

AREA REPORT

WILTON

FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

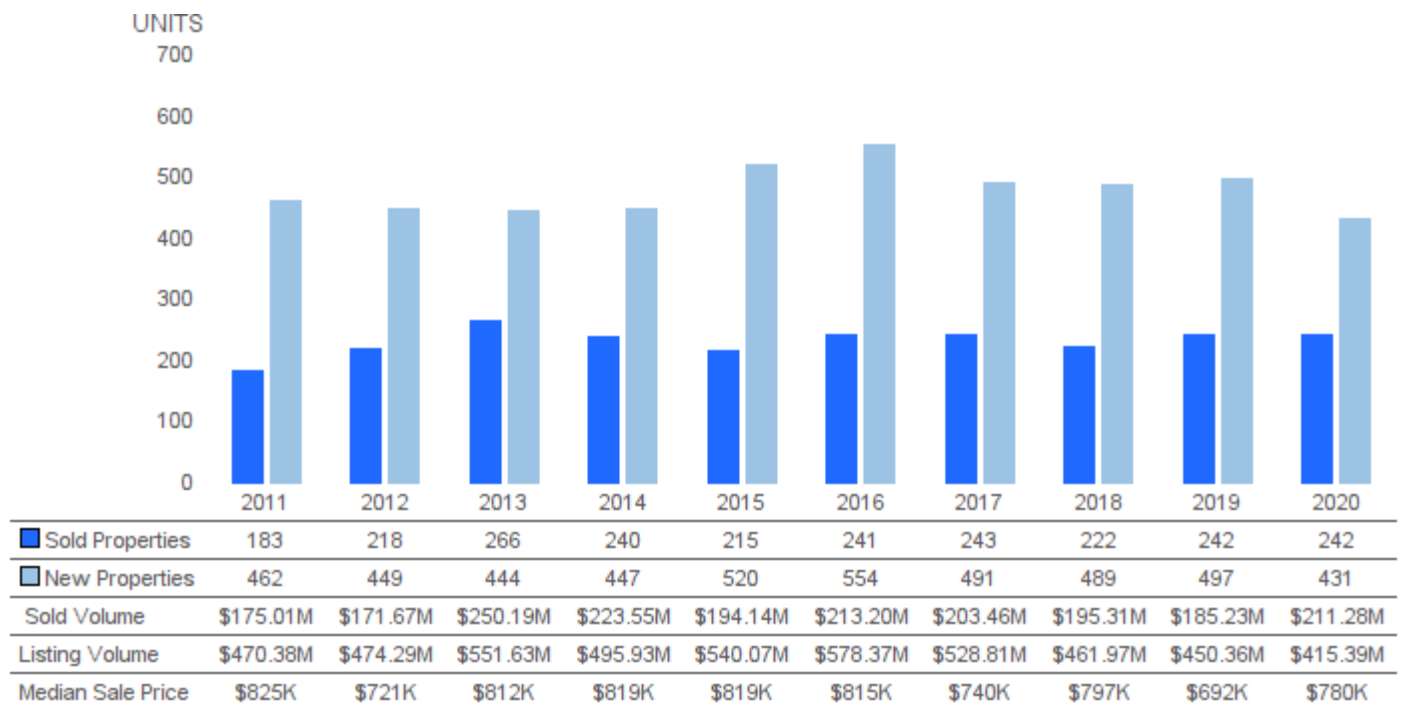
	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	48	18	166.67% ↑	428	387	10.59% ↑
Sold Listings	60	32	87.5% ↑	237	173	36.99% ↑
Median List Price (Solds)	\$822,000	\$743,000	10.63% ↑	\$799,000	\$749,000	6.68% ↑
Median Sold Price	\$815,750	\$715,000	14.09% ↑	\$778,500	\$725,000	7.38% ↑
Median Days on Market	65	90	-27.78% ↓	80	84	-4.76% ↓
Average List Price (Solds)	\$929,781	\$805,353	15.45% ↑	\$908,049	\$833,440	8.95% ↑
Average Sold Price	\$918,243	\$768,118	19.54% ↑	\$873,499	\$794,708	9.91% ↑
Average Days on Market	94	151	-37.75% ↓	123	117	5.13% ↑
List/Sold Price Ratio	99%	95.5%	3.66% ↑	97%	96%	1.06% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

