

# AREA REPORT

## WILTON

### FULL MARKET SUMMARY

May 2021 | Single Family Homes ?

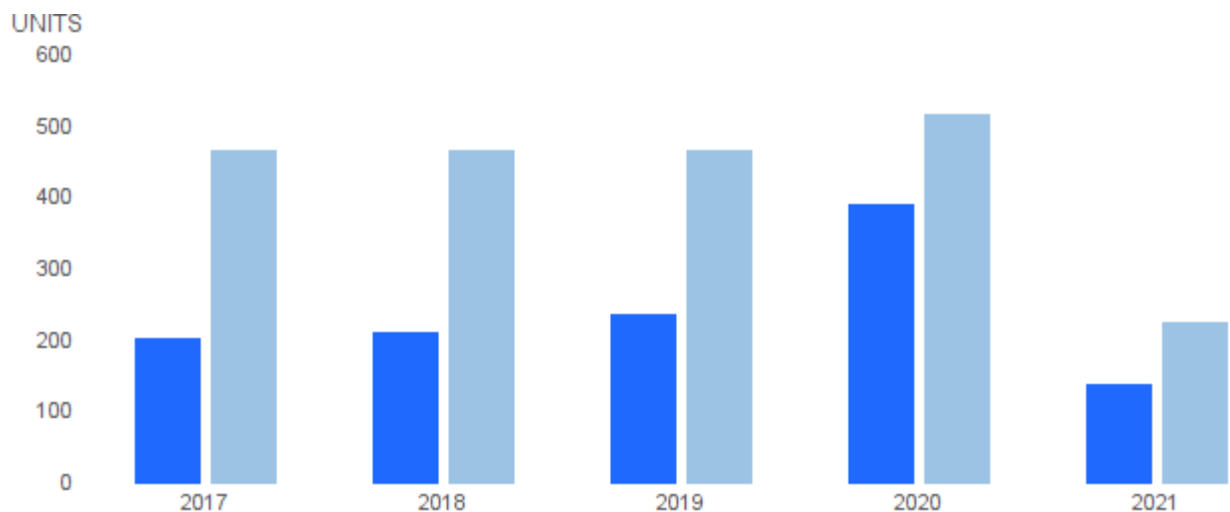
	Month to Date			Year to Date		
	May 2021	May 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	43	48	-10.42% ↓	217	206	5.34% ↑
Sold Listings	40	20	100% ↑	138	73	89.04% ↑
Median List Price (Solds)	\$989,000	\$801,750	23.36% ↑	\$874,000	\$769,900	13.52% ↑
Median Sold Price	\$1,050,000	\$693,500	51.41% ↑	\$867,500	\$720,000	20.49% ↑
Median Days on Market	32	63	-49.21% ↓	54	91	-40.66% ↓
Average List Price (Solds)	\$1,156,359	\$820,339	40.96% ↑	\$1,020,899	\$818,541	24.72% ↑
Average Sold Price	\$1,198,754	\$766,025	56.49% ↑	\$1,025,029	\$774,793	32.3% ↑
Average Days on Market	61	142	-57.04% ↓	84	139	-39.57% ↓
List/Sold Price Ratio	104.3%	93.5%	11.64% ↑	101.2%	95.1%	6.34% ↑

