

Winchester 22601

ZIP code · VA · Virginia > Winchester city > Winchester

SELLER'S MARKET

\$371K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

452

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



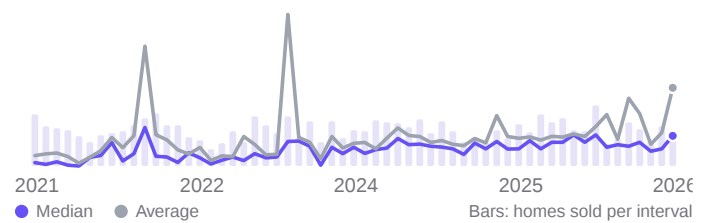
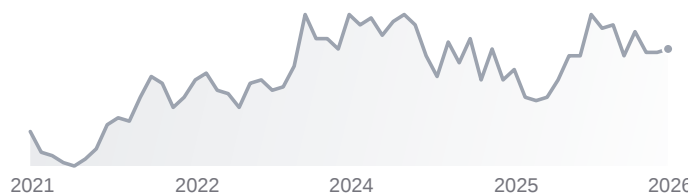
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$429K · Average \$723K

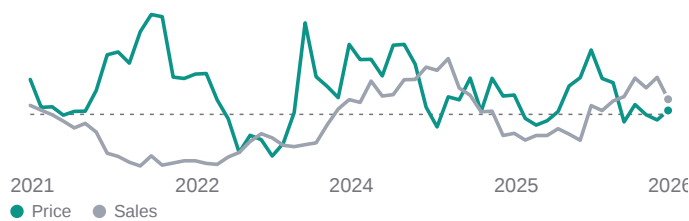


Growth (year over year)

Price +1.4% · Sales +5.4%

Price per square foot

\$255/ft²

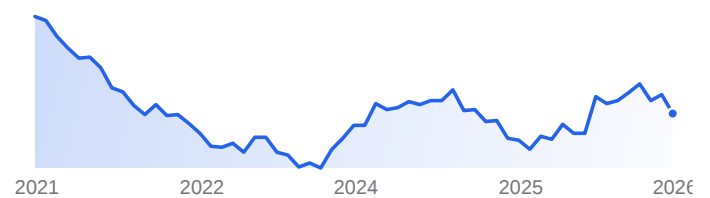


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

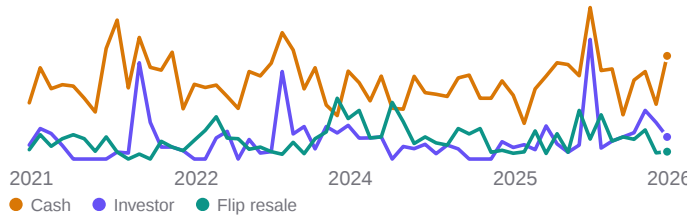
5.0%



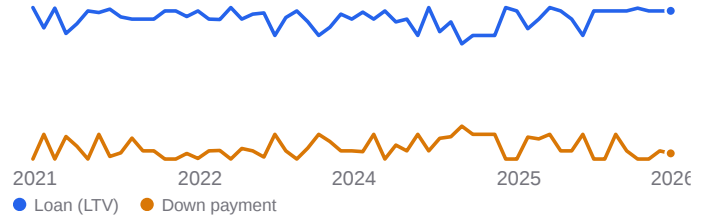
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 9.1% · Flip resale 3.0%

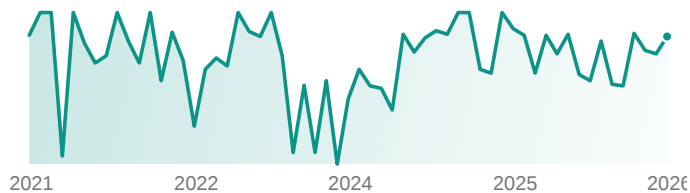


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



Sellers who sold at a gain

95%



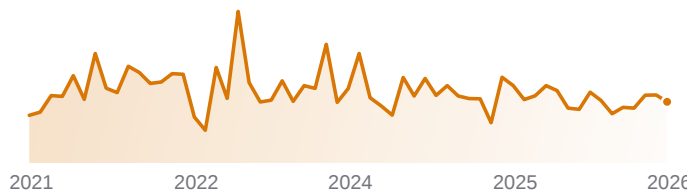
Typical hold before selling

5.4 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,084
Median value (AVM)	\$358K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1966
Single family	85%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	62%
Company owned	23%
Median loan-to-value	45%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	29,022
Density	2,713 / mi²
Median household income	\$70K
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	93%
Bachelor's or higher	18%
Poverty rate	19.4%
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.