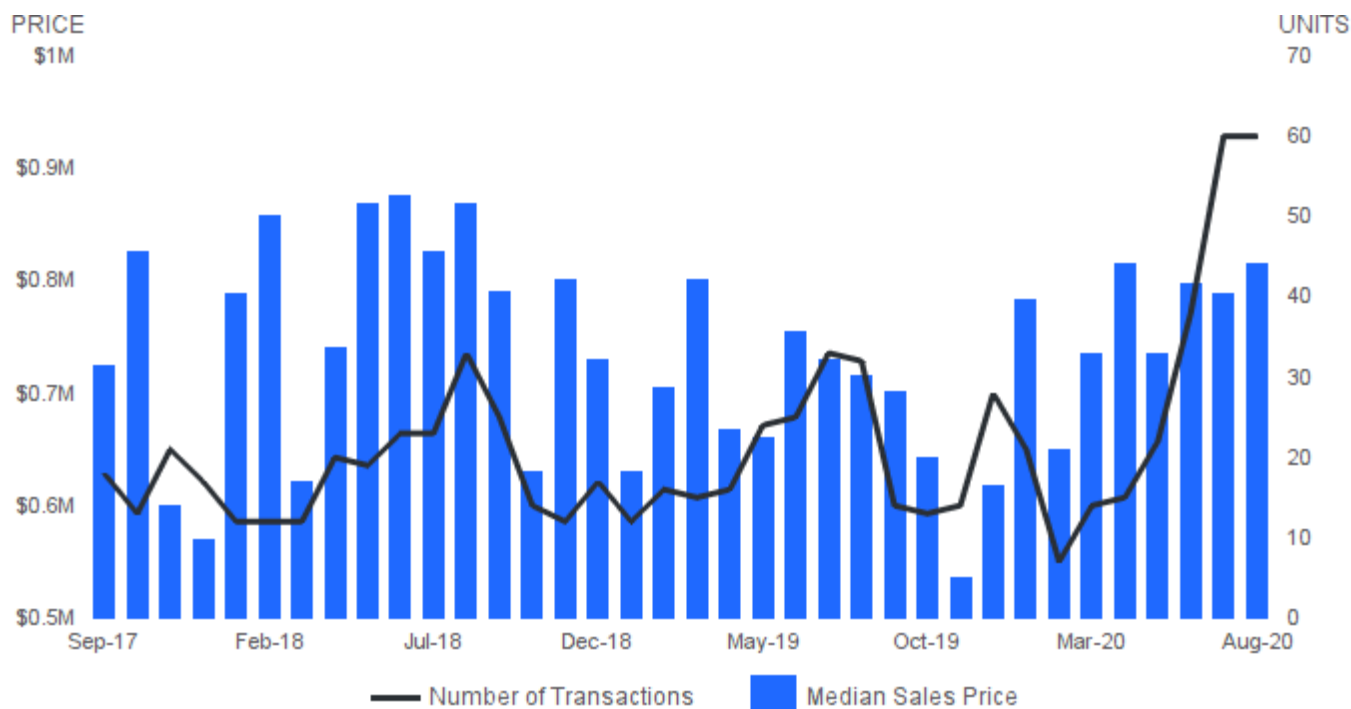


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

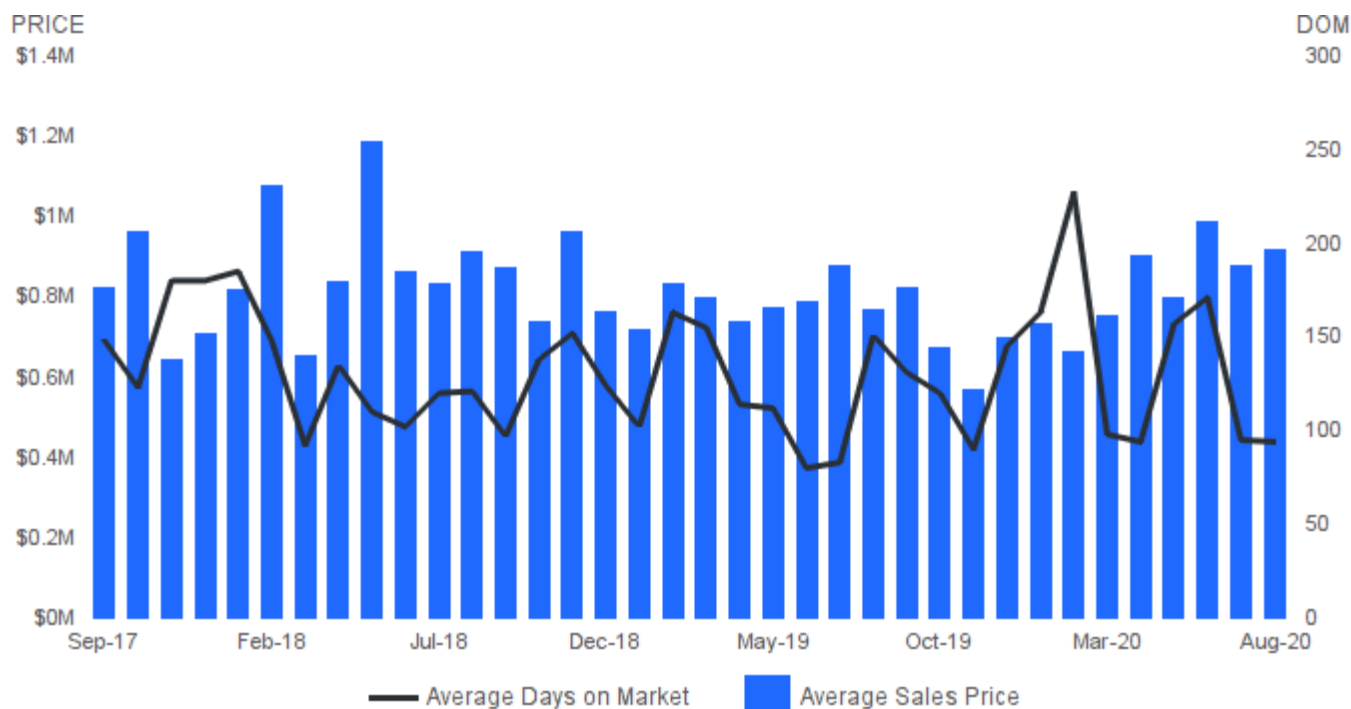


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2020 | Single Family Homes [?]

