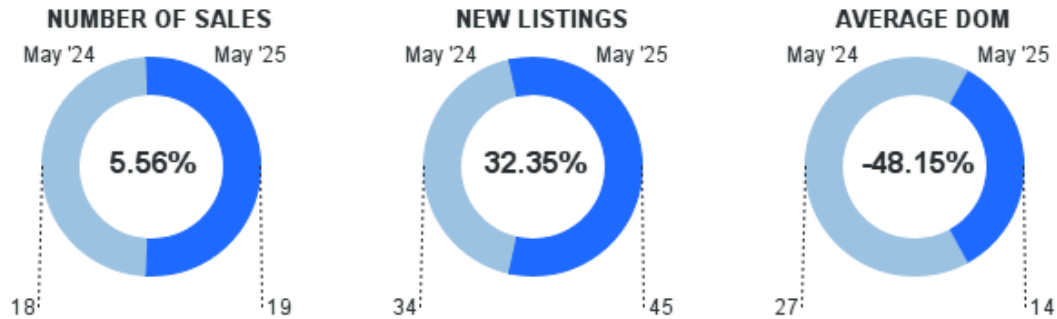


## WILTON | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



**-12.30%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-2.11%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**7.65%** ↑

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

**-2.19%** ↓

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

■ May '24 ■ May '25

# AREA REPORT

## WILTON

### FULL MARKET SUMMARY

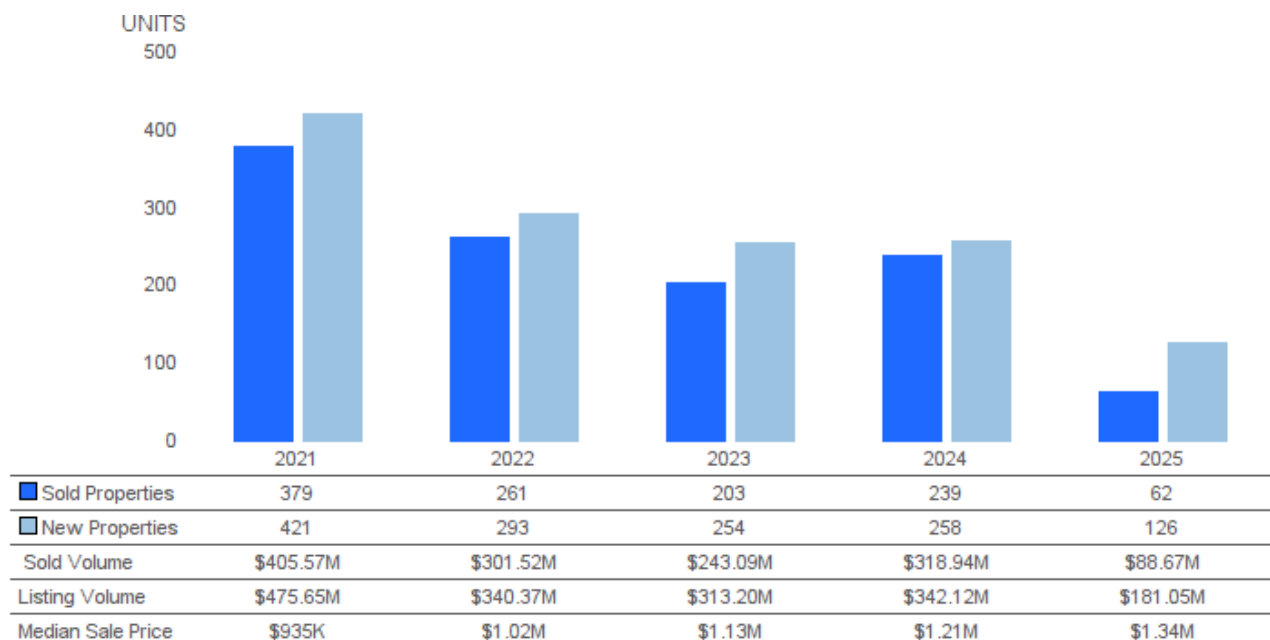
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	45	34	32.35% ↑	126	132	-4.55% ↓
Sold Listings	19	18	5.56% ↑	62	79	-21.52% ↓
Median List Price (Solds)	\$1,238,000	\$1,150,000	7.65% ↑	\$1,241,500	\$1,060,000	17.12% ↑
Median Sold Price	\$1,251,000	\$1,426,500	-12.3% ↓	\$1,343,750	\$1,155,000	16.34% ↑
Median Days on Market	7	8	-12.5% ↓	14	19	-26.32% ↓
Average List Price (Solds)	\$1,316,047	\$1,345,555	-2.19% ↓	\$1,343,529	\$1,200,296	11.93% ↑
Average Sold Price	\$1,422,074	\$1,452,677	-2.11% ↓	\$1,430,098	\$1,269,720	12.63% ↑
Average Days on Market	14	27	-48.15% ↓	36	37	-2.7% ↓
List/Sold Price Ratio	109.4%	110.1%	-0.58% ↓	107.7%	107%	0.61% ↑

### SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

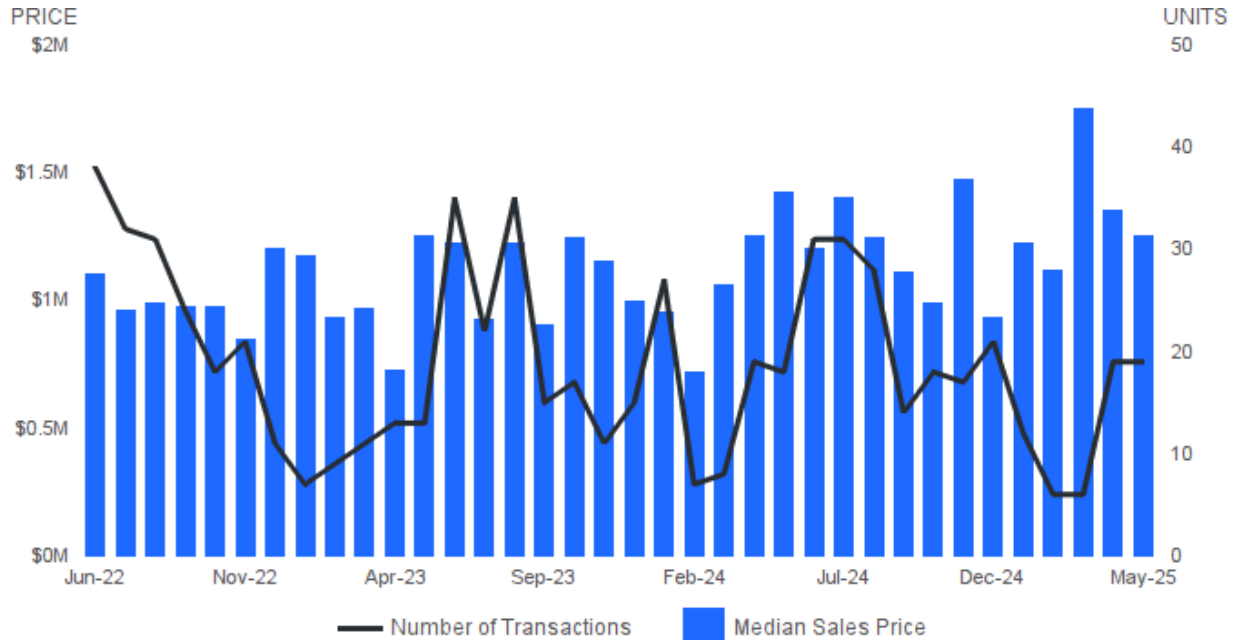
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 2025 | Single Family Homes ?

