

AREA REPORT

WILTON

FULL MARKET SUMMARY

October 2021 | Single Family Homes ?

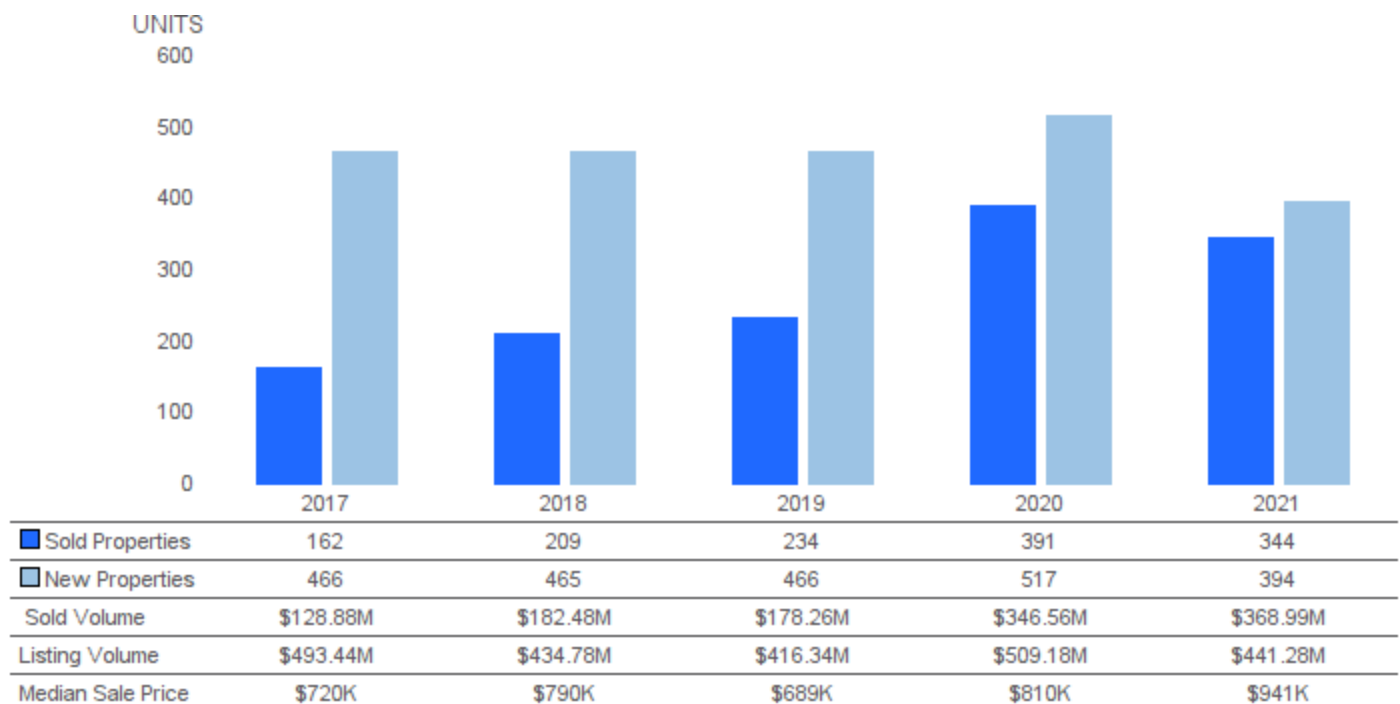
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	15	44	-65.91% ↓	392	490	-20% ↓
Sold Listings	26	46	-43.48% ↓	343	313	9.58% ↑
Median List Price (Solds)	\$1,139,500	\$867,500	31.35% ↑	\$899,000	\$819,000	9.77% ↑
Median Sold Price	\$1,110,000	\$857,000	29.52% ↑	\$942,000	\$800,000	17.75% ↑
Median Days on Market	49	80	-38.75% ↓	45	73	-38.36% ↓
Average List Price (Solds)	\$1,179,730	\$964,206	22.35% ↑	\$1,056,510	\$899,894	17.4% ↑
Average Sold Price	\$1,162,780	\$951,282	22.23% ↑	\$1,074,284	\$876,902	22.51% ↑
Average Days on Market	57	103	-44.66% ↓	64	114	-43.86% ↓
List/Sold Price Ratio	98.2%	98.9%	-0.69% ↓	102.1%	97.8%	4.39% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2021 | 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

October 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.

