



















AREA REPORT

WILTON

FULL MARKET SUMMARY

June 2020 | Single Family Homes 

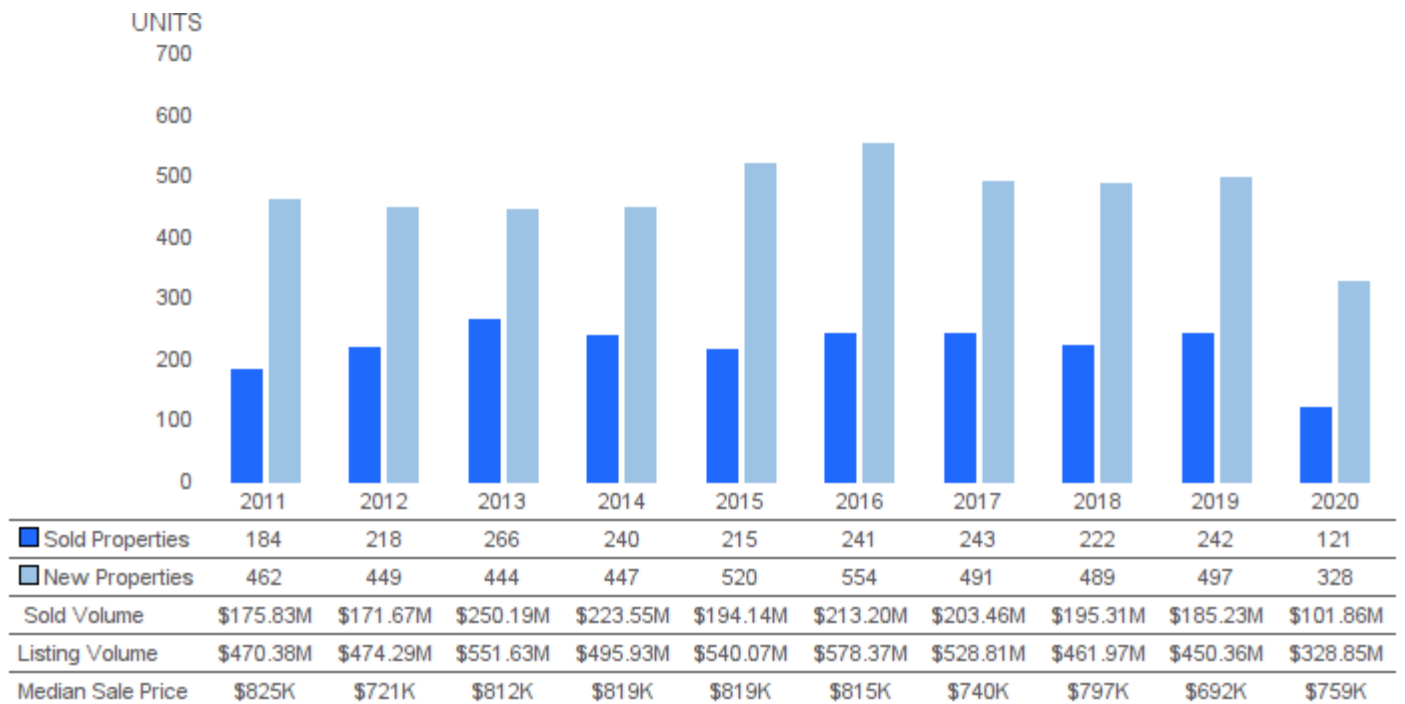
	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	97	33	193.94% 	318	342	-7.02% 
Sold Listings	38	25	52% 	117	108	8.33% 
Median Listing Price	\$844,000	\$779,000	8.34% 	\$799,000	\$748,610	6.73% 
Median Selling Price	\$797,500	\$755,000	5.63% 	\$759,000	\$716,250	5.97% 
Median Days on Market	93	79	17.72% 	96	87	10.34% 
Average Listing Price	\$1,055,502	\$825,456	27.87% 	\$900,791	\$816,806	10.28% 
Average Selling Price	\$986,981	\$786,419	25.5% 	\$847,668	\$776,902	9.11% 
Average Days on Market	171	80	113.75% 	152	117	29.91% 
List/Sell Price Ratio	96.5%	95.6%	0.87% 	95.5%	96%	-0.55% 