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

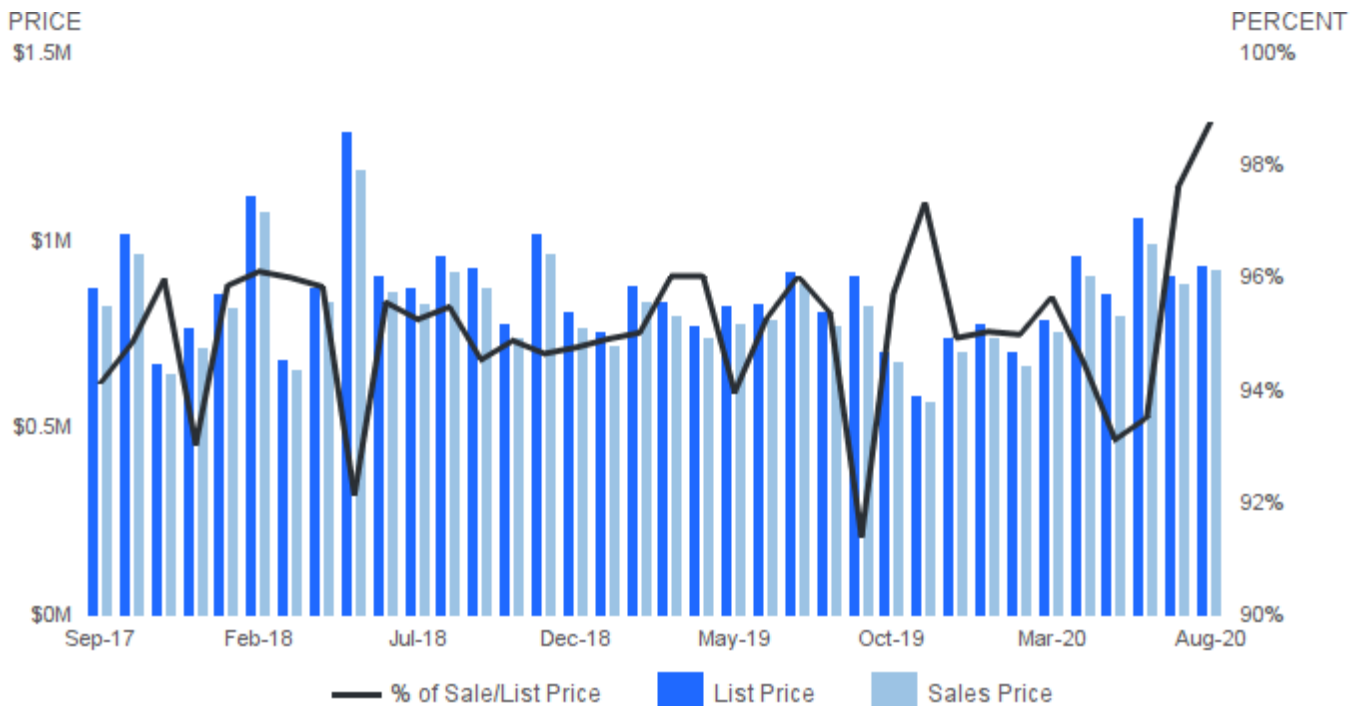
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2020 | Single Family Homes ?

