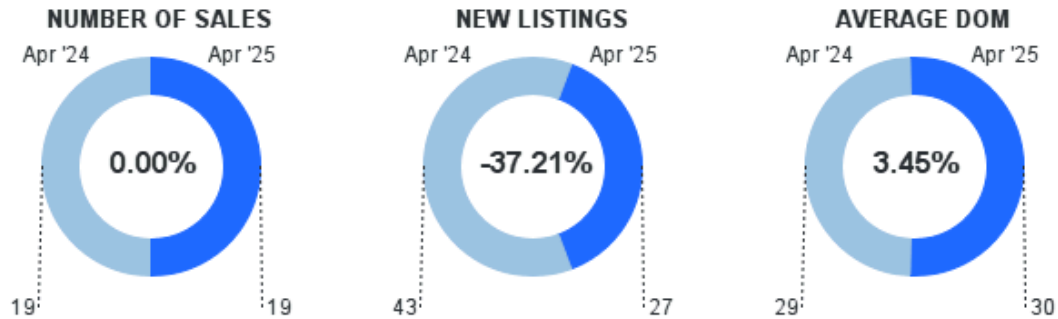



WILTON | April 2025


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes




8.16% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-8.08% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

5.71% 

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-10.10% 

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Apr '24  Apr '25

AREA REPORT

WILTON

FULL MARKET SUMMARY

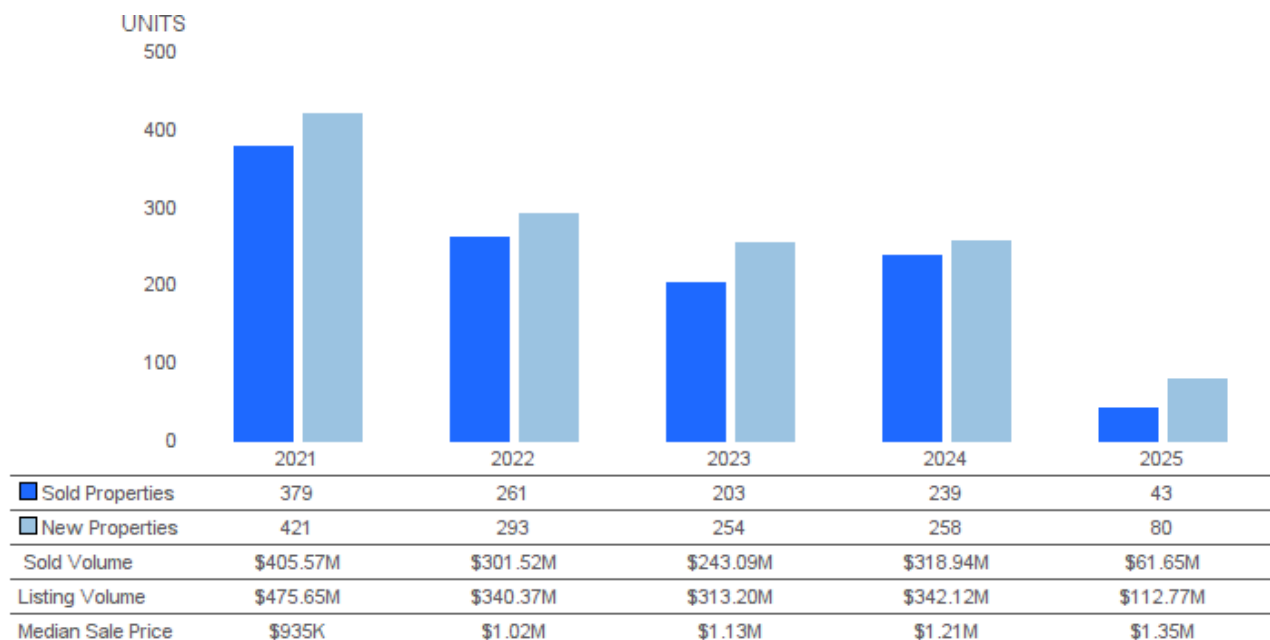
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	27	43	-37.21% ↓	80	98	-18.37% ↓
Sold Listings	19	19	0%	43	61	-29.51% ↓
Median List Price (Solds)	\$1,258,000	\$1,190,000	5.71% ↑	\$1,245,000	\$995,000	25.13% ↑
Median Sold Price	\$1,352,000	\$1,250,000	8.16% ↑	\$1,350,000	\$1,081,022	24.88% ↑
Median Days on Market	9	16	-43.75% ↓	23	23	0%
Average List Price (Solds)	\$1,241,889	\$1,381,421	-10.1% ↓	\$1,355,672	\$1,157,432	17.13% ↑
Average Sold Price	\$1,365,524	\$1,485,483	-8.08% ↓	\$1,433,643	\$1,215,733	17.92% ↑
Average Days on Market	30	29	3.45% ↑	46	40	15% ↑
List/Sold Price Ratio	110.8%	110.4%	0.34% ↑	106.9%	106.1%	0.73% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