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | Single Family Homes 

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

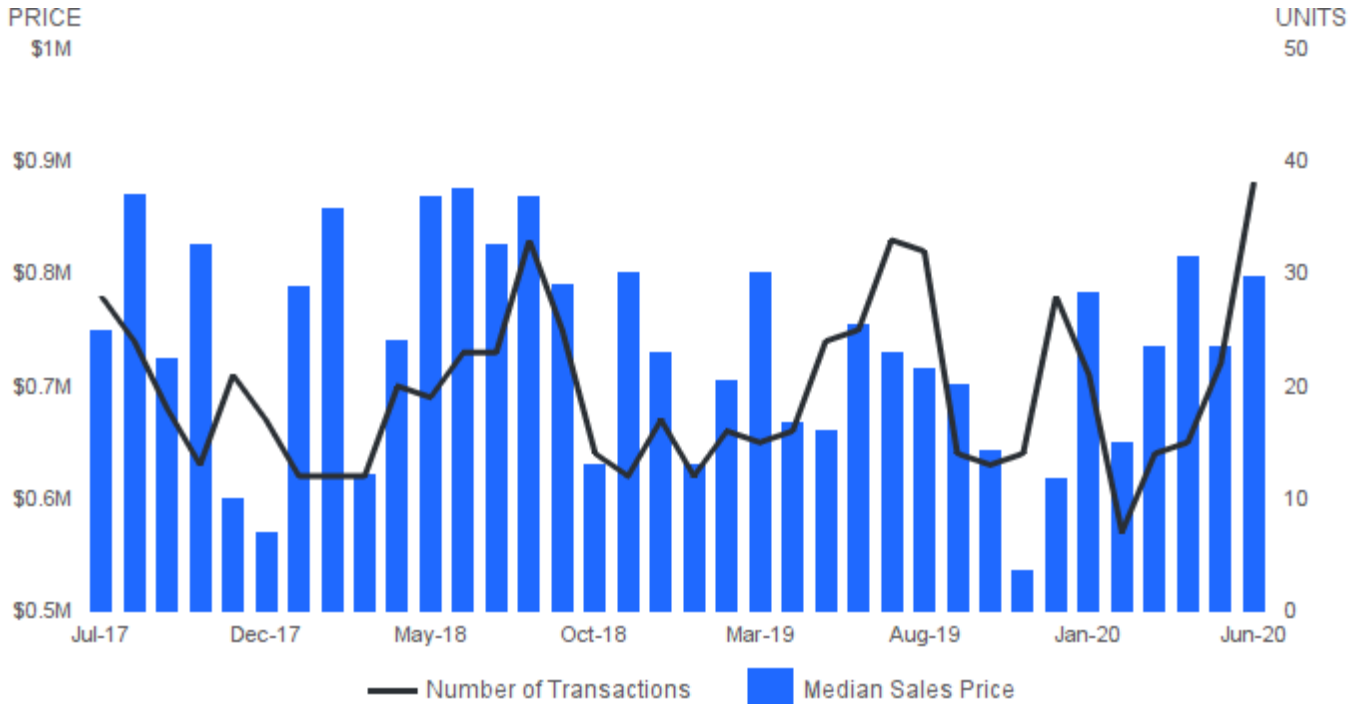


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2020 | 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.