### SOLD AND NEW PROPERTIES (UNITS)

May 2021 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

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



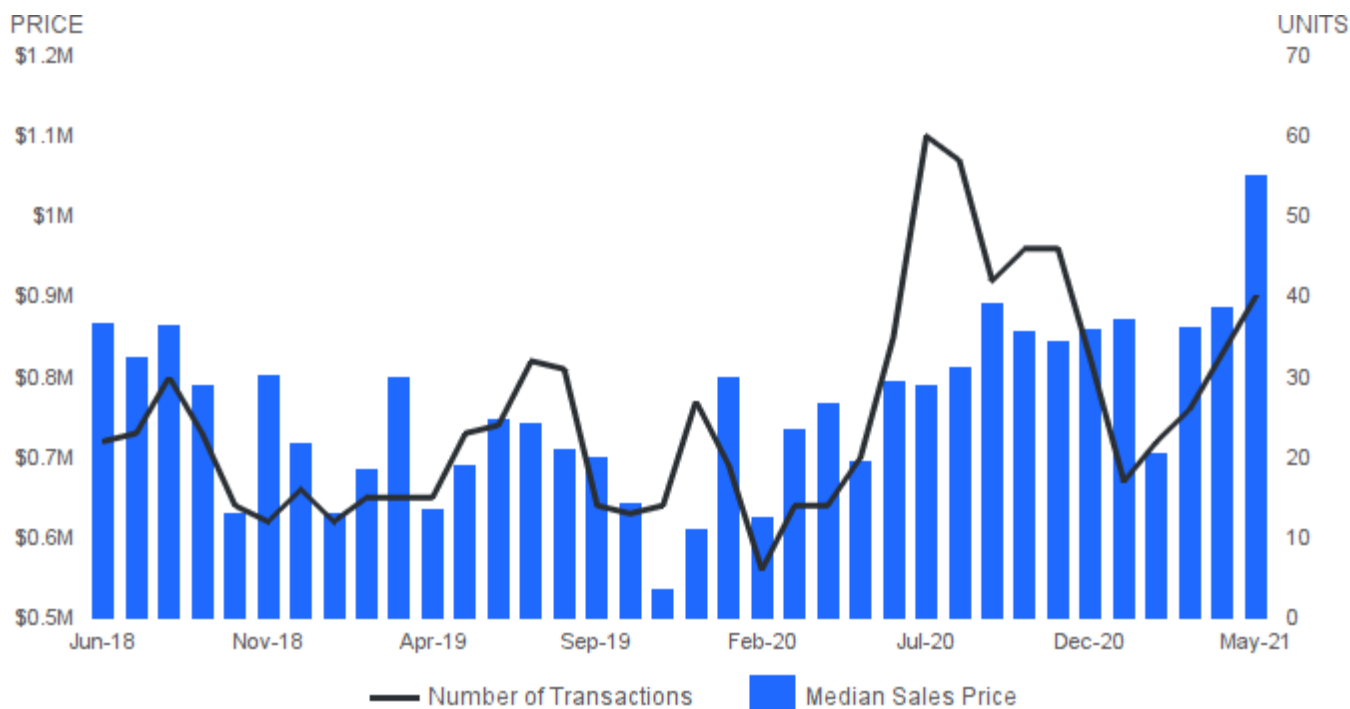
Sold Properties	203	210	235	391	138
New Properties	466	465	466	516	224
Sold Volume	\$161.17M	\$183.16M	\$179.23M	\$346.56M	\$141.45M
Listing Volume	\$493.44M	\$434.78M	\$416.34M	\$508.34M	\$251.96M
Median Sale Price	\$715K	\$790K	\$690K	\$810K	\$868K

## MEDIAN SALES PRICE AND NUMBER OF SALES

May 2021 | 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.

