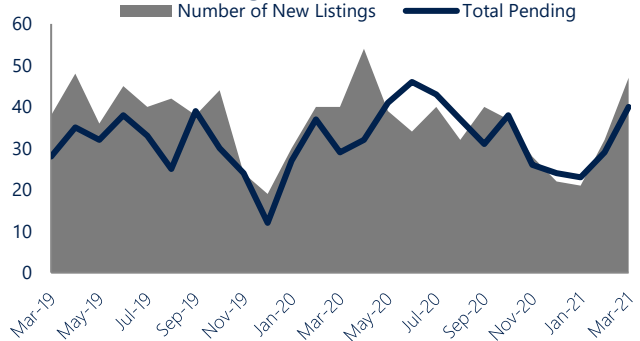
In March, there was 0.6 months of supply available in Winchester City, compared to 2.1 in March 2020. That is a decrease of 70% versus a year ago.

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.

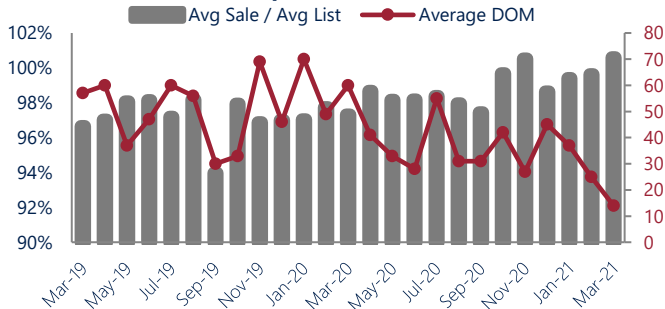
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Winchester City compared to 40 in March 2020, an increase of 18%. There were 40 current contracts pending sale this March compared to 29 a year ago. The number of current contracts is 38% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Winchester City was 100.6% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 60. This decrease was impacted by the limited number of sales.



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