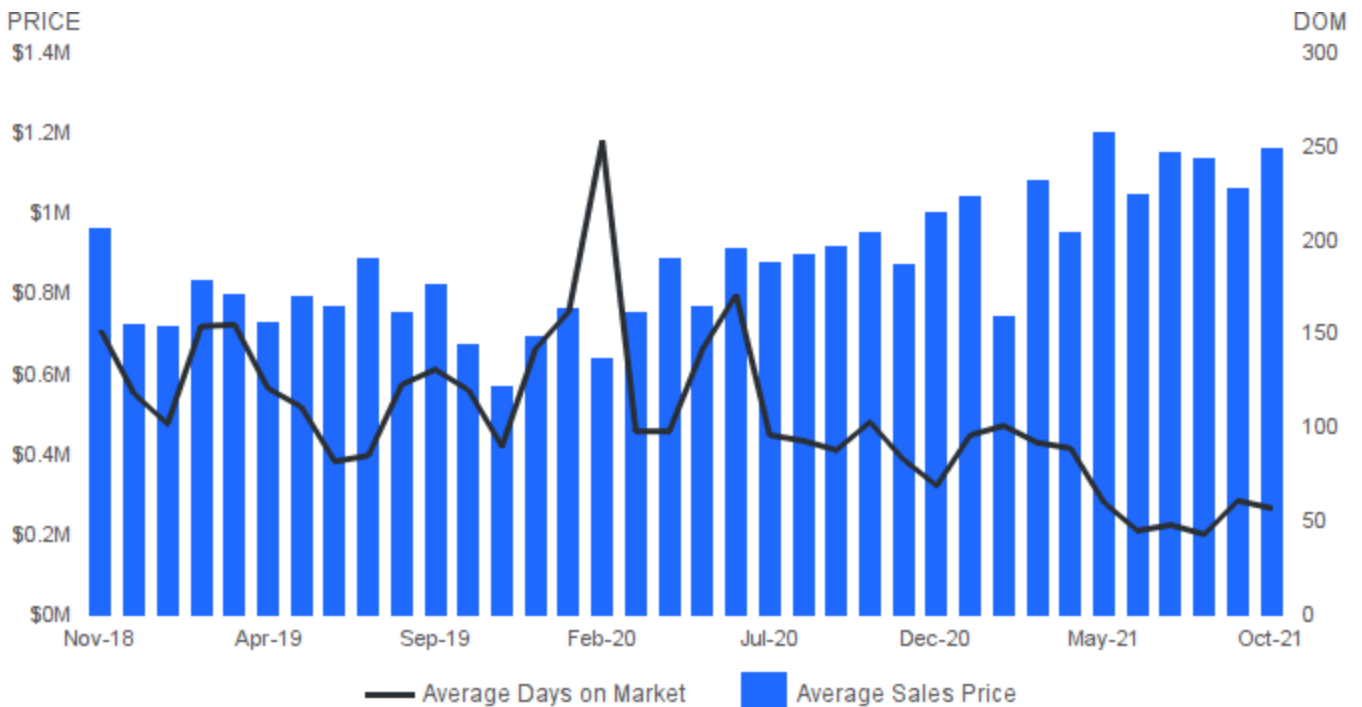


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Single Family Homes ?