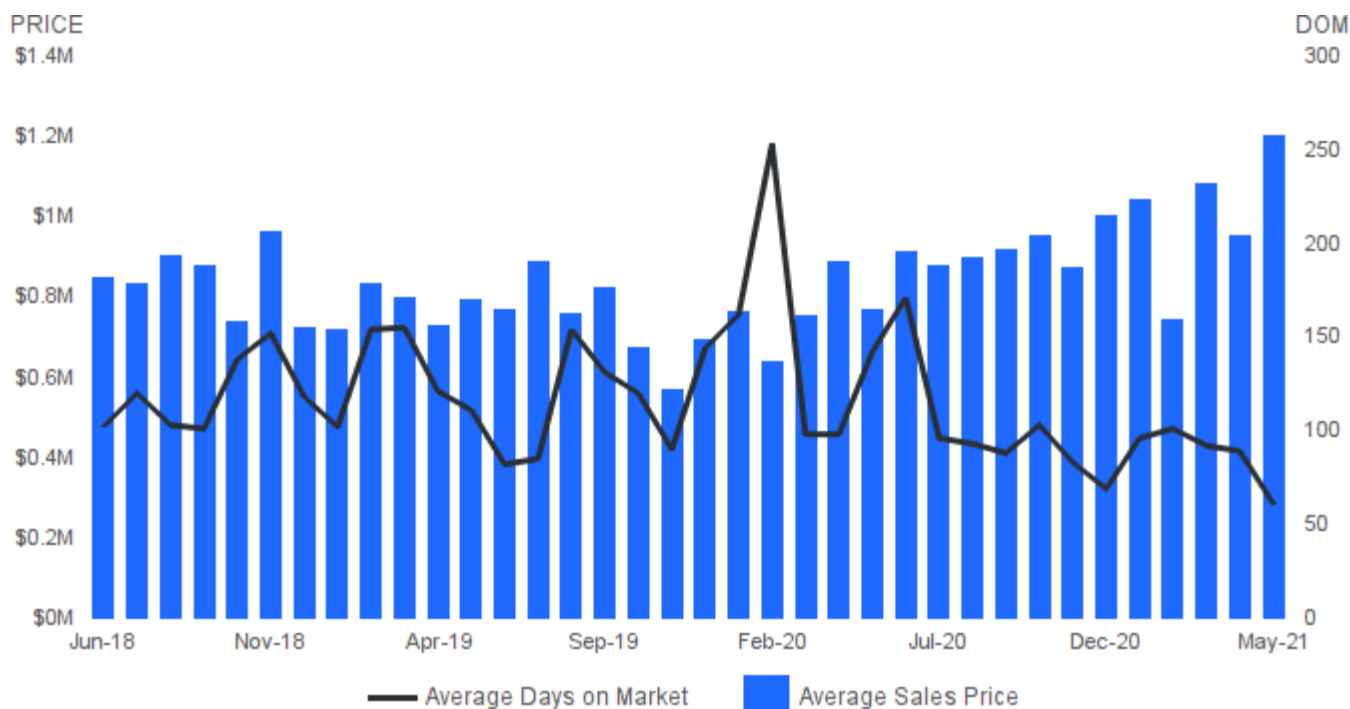


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2021 | Single Family Homes ?

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

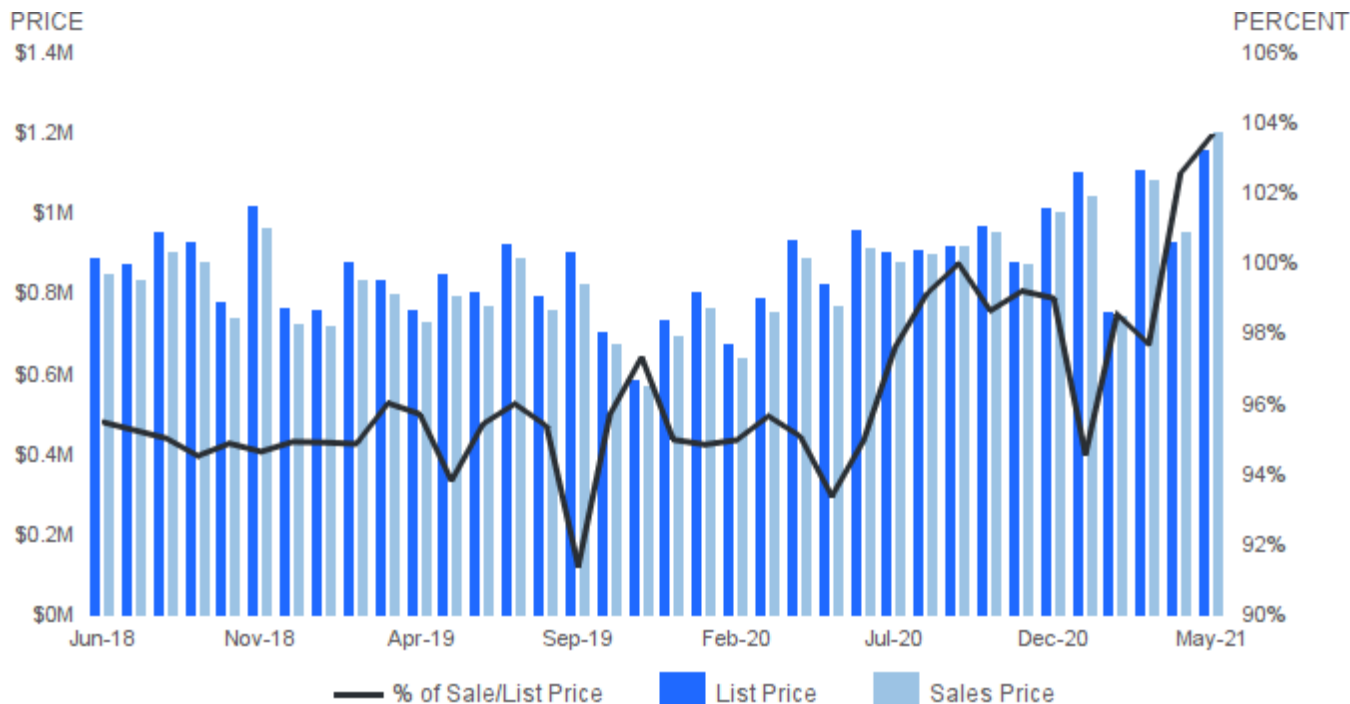
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2021 | 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 2021 | 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.