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

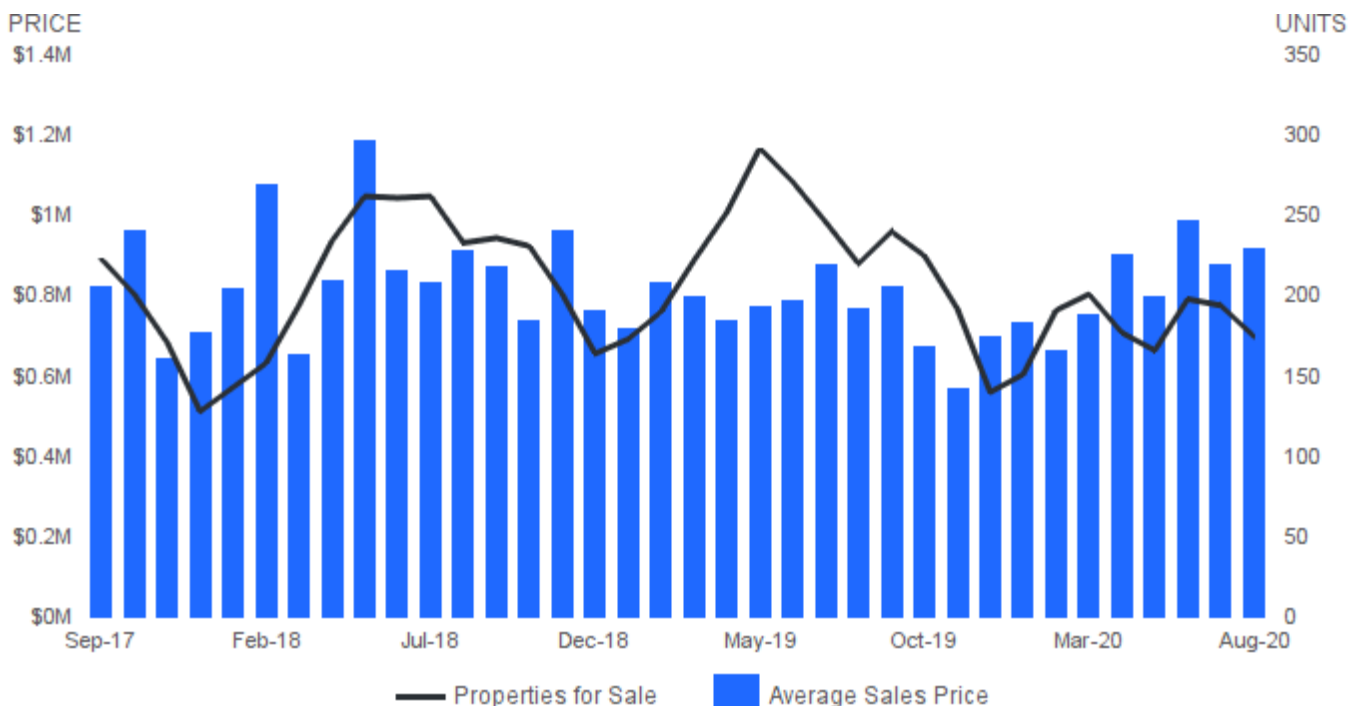


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

