

Winchester city, VA

County · VA · Virginia

SELLER'S MARKET

\$371K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

415

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



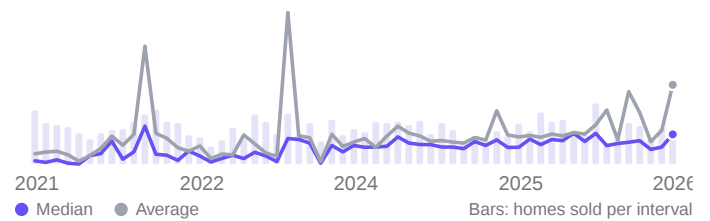
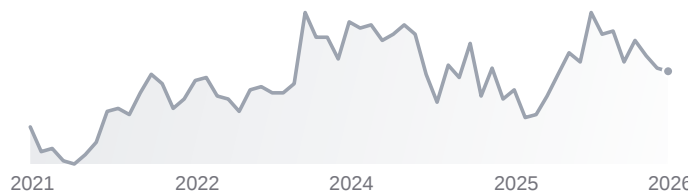
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$429K · Average \$737K

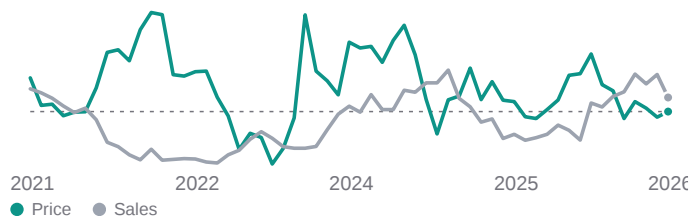


Growth (year over year)

Price +0.0% · Sales +5.1%

Price per square foot

\$244/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

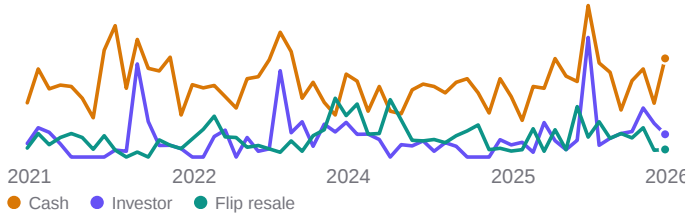
4.9%



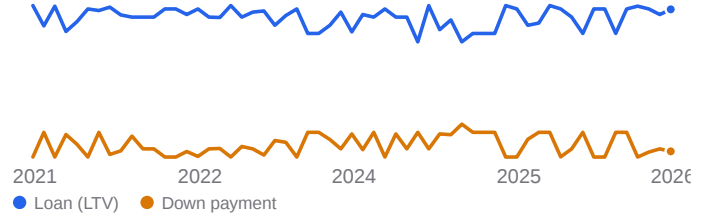
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 9.7% · Flip resale 3.2%

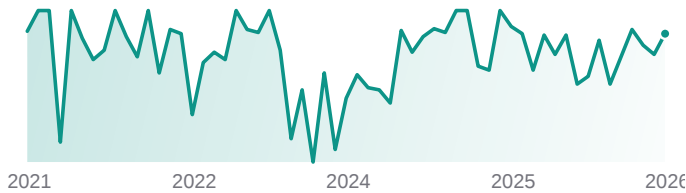


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



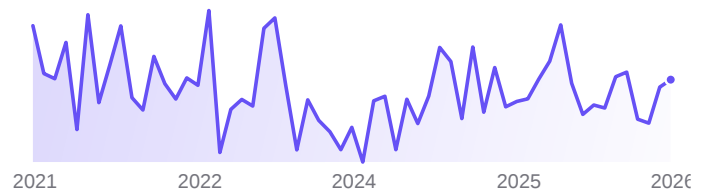
Sellers who sold at a gain

94%



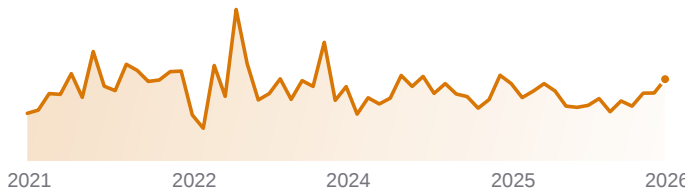
Typical hold before selling

5.0 yrs



Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,447
Median value (AVM)	\$362K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1964
Single family	87%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	62%
Company owned	23%
Median loan-to-value	46%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	27,805
Density	3,025 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	19.7%
Unemployment	0.9%
Average temp	53°F
Annual precip	39 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.