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

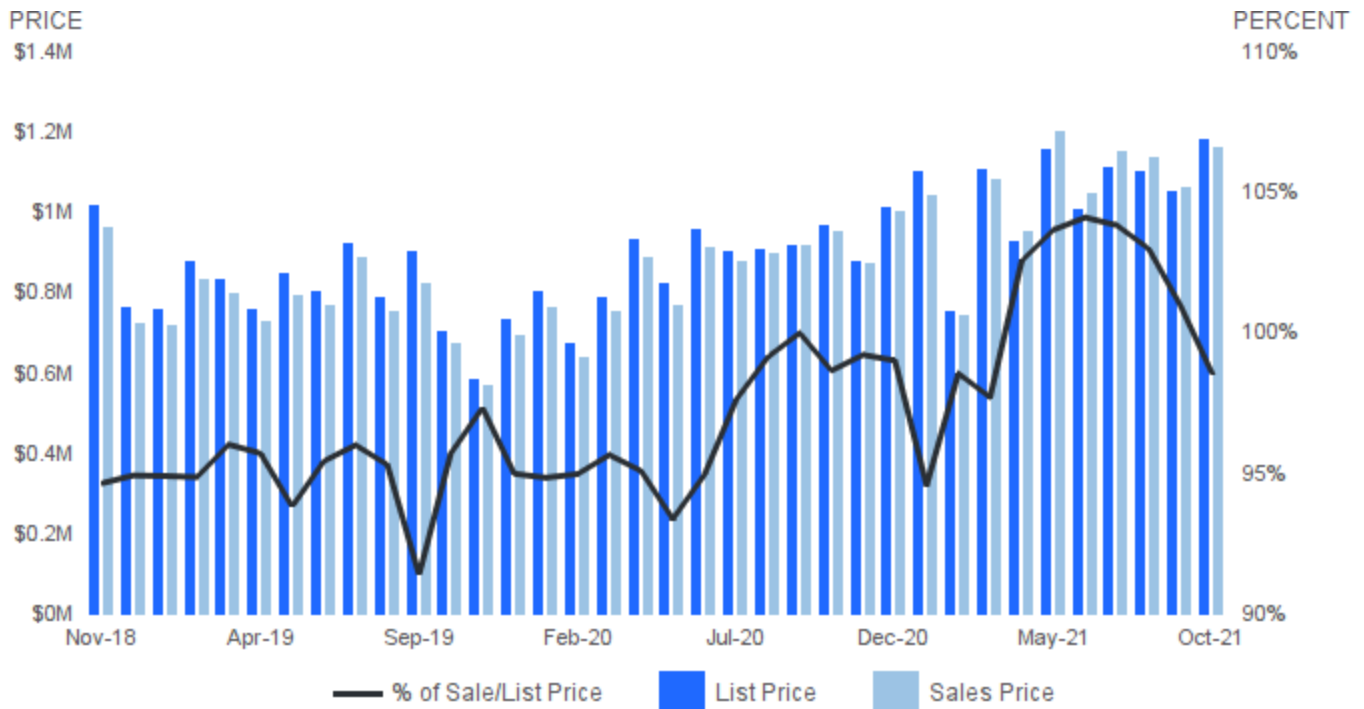
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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

