

Winchester 22602

ZIP code · VA · Virginia > Frederick County > Winchester

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

514

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

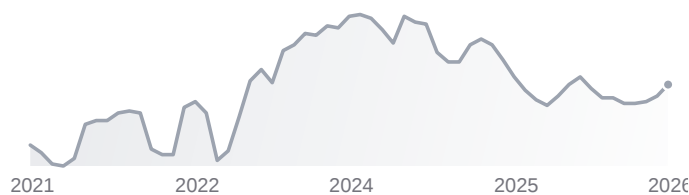
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

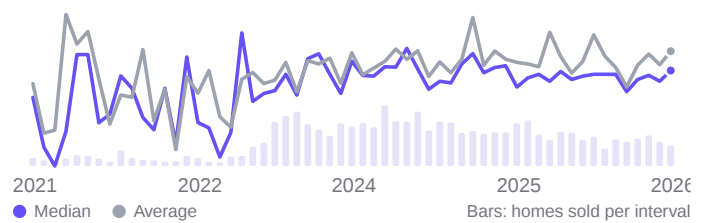
Market temperature (0–100)

46 / 100



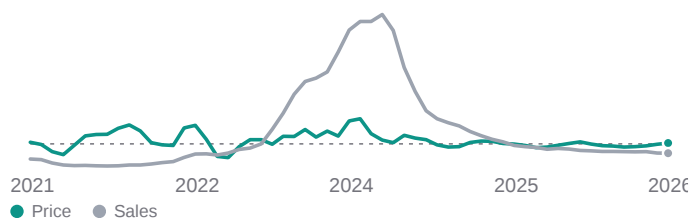
Sale prices

Median \$411K · Average \$467K



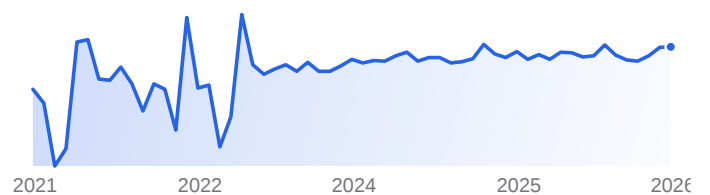
Growth (year over year)

Price +3.1% · Sales -31.0%



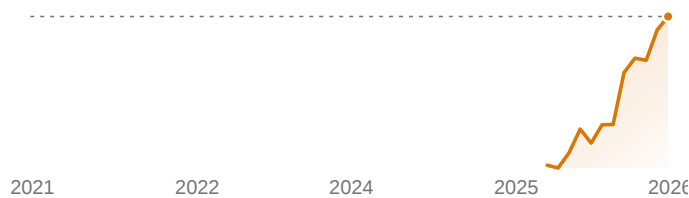
Price per square foot

\$254/ft²



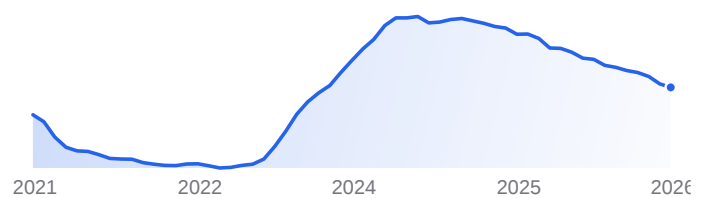
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

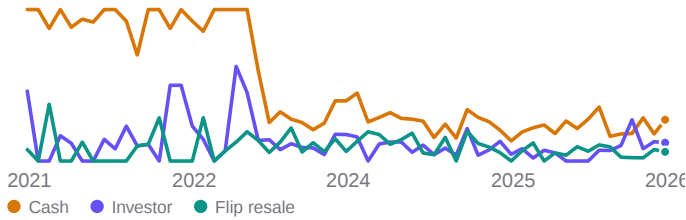
4.2%



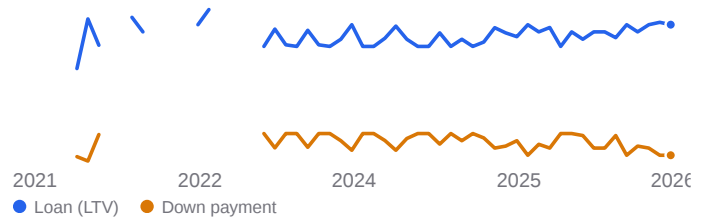
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 12% · Flip resale 6.1%

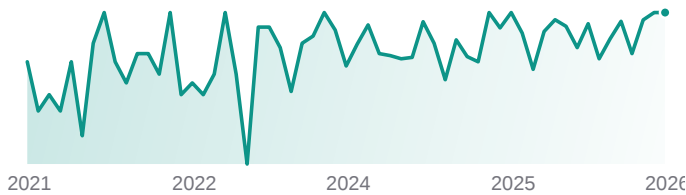


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



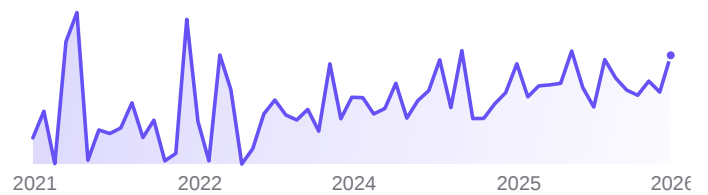
Sellers who sold at a gain

100%



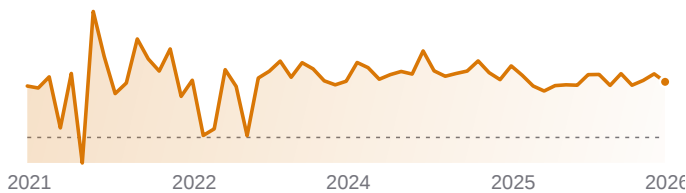
Typical hold before selling

9.9 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	12,246
Median value (AVM)	\$411K
Median size	1,625 ft²
Median bedrooms	3
Median year built	1995
Single family	84%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.6%
Owner occupied	81%
Company owned	8.6%
Median loan-to-value	47%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	32,999
Density	310 / mi²
Median household income	\$95K
Average household income	\$122K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	8.4%
Unemployment	1.0%
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.