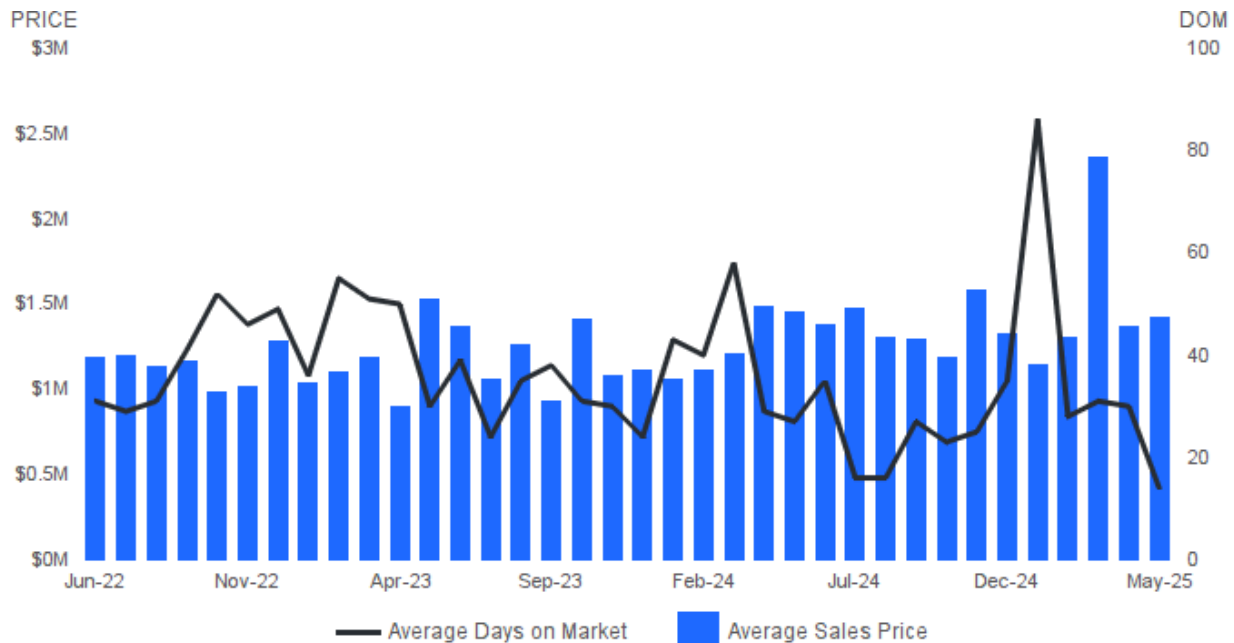
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2025 | Single Family Homes ?

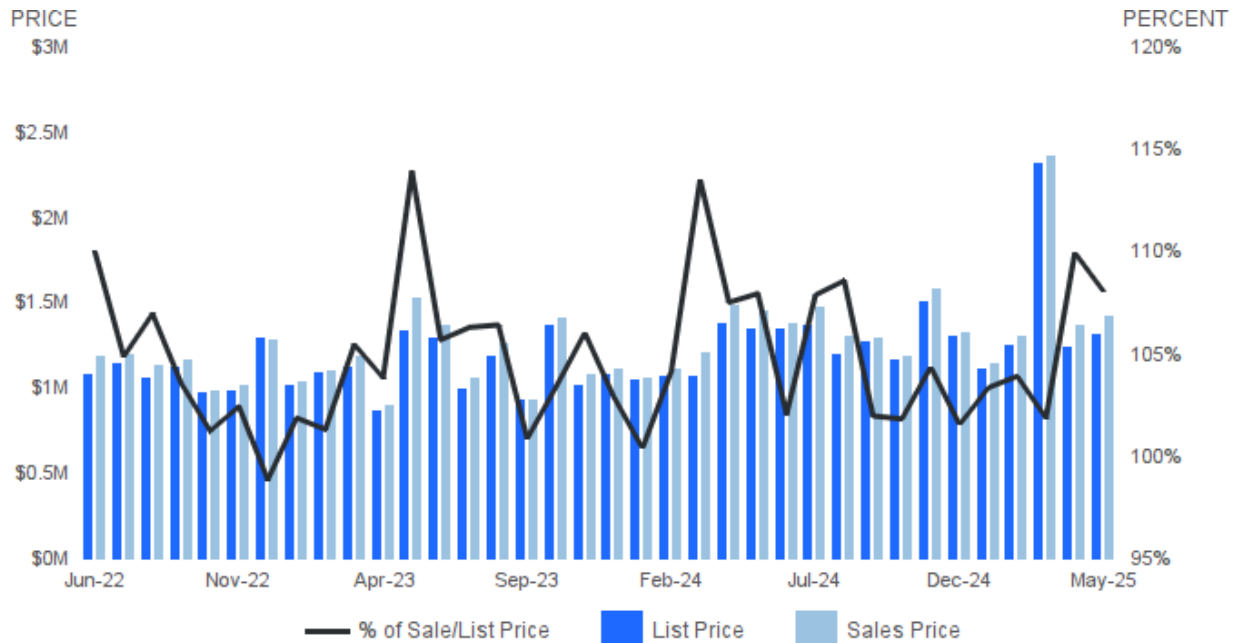
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2025 | Single Family Homes ?