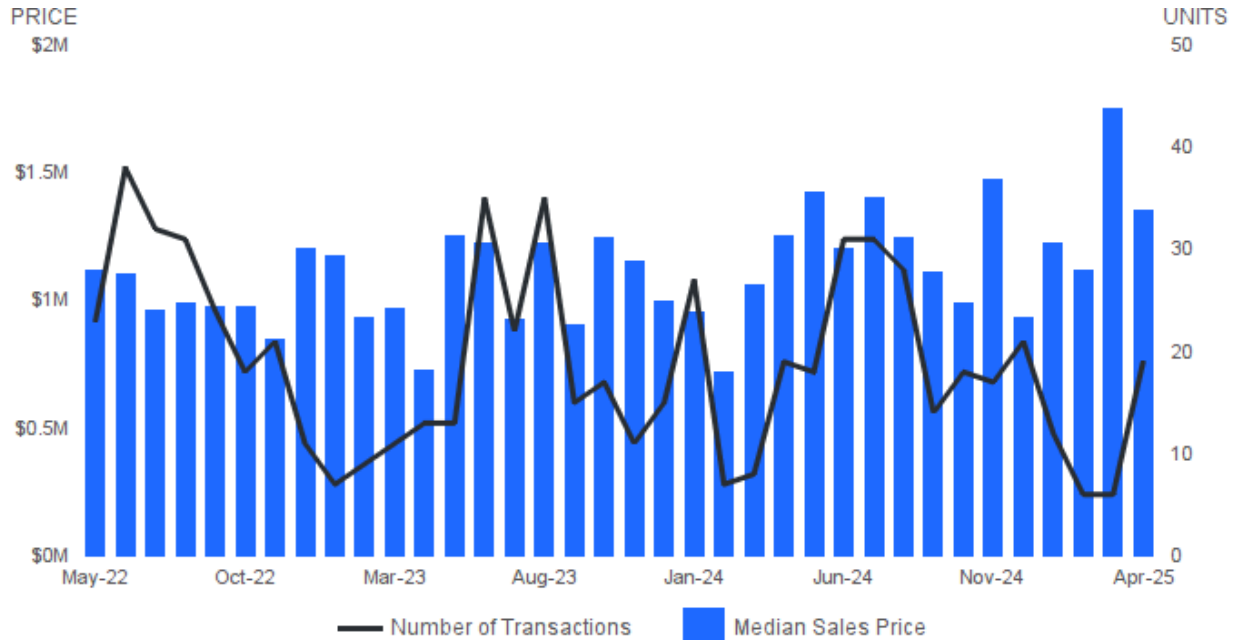
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