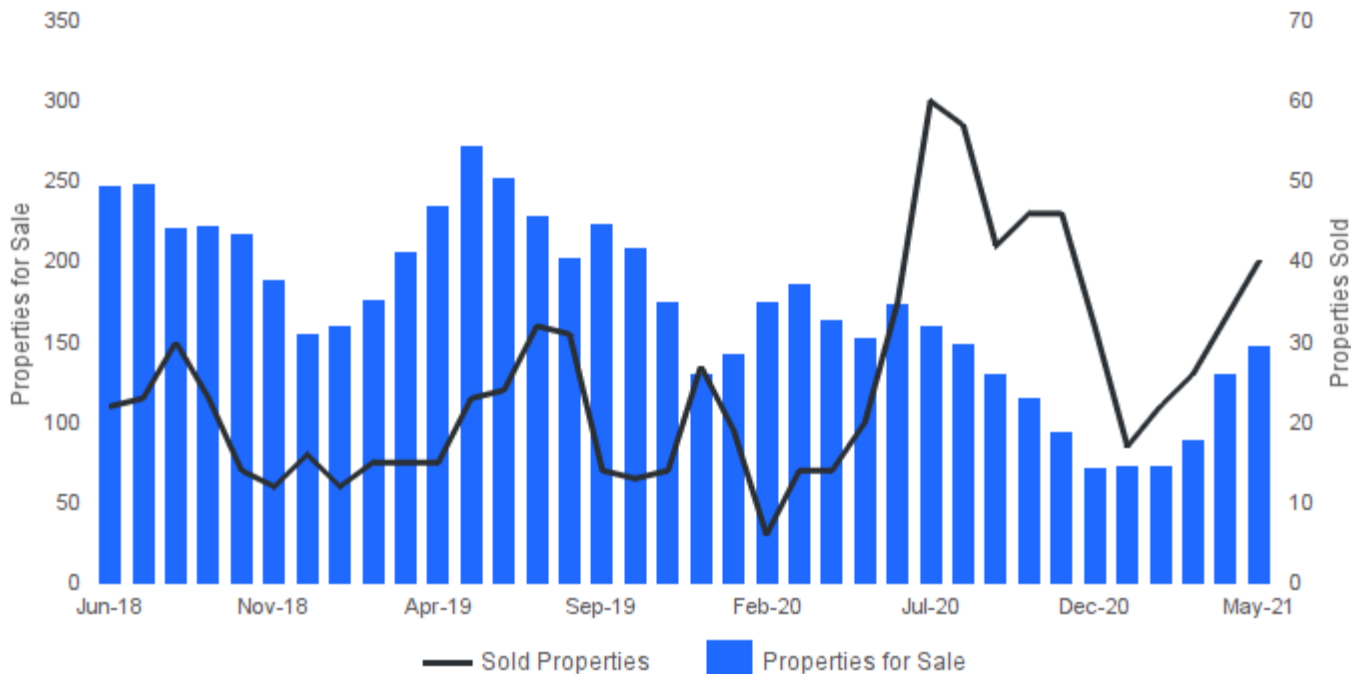


## PROPERTIES FOR SALE AND SOLD PROPERTIES

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

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



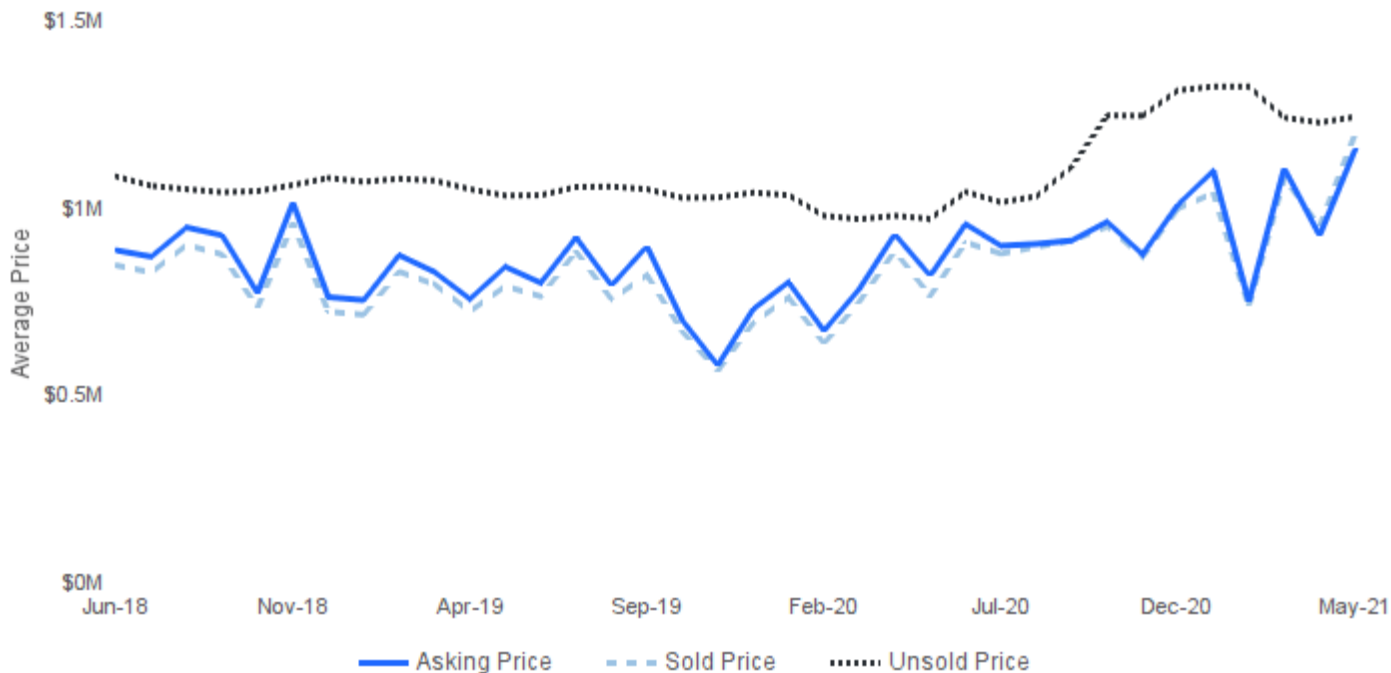
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2021 | Single Family Homes ?

