

AREA REPORT

WILTON

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

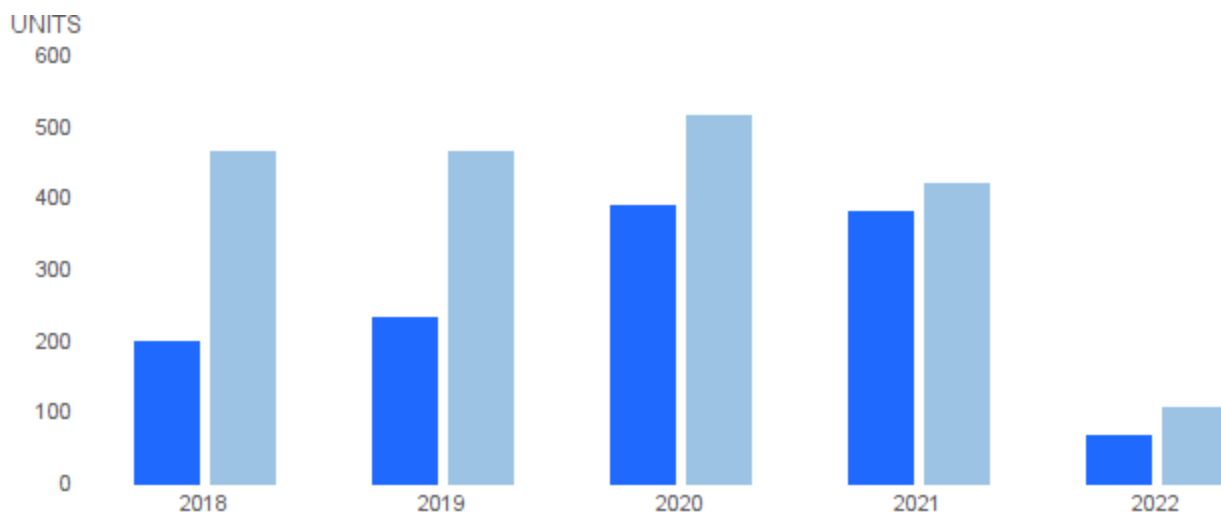
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	38	63	-39.68% ↓	107	173	-38.15% ↓
Sold Listings	16	33	-51.52% ↓	63	98	-35.71% ↓
Median List Price (Solds)	\$1,149,450	\$879,000	30.77% ↑	\$998,000	\$829,000	20.39% ↑
Median Sold Price	\$1,293,000	\$885,000	46.1% ↑	\$1,045,000	\$830,000	25.9% ↑
Median Days on Market	44	49	-10.2% ↓	52	62	-16.13% ↓
Average List Price (Solds)	\$1,171,675	\$927,575	26.32% ↑	\$1,138,898	\$965,609	17.95% ↑
Average Sold Price	\$1,225,346	\$951,378	28.8% ↑	\$1,177,684	\$954,121	23.43% ↑
Average Days on Market	66	89	-25.84% ↓	68	94	-27.66% ↓
List/Sold Price Ratio	104.8%	102.1%	2.69% ↑	104.2%	99.9%	4.32% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