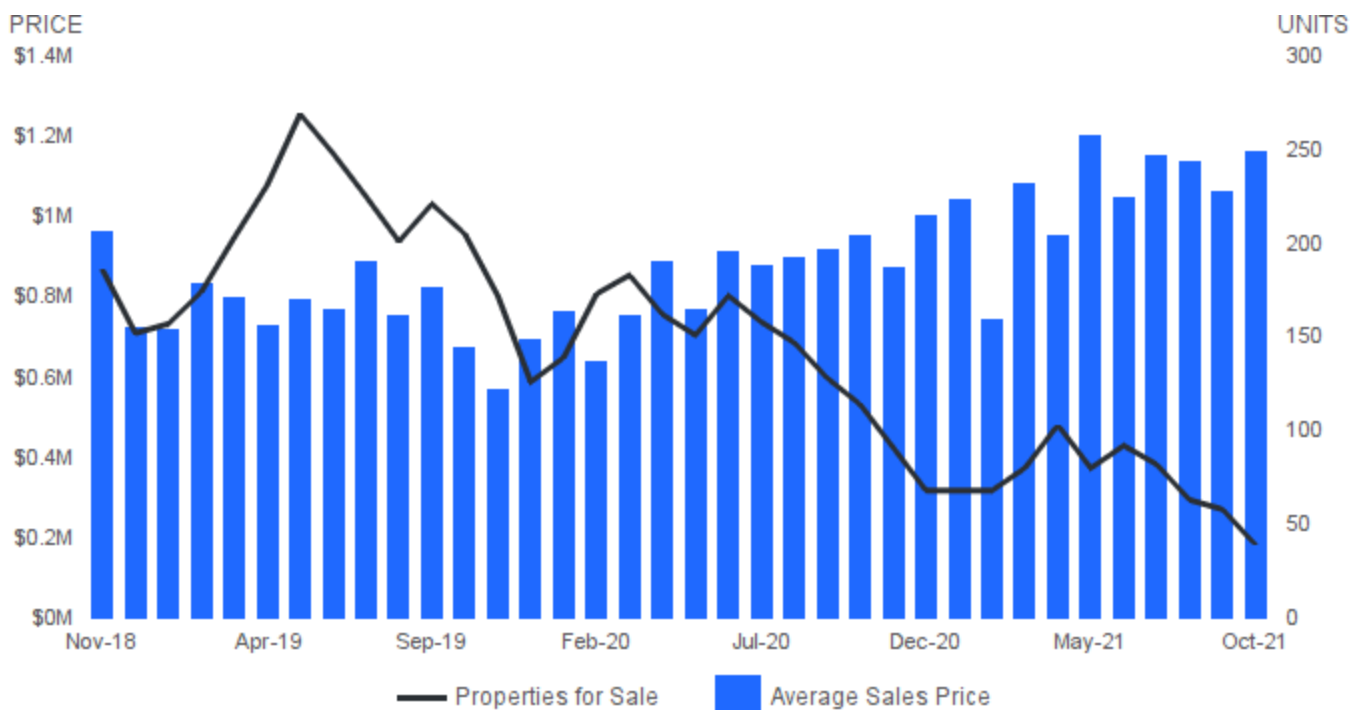


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

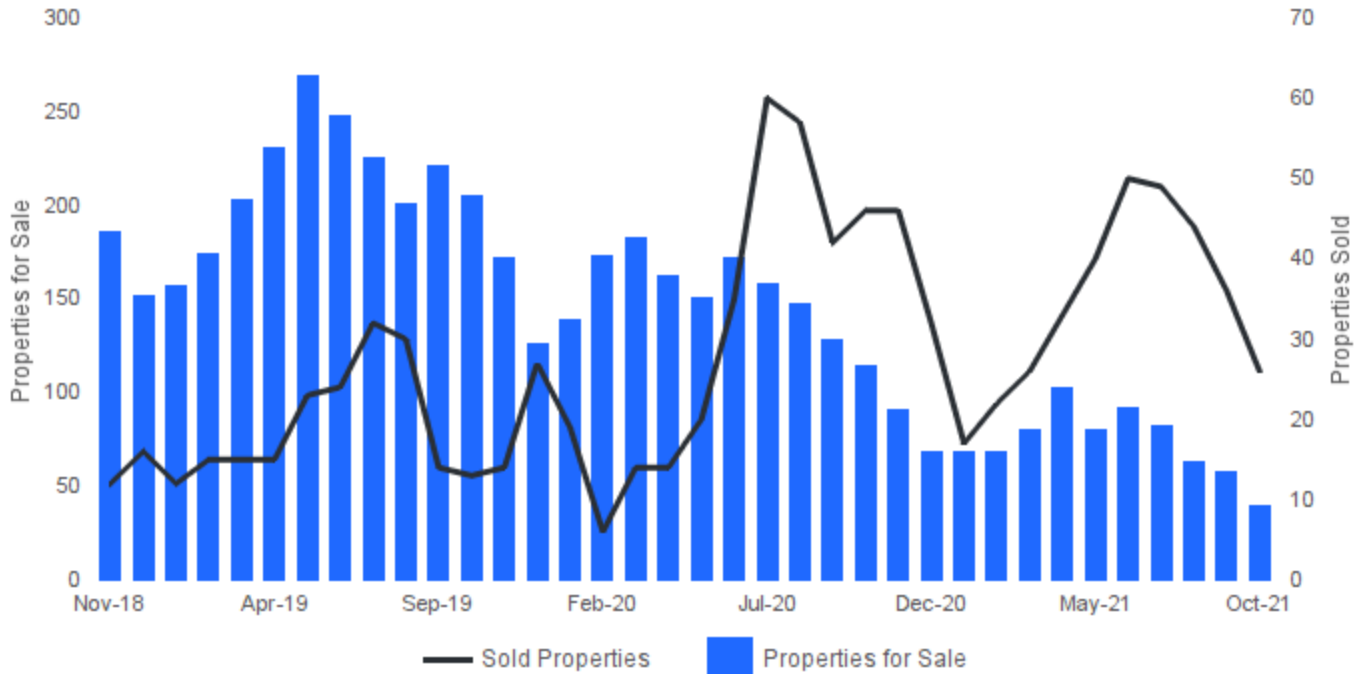