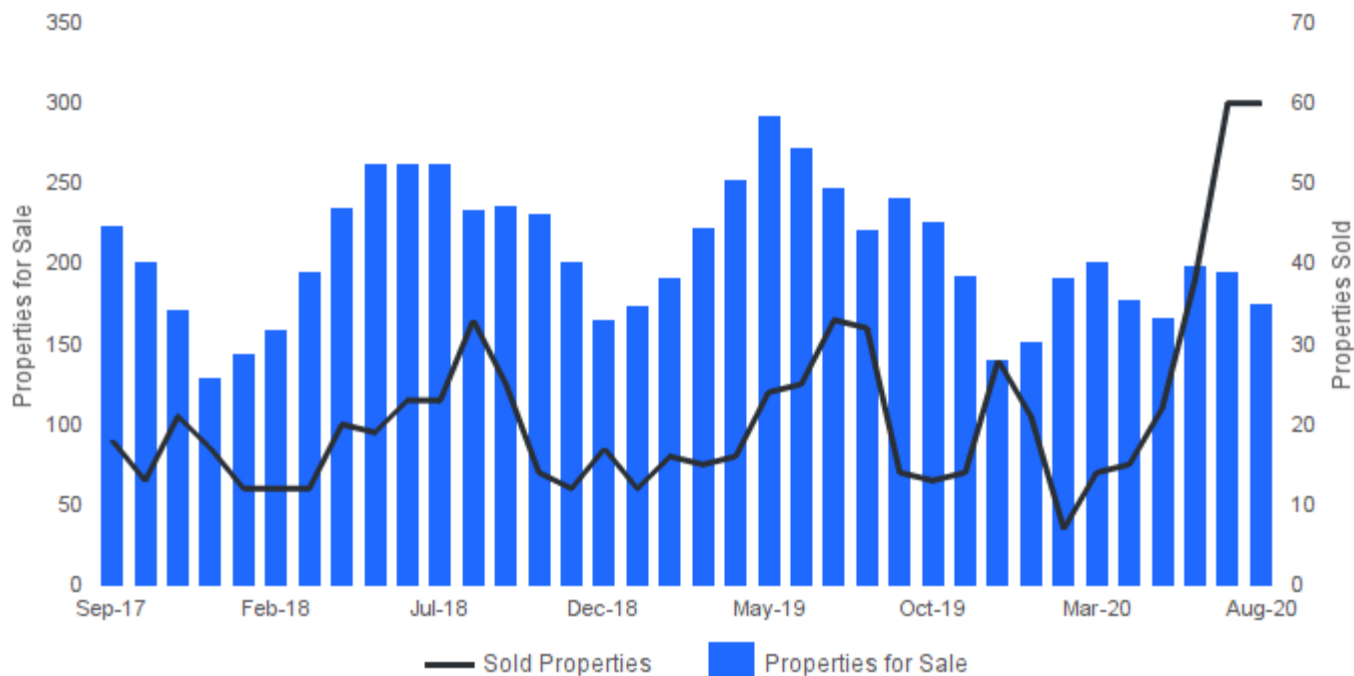


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



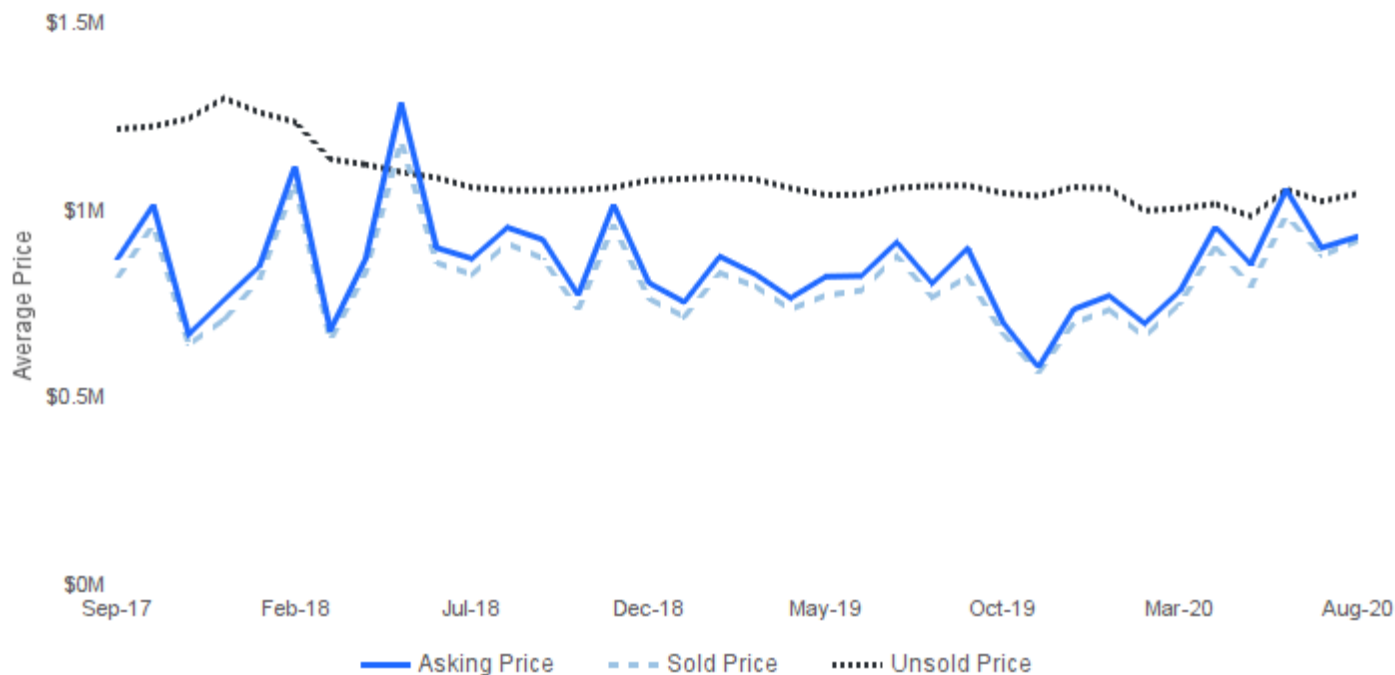
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