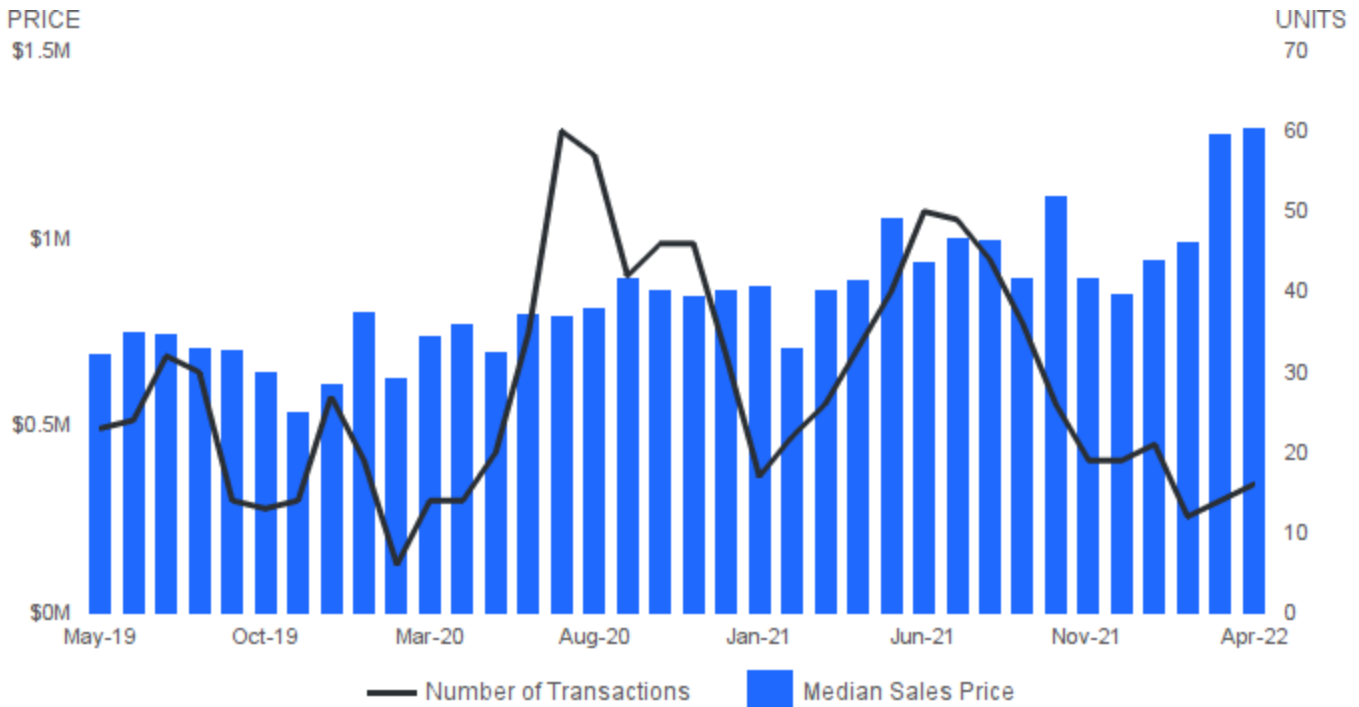
Sold Properties	199	234	391	381	67
New Properties	465	466	516	420	107
Sold Volume	\$172.69M	\$178.26M	\$346.56M	\$406.94M	\$80.11M
Listing Volume	\$434.78M	\$416.34M	\$508.34M	\$471.75M	\$135.02M
Median Sale Price	\$790K	\$689K	\$810K	\$935K	\$1.07M

