

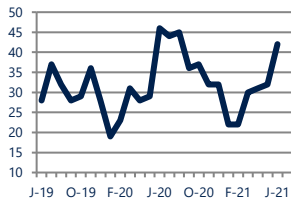


## Focus On: Winchester City Housing Market

June 2021

### Units Sold

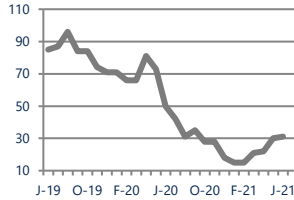
42



**Down -9%**  
Vs. Year Ago

### Active Inventory

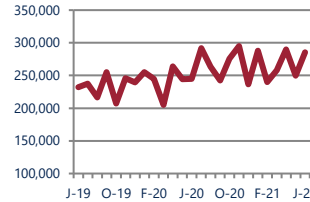
31



**Down -38%**  
Vs. Year Ago

### Median Sale Price

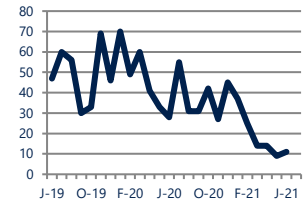
\$285,250



**Up 16%**  
Vs. Year Ago

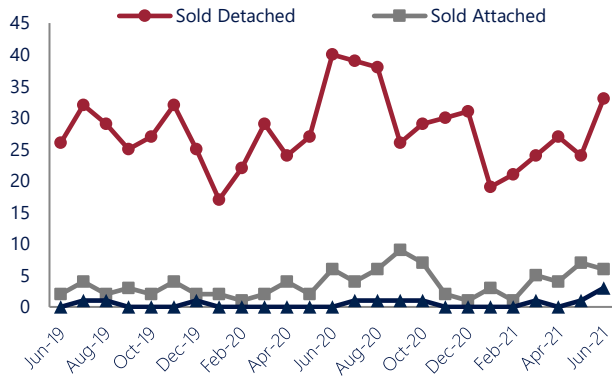
### Days On Market

11



**Down -61%**  
Vs. Year Ago

### Units Sold\*



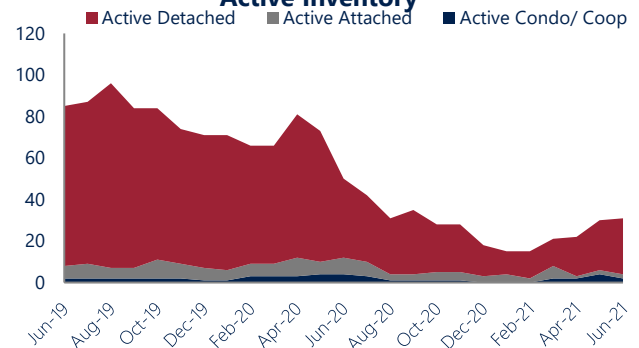
### Units Sold

There was an increase in total units sold in June, with 42 sold this month in Winchester City versus 32 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2020.

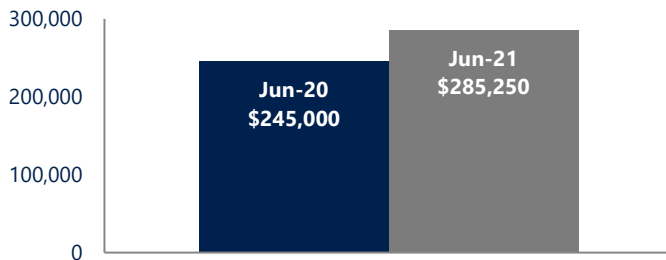
### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 38%. The total number of active inventory this June was 31 compared to 50 in June 2020. This month's total of 31 is higher than the previous month's total supply of available inventory of 30, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Winchester City Homes was \$245,000. This June, the median sale price was \$285,250, an increase of 16% or \$40,250 compared to last year. The current median sold price is 14% higher than in May.

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.



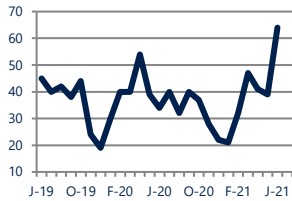


## Focus On: Winchester City Housing Market

June 2021

### New Listings

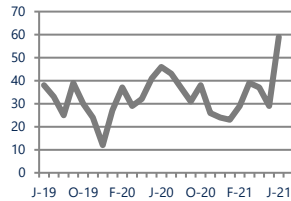
64



Up 88%  
Vs. Year Ago

### Current Contracts

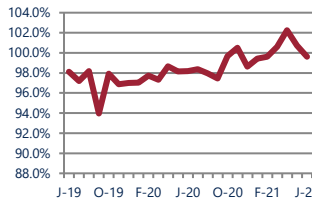
59



Up 28%  
Vs. Year Ago

### Sold Vs. List Price

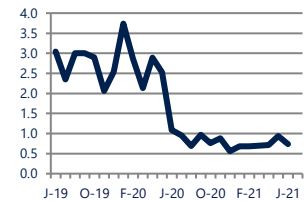
99.6%



Up 1.5%  
Vs. Year Ago

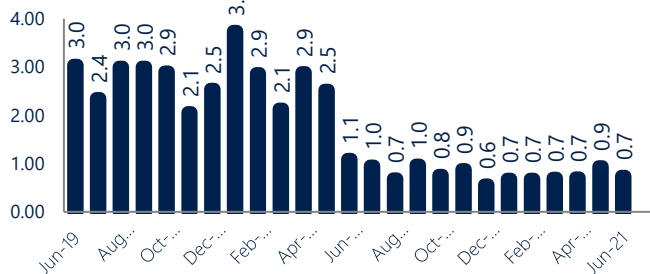
### Months of Supply

0.7



Down -32%  
Vs. Year Ago

### Months of Supply



### Months of Supply

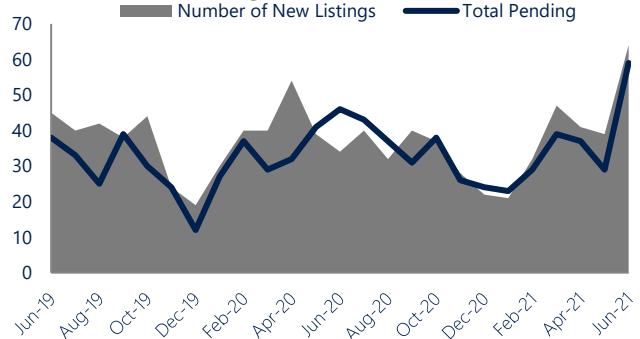
In June, there was 0.7 months of supply available in Winchester City, compared to 1.1 in June 2020. That is a decrease of 32% versus a year ago.

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.

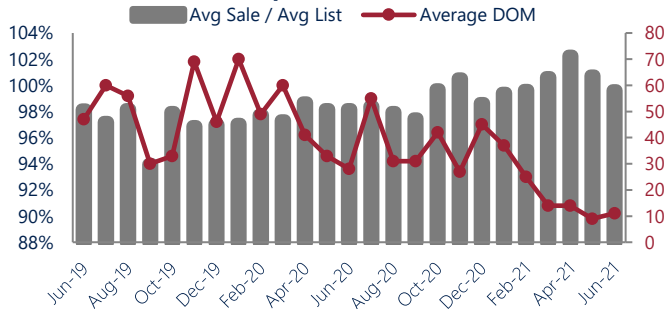
### New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Winchester City compared to 34 in June 2020, an increase of 88%. There were 59 current contracts pending sale this June compared to 46 a year ago. The number of current contracts is 28% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Winchester City was 99.6% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 28, a decrease of 61%.



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