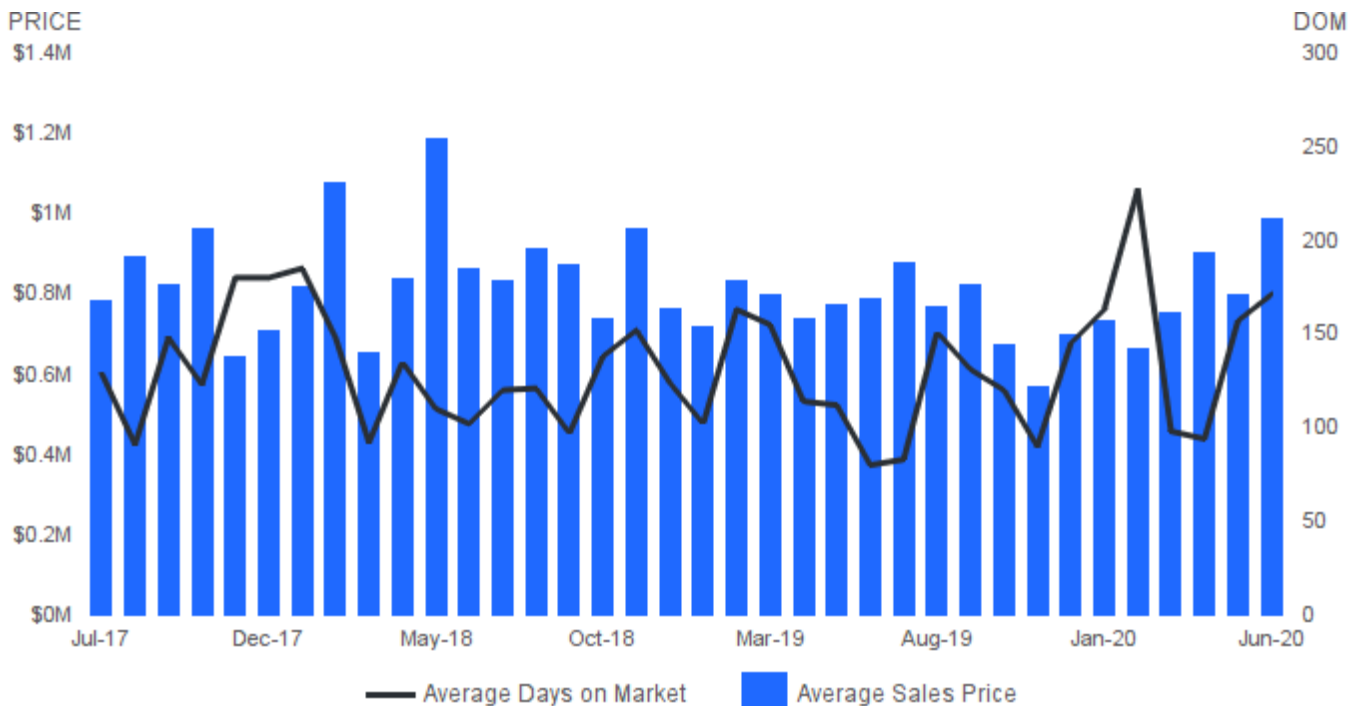


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Single Family Homes 

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

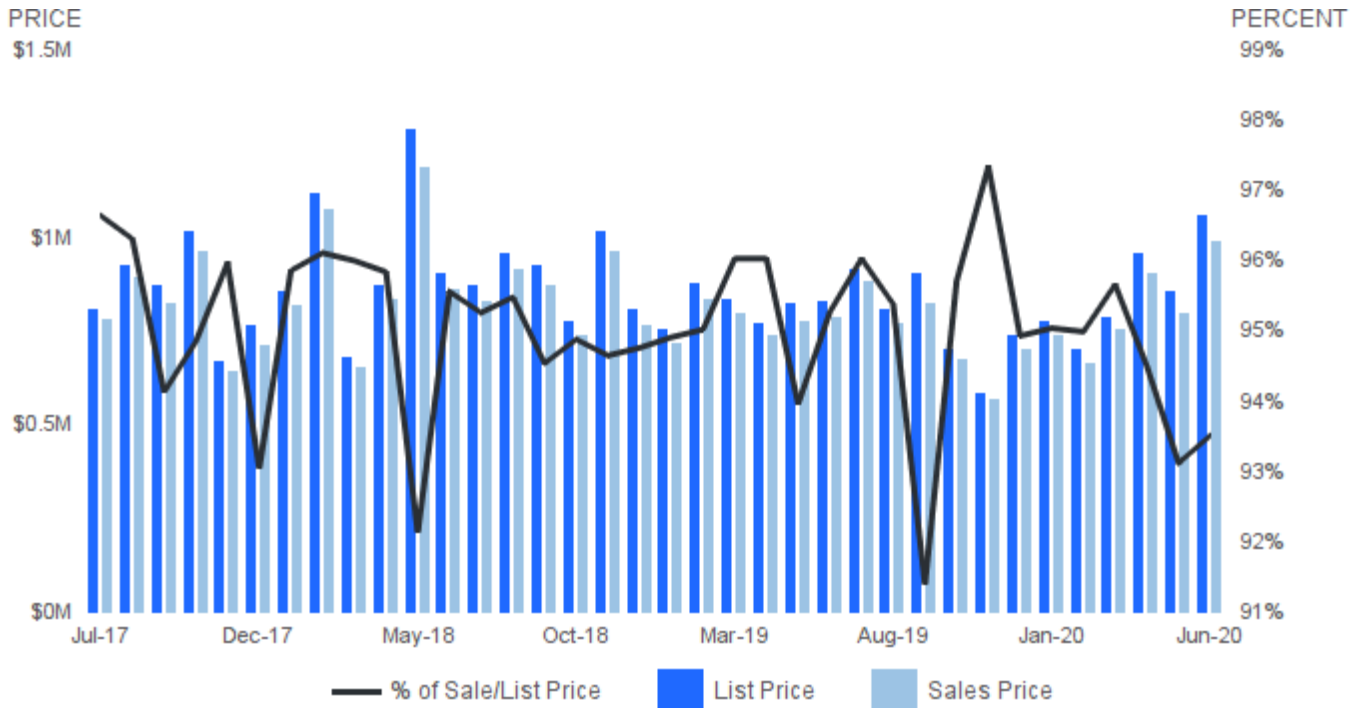
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Single Family Homes 