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

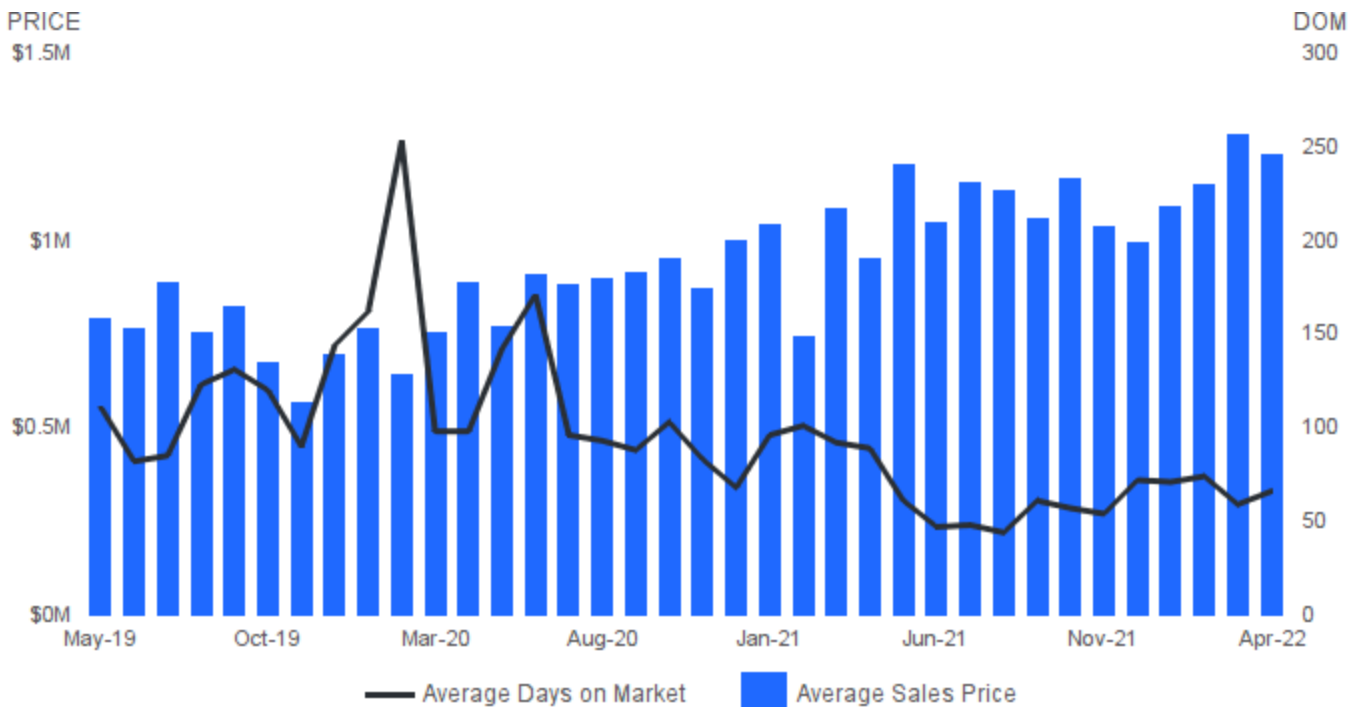


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

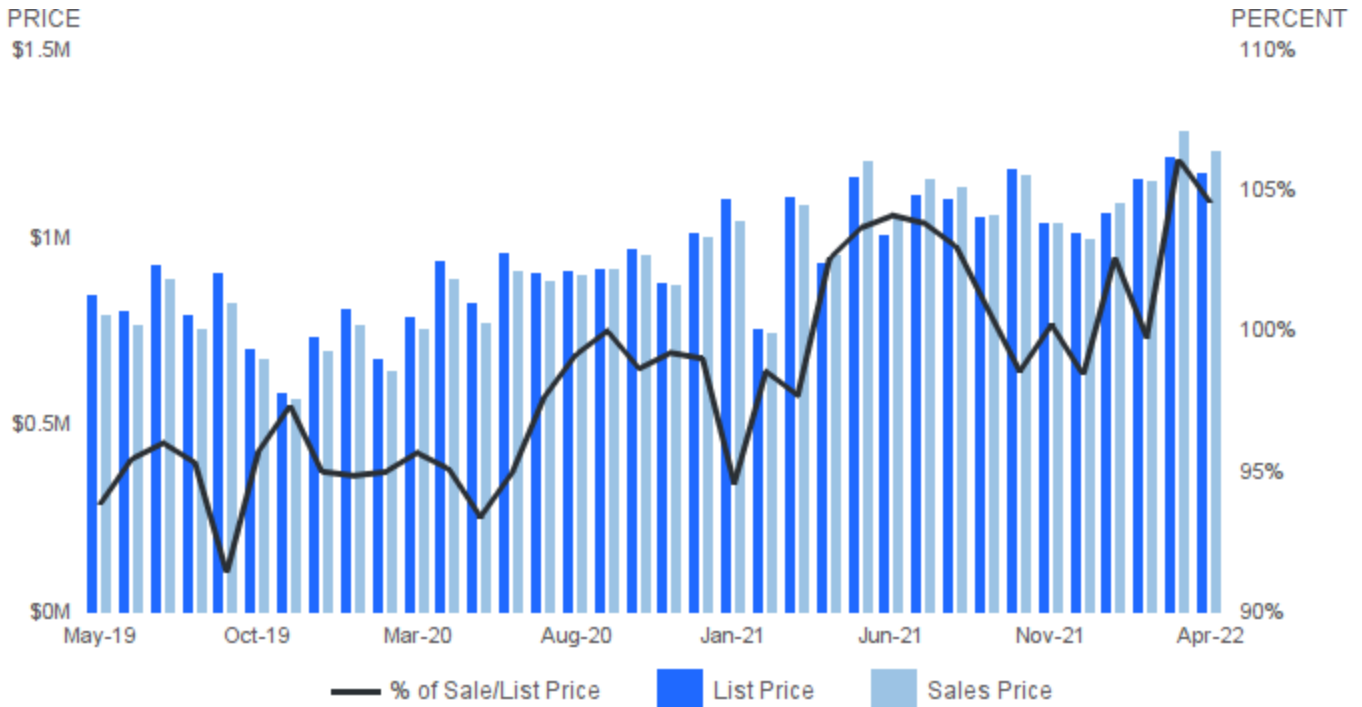
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