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



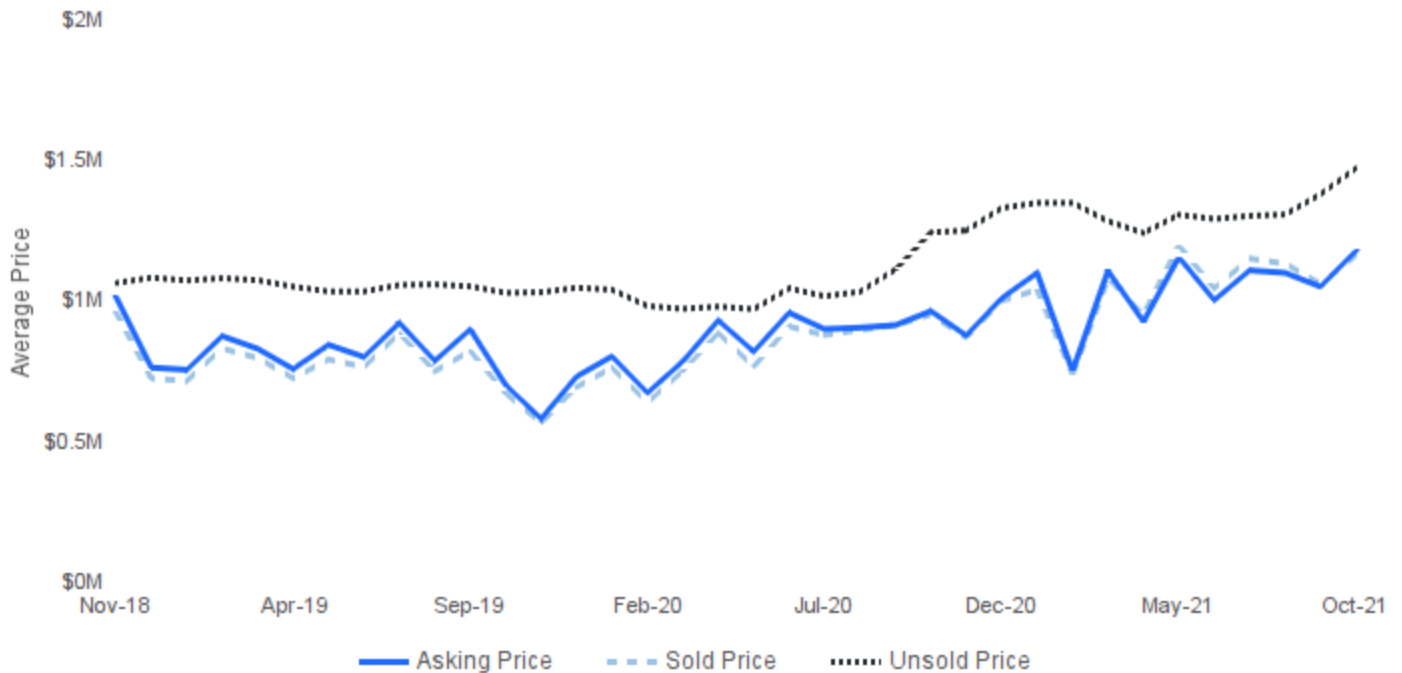
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

