

Winchester 22603

ZIP code · VA · Virginia > Frederick County > Winchester

BALANCED MARKET

\$438K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

152

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



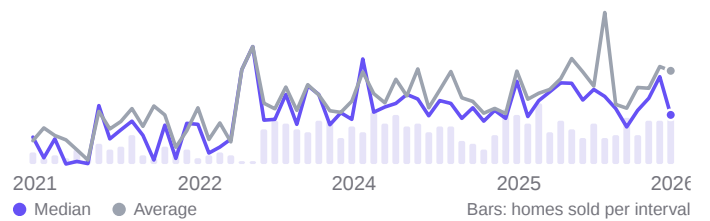
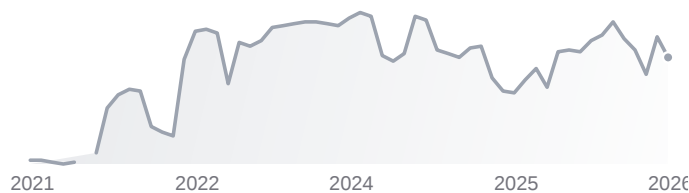
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$335K · Average \$584K

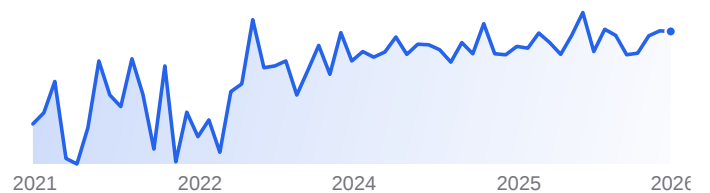
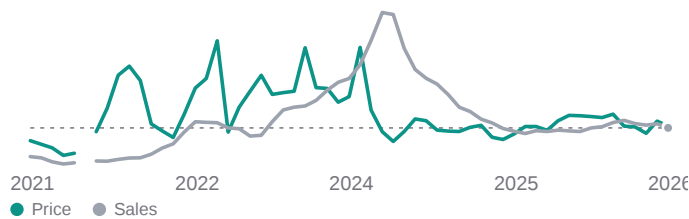


Growth (year over year)

Price +3.9% · Sales +0.0%

Price per square foot

\$280/ft²

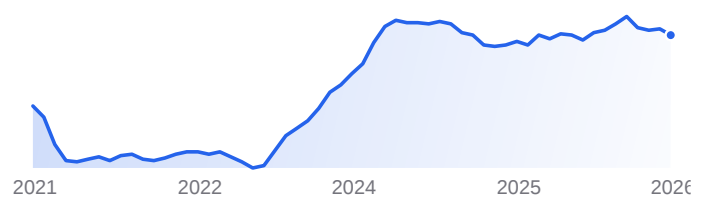
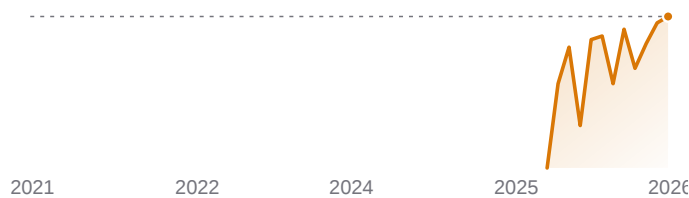


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

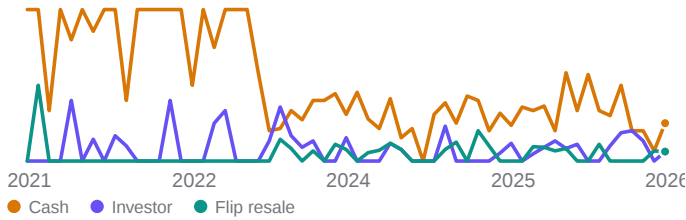
3.3%



BUYERS & OUTCOMES

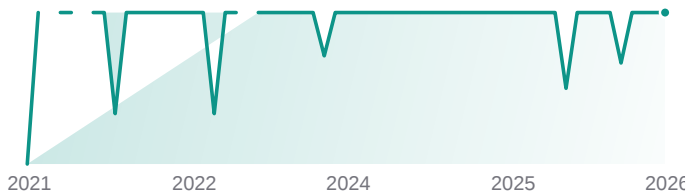
Buyer mix

Cash 25% · Investor 6.3% · Flip resale 6.3%



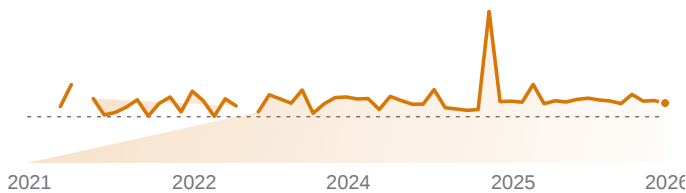
Sellers who sold at a gain

100%

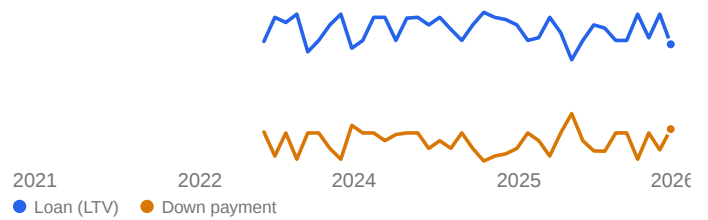


Median annualized return at resale

+6.0%

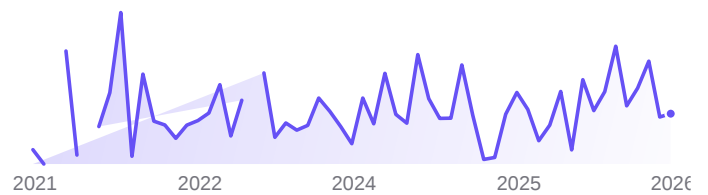


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



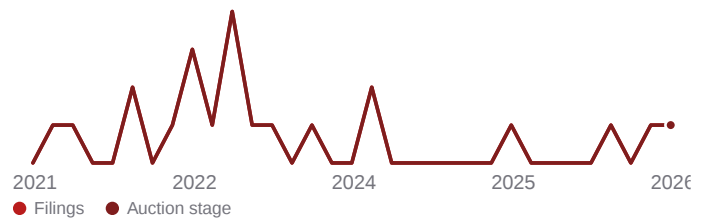
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,559
Median value (AVM)	\$440K
Median size	1,599 ft²
Median bedrooms	3
Median year built	1987
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	77%
Company owned	9.2%
Median loan-to-value	40%
Typical ownership tenure	23.6 yrs

COMMUNITY

Population	18,348
Density	186 / mi²
Median household income	\$88K
Average household income	\$112K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	7.5%
Unemployment	0.8%
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.