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

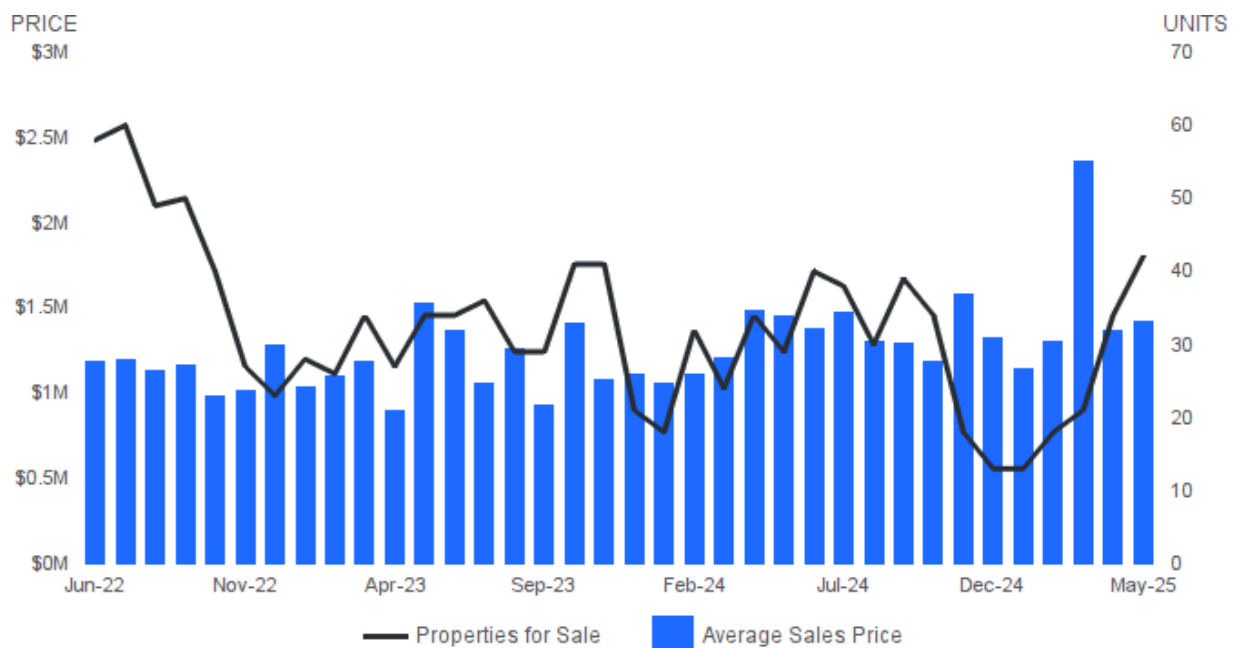


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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.