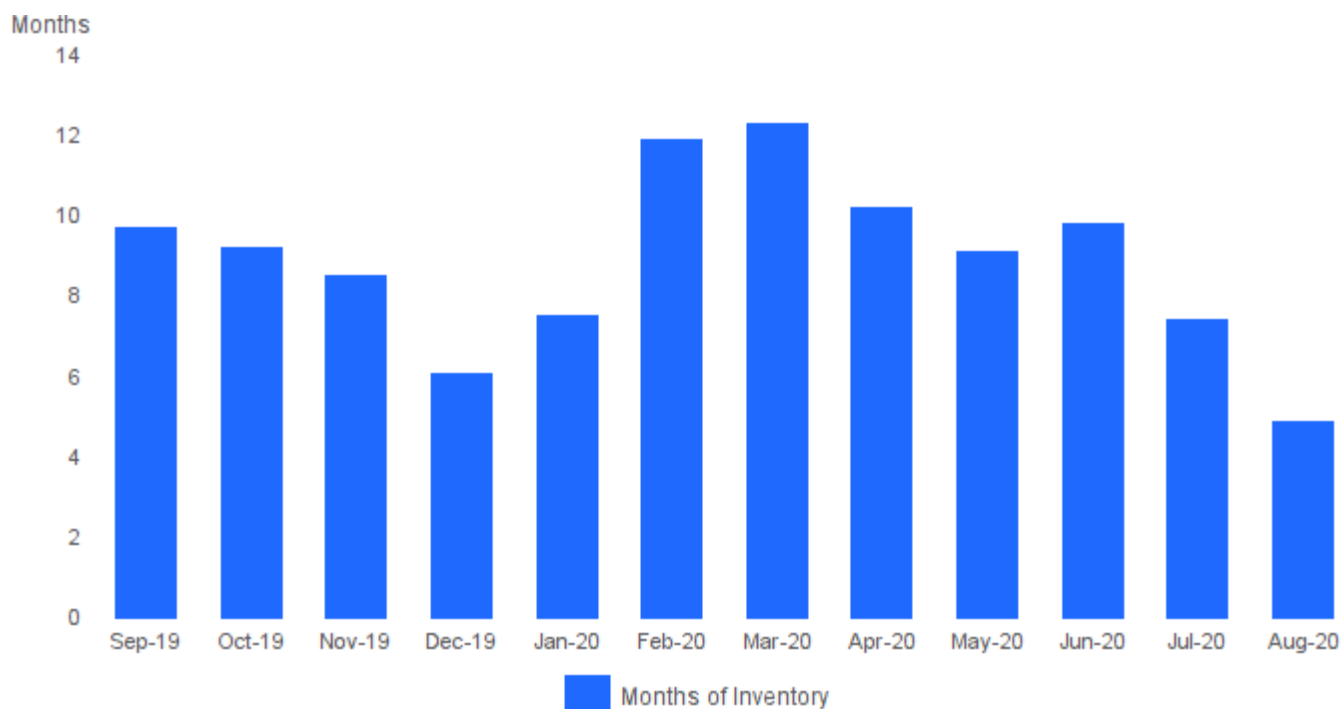
Sold Price | the average selling price



ABSORPTION RATE

August 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

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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.