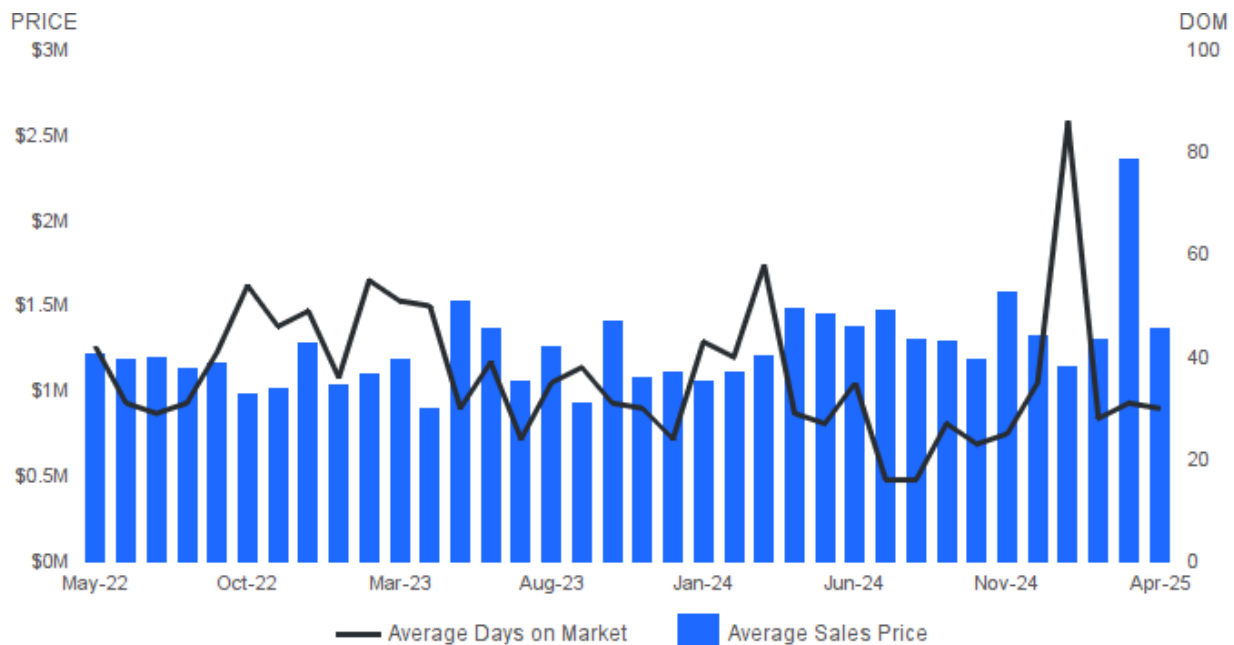
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

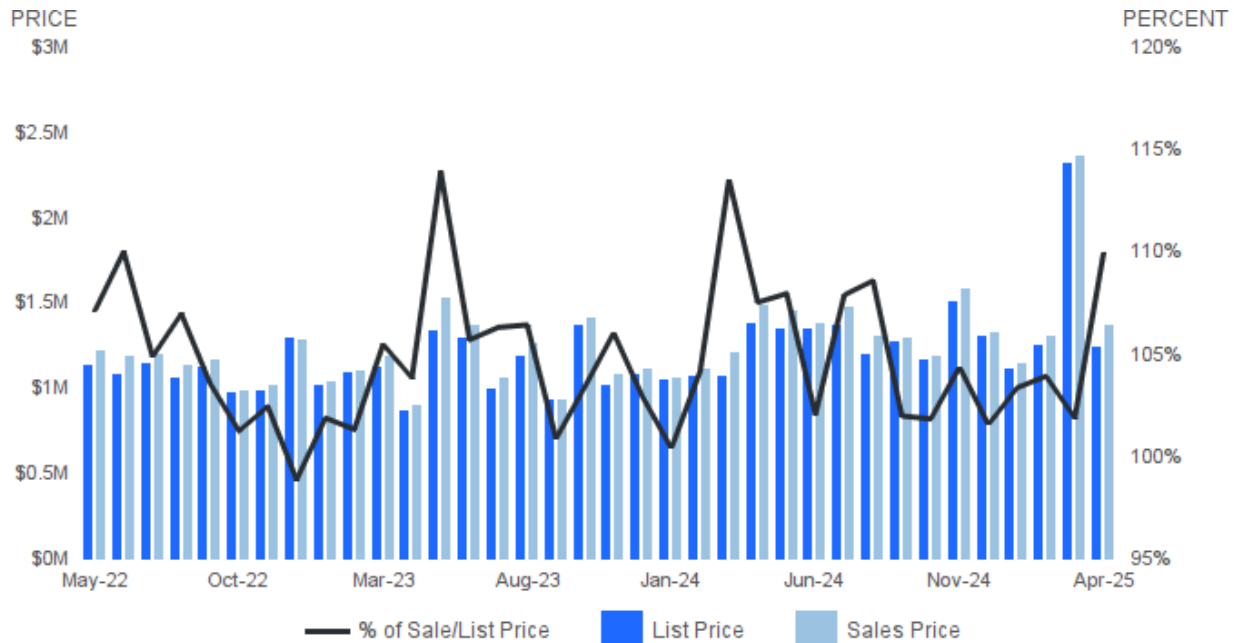
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