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

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

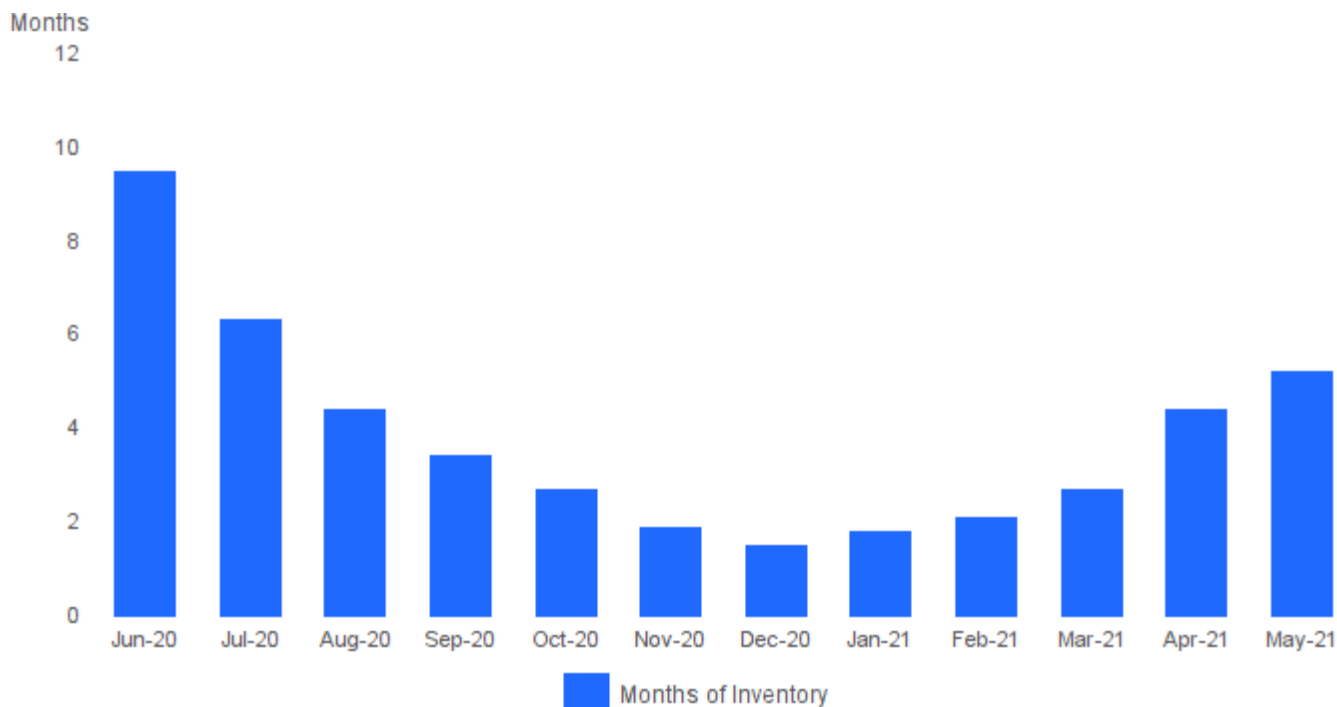
**Sold Price** | the average selling price



# ABSORPTION RATE

May 2021 | 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.