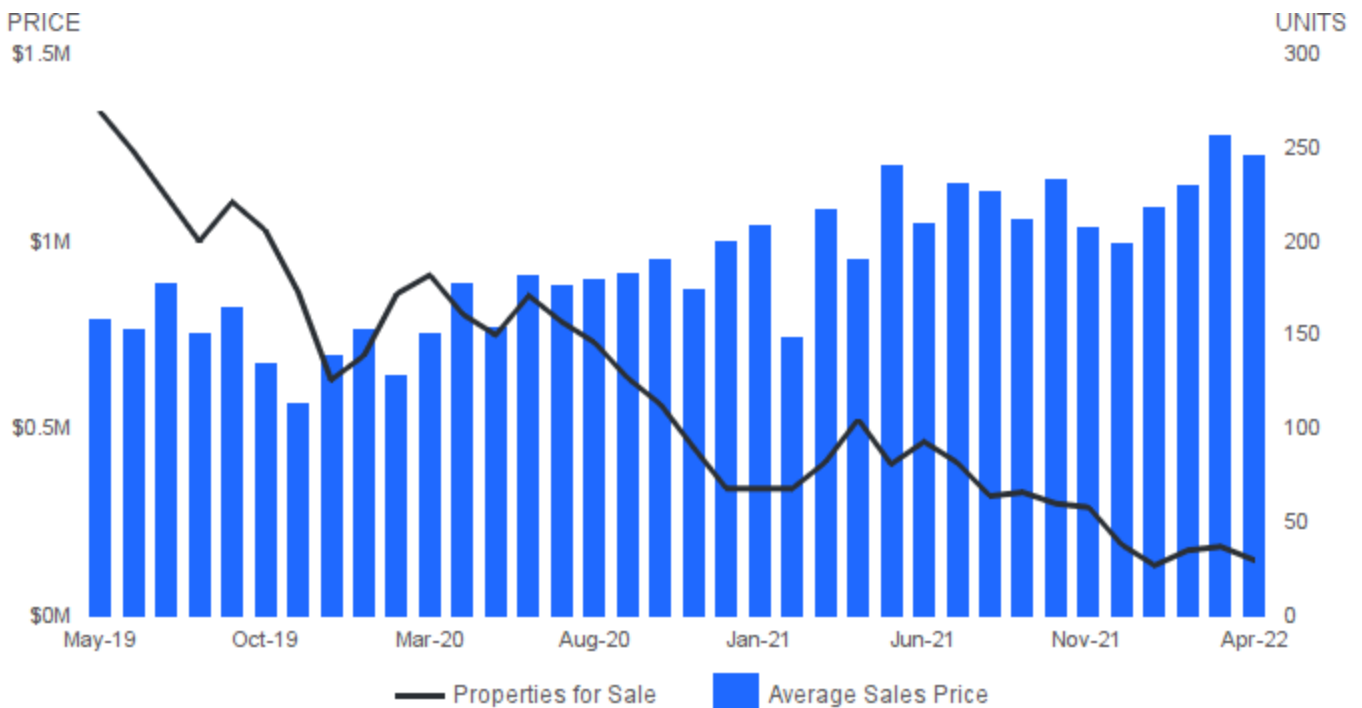


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2022 | 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.