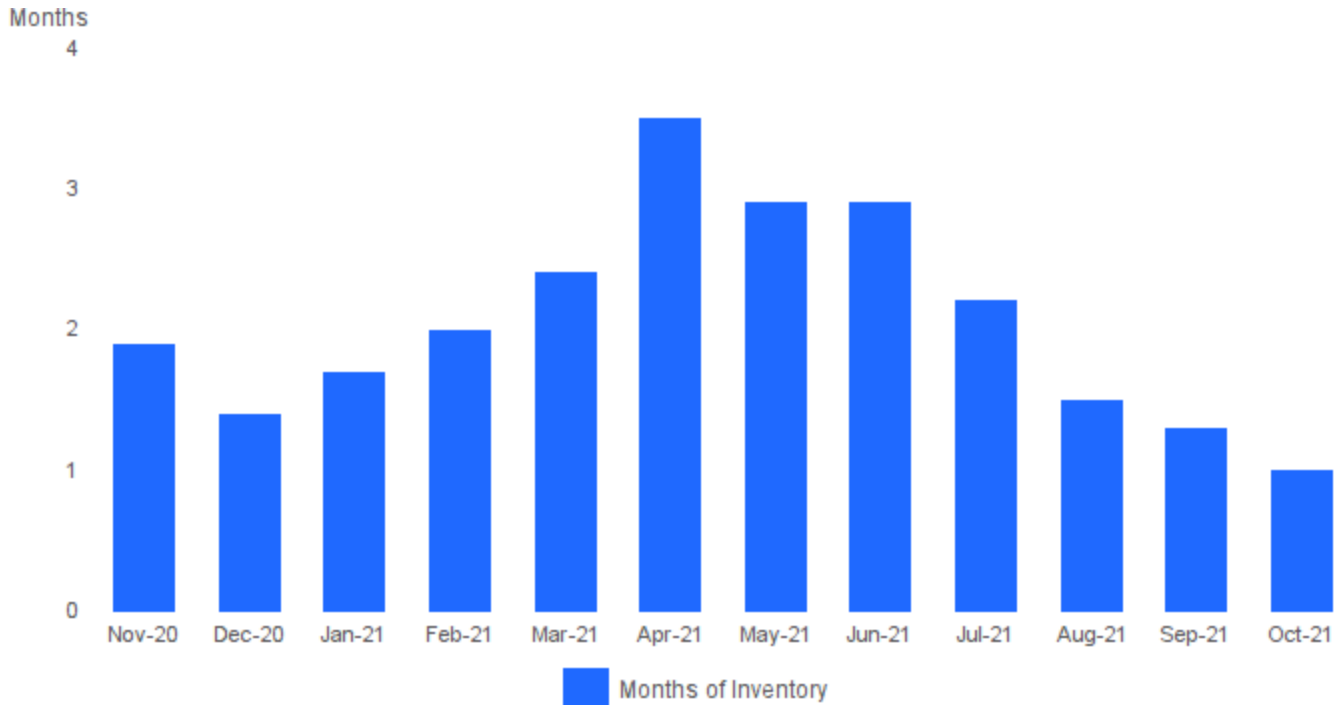
Sold Price | the average selling price



ABSORPTION RATE

October 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

October 2021 | 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.