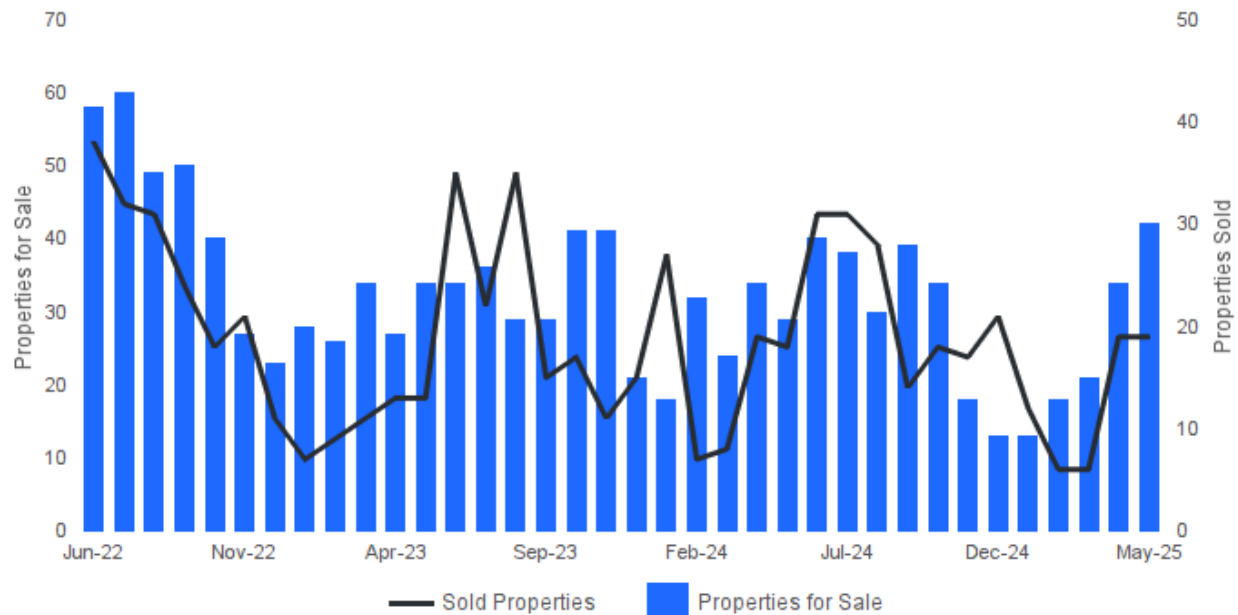


## PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2025 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



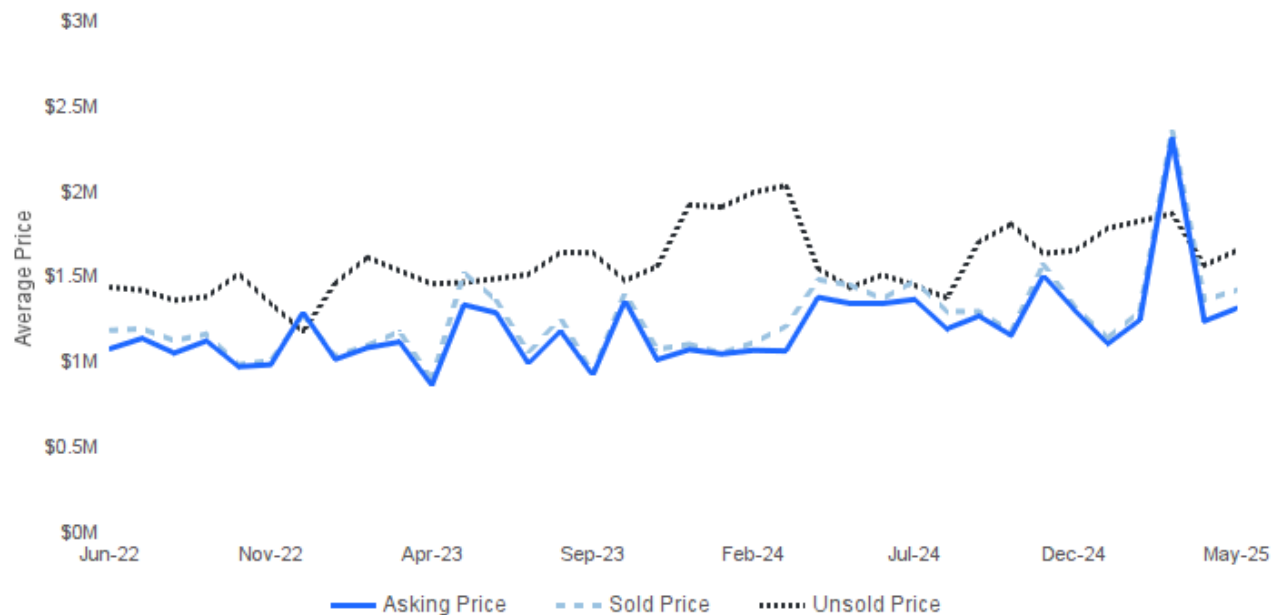
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