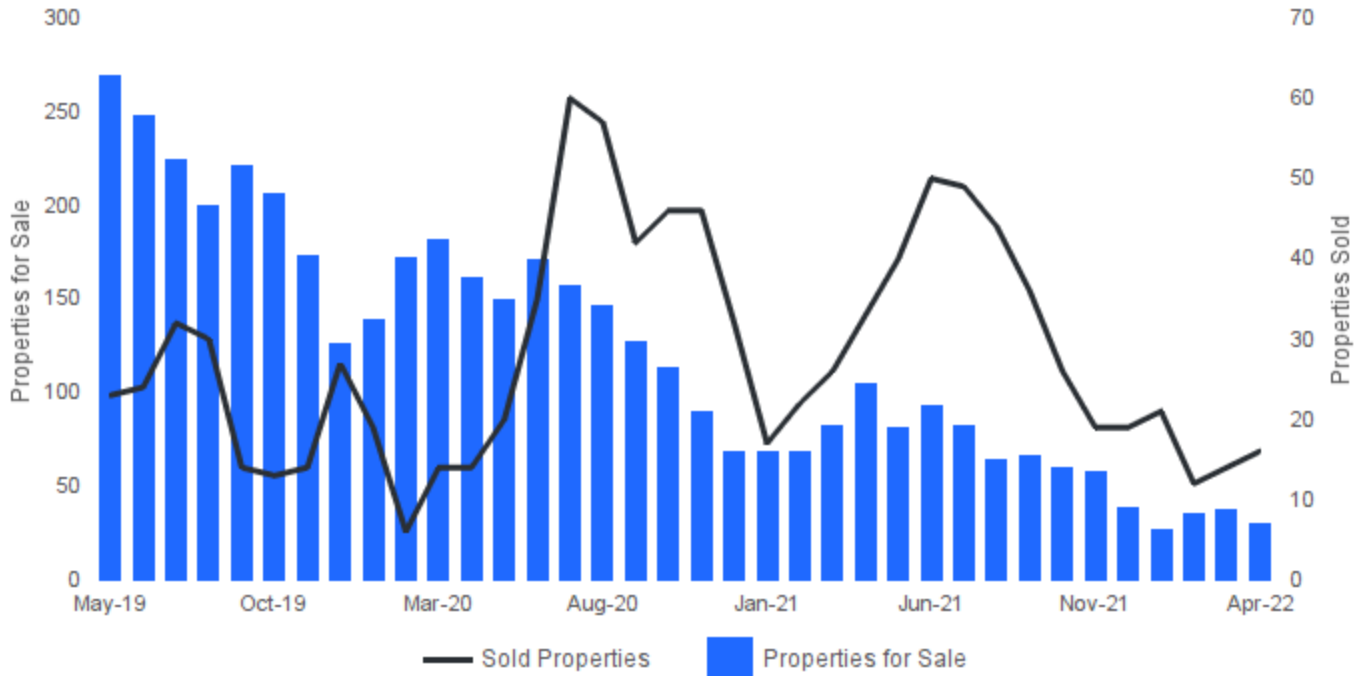


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



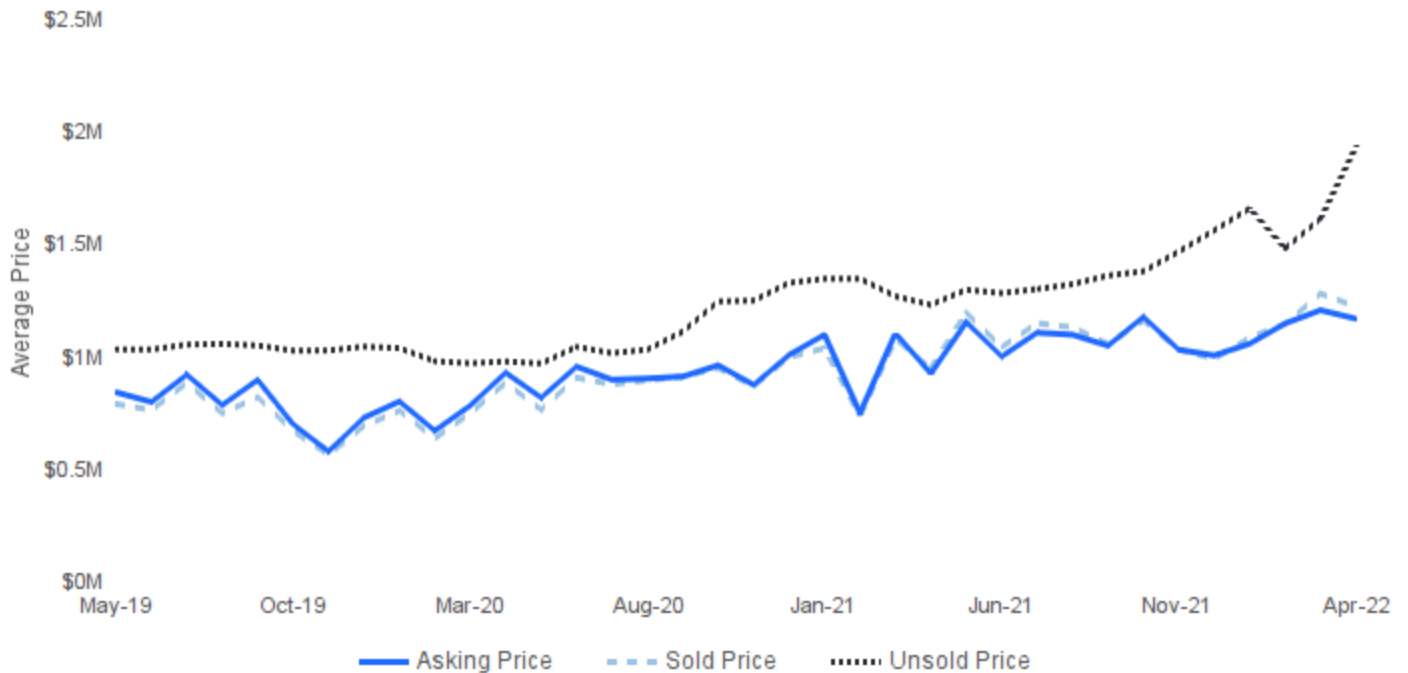
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