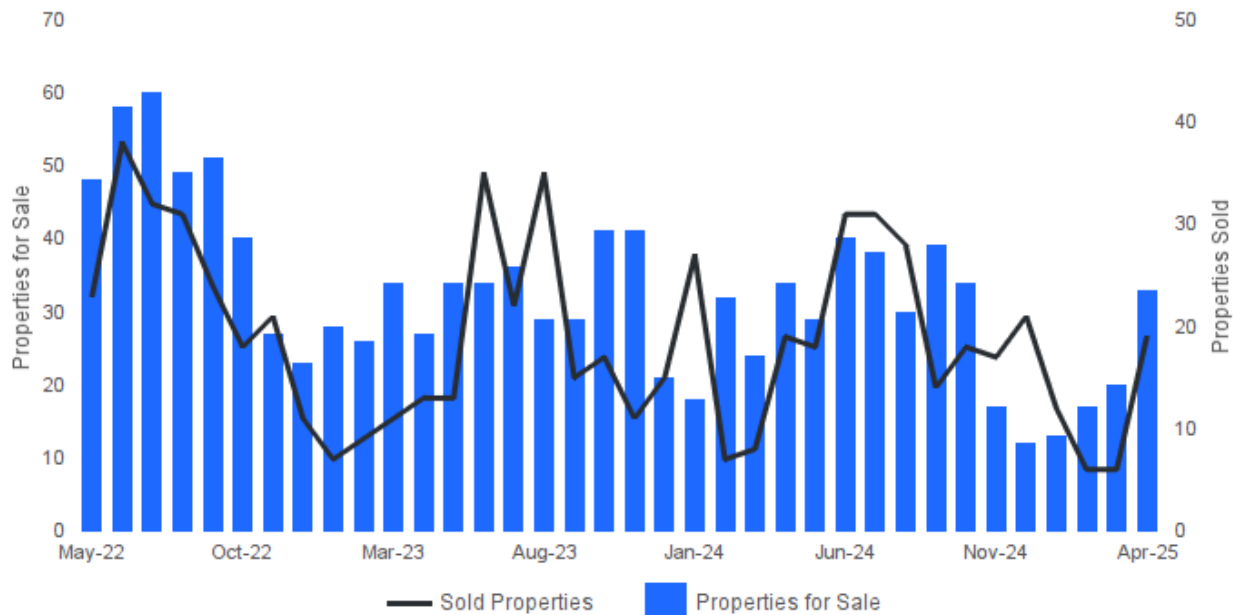


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



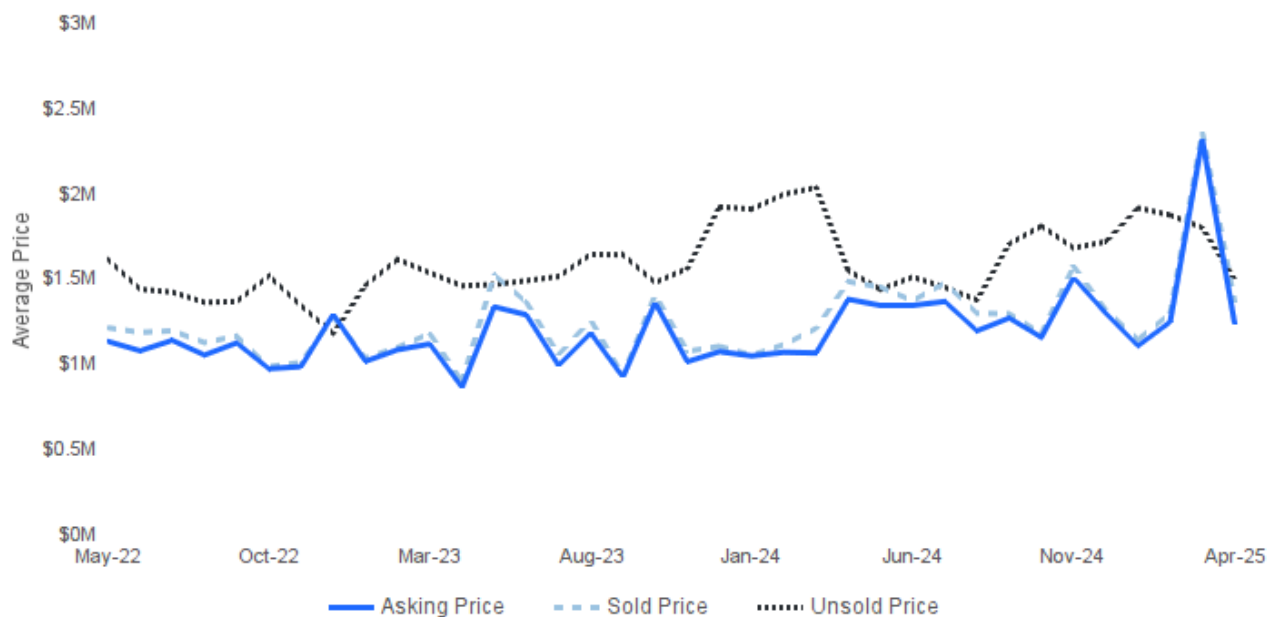
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

