

# Local Market Update – July 2023

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## Windsor

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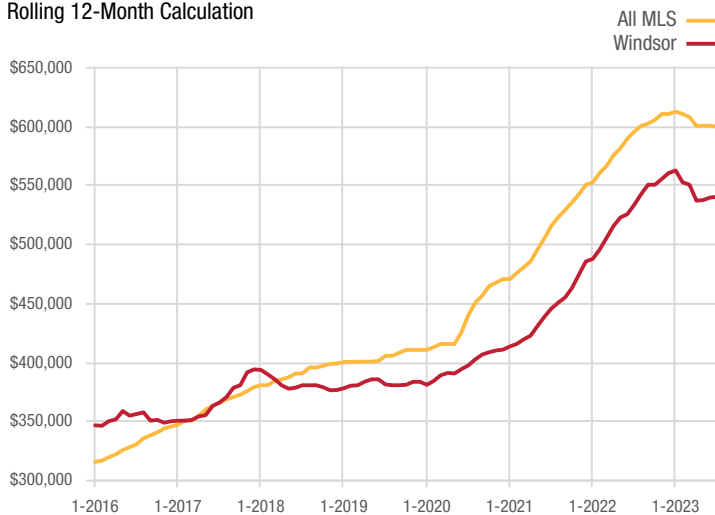
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	130	<b>120</b>	- 7.7%	943	<b>790</b>	- 16.2%
Pending Sales	79	<b>94</b>	+ 19.0%	699	<b>626</b>	- 10.4%
Closed Sales	78	<b>83</b>	+ 6.4%	766	<b>612</b>	- 20.1%
Days on Market Until Sale	34	<b>69</b>	+ 102.9%	49	<b>91</b>	+ 85.7%
Median Sales Price*	\$545,000	<b>\$542,000</b>	- 0.6%	\$560,000	<b>\$535,000</b>	- 4.5%
Average Sales Price*	\$624,805	<b>\$622,142</b>	- 0.4%	\$625,814	<b>\$616,883</b>	- 1.4%
Percent of List Price Received*	100.5%	<b>99.7%</b>	- 0.8%	101.8%	<b>99.7%</b>	- 2.1%
Inventory of Homes for Sale	197	<b>196</b>	- 0.5%	—	—	—
Months Supply of Inventory	1.9	<b>2.6</b>	+ 36.8%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	14	<b>13</b>	- 7.1%	78	<b>83</b>	+ 6.4%
Pending Sales	13	<b>11</b>	- 15.4%	63	<b>70</b>	+ 11.1%
Closed Sales	6	<b>8</b>	+ 33.3%	61	<b>63</b>	+ 3.3%
Days on Market Until Sale	234	<b>102</b>	- 56.4%	108	<b>112</b>	+ 3.7%
Median Sales Price*	\$520,220	<b>\$533,960</b>	+ 2.6%	\$437,500	<b>\$445,000</b>	+ 1.7%
Average Sales Price*	\$526,022	<b>\$491,114</b>	- 6.6%	\$453,484	<b>\$466,188</b>	+ 2.8%
Percent of List Price Received*	106.7%	<b>99.4%</b>	- 6.8%	103.9%	<b>100.5%</b>	- 3.3%
Inventory of Homes for Sale	12	<b>26</b>	+ 116.7%	—	—	—
Months Supply of Inventory	1.4	<b>3.4</b>	+ 142.9%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

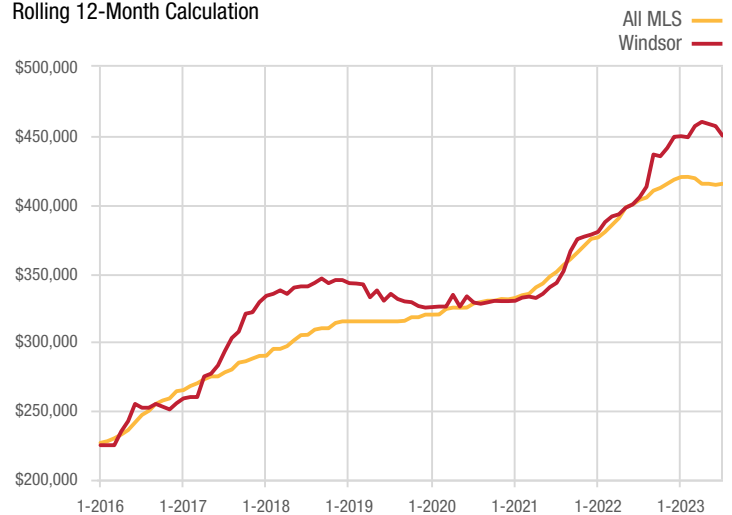
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.