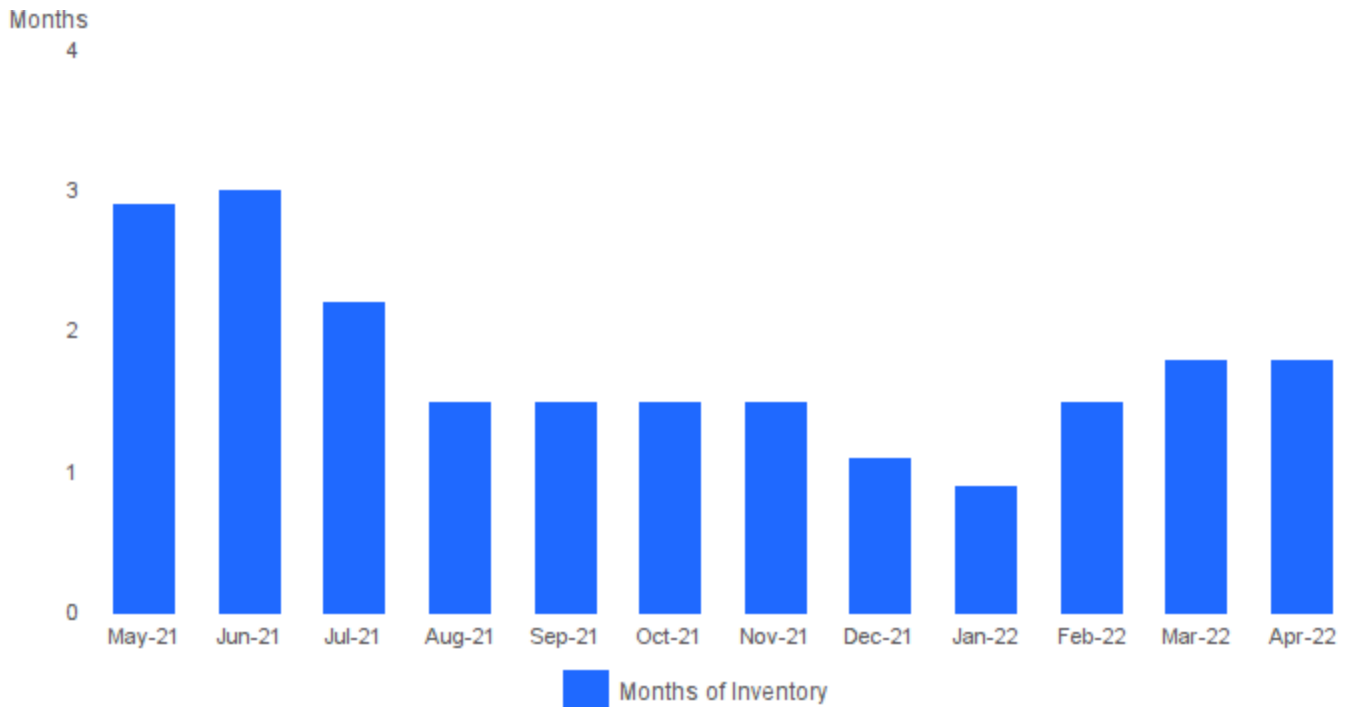
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.