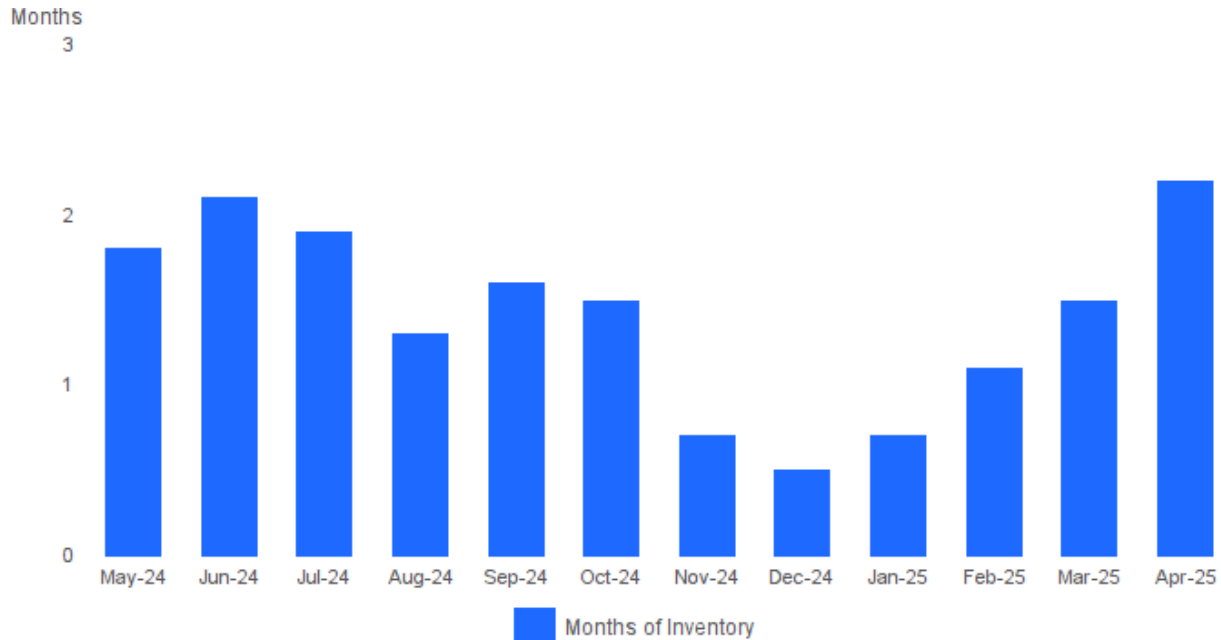
Unsold Price | the average active list price



ABSORPTION RATE

April 2025 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