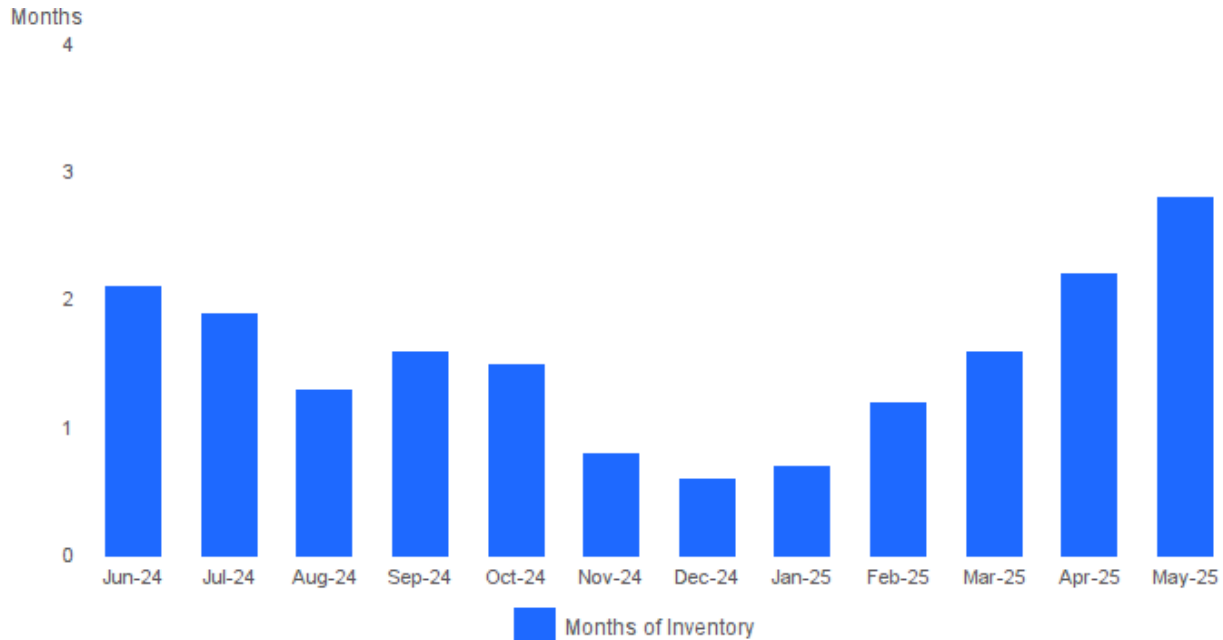
**Unsold Price** | the average active list price



## ABSORPTION RATE

May 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

May 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.