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

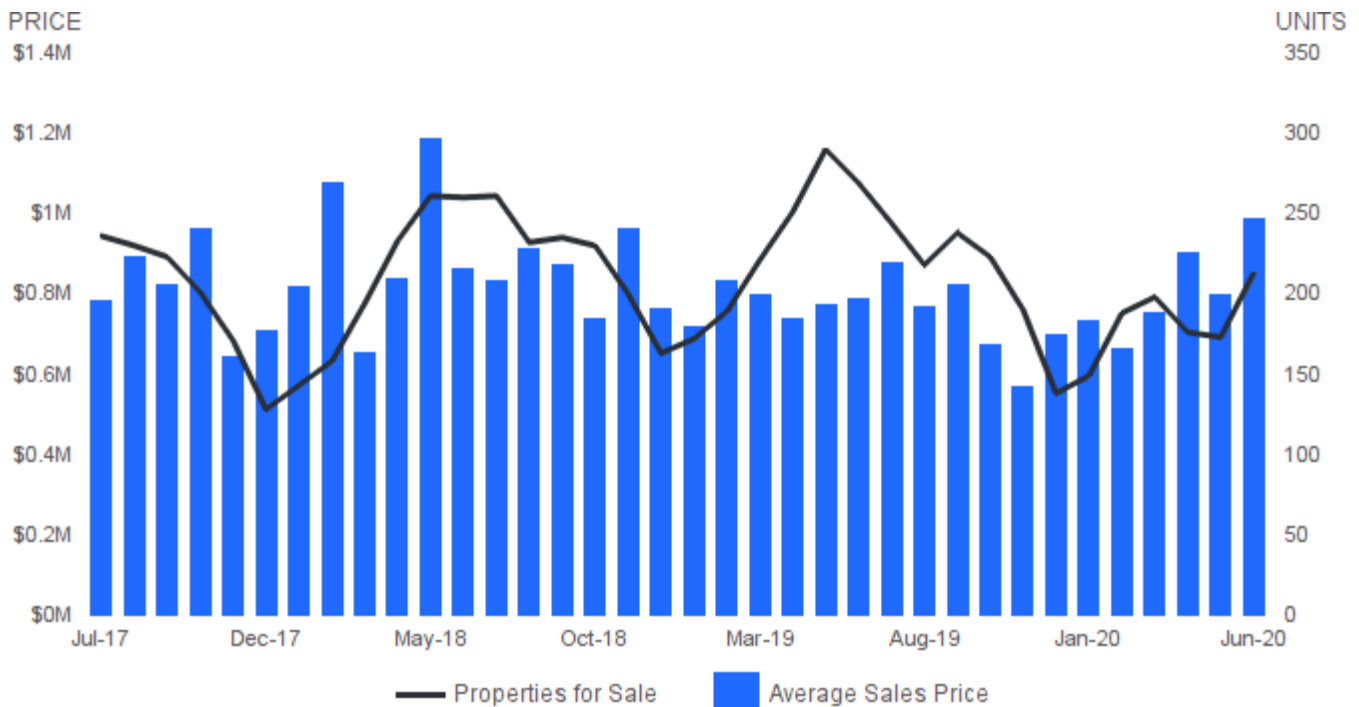


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

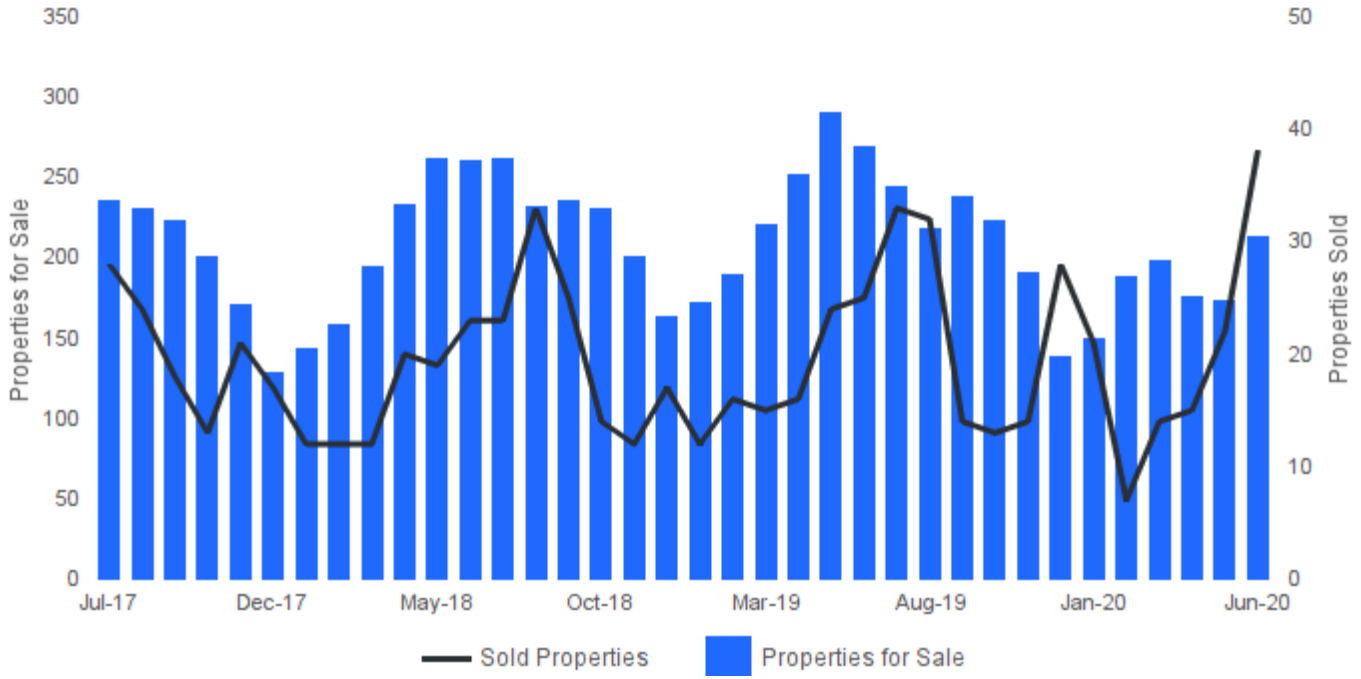


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes 

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

Sold Properties | Number of properties sold.



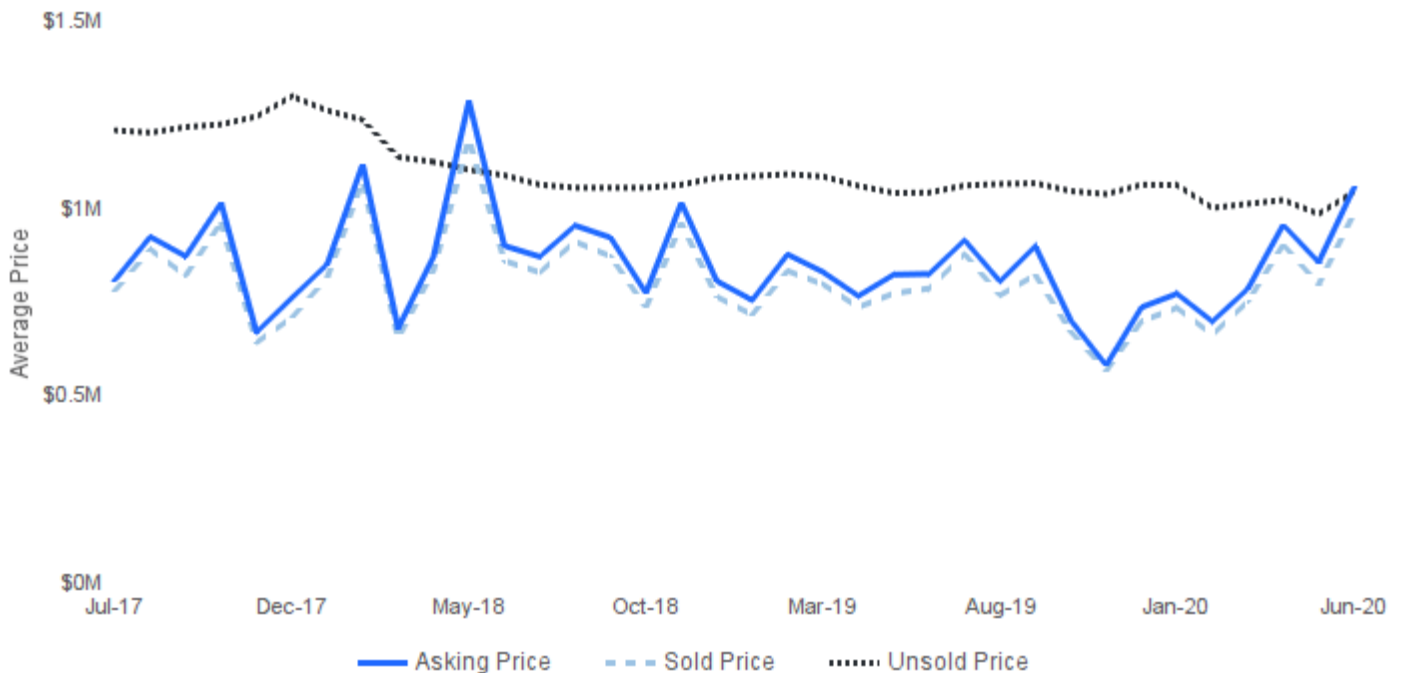
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

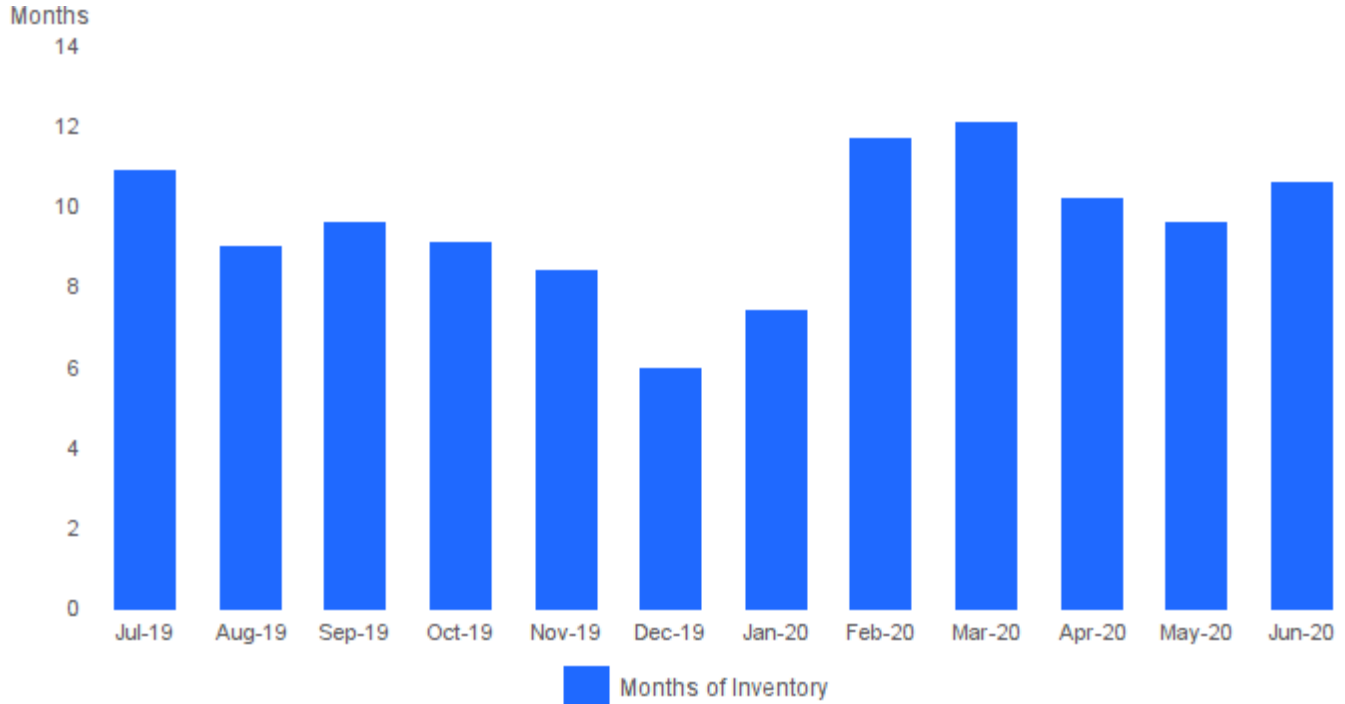
Sold Price | the average selling price



ABSORPTION RATE

June 2020 | 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

June 2020 | 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.

