

AREA REPORT

WILTON

FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

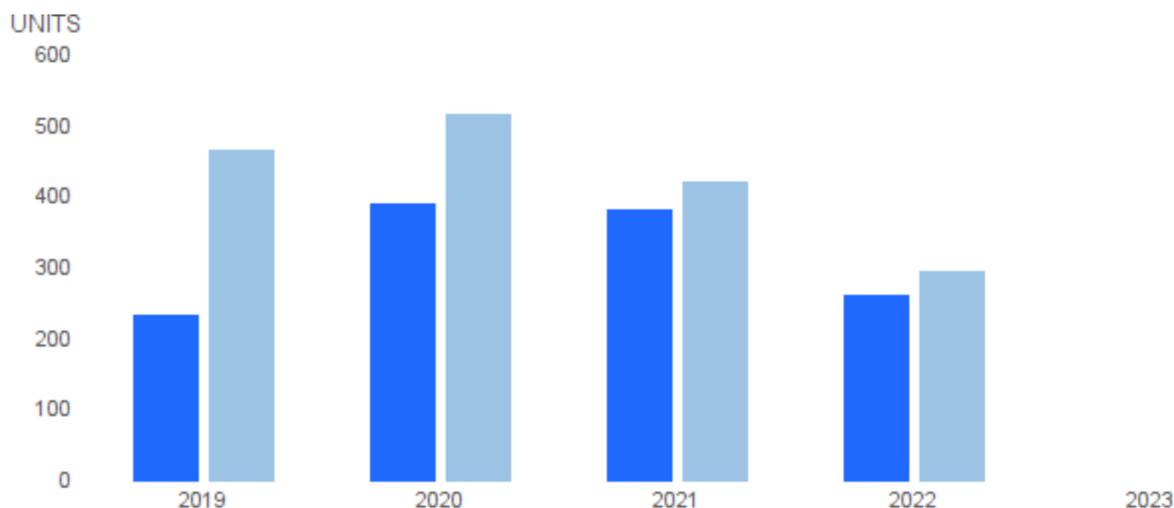
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	7	8	-12.5% ↓	293	420	-30.24% ↓
Sold Listings	11	19	-42.11% ↓	261	381	-31.5% ↓
Median List Price (Solds)	\$1,140,000	\$850,000	34.12% ↑	\$960,000	\$899,000	6.79% ↑
Median Sold Price	\$1,200,000	\$850,000	41.18% ↑	\$1,025,000	\$935,000	9.63% ↑
Median Days on Market	36	71	-49.3% ↓	34	47	-27.66% ↓
Average List Price (Solds)	\$1,293,000	\$1,008,468	28.21% ↑	\$1,101,660	\$1,052,955	4.63% ↑
Average Sold Price	\$1,278,272	\$992,763	28.76% ↑	\$1,155,267	\$1,068,080	8.16% ↑
Average Days on Market	49	72	-31.94% ↓	47	64	-26.56% ↓
List/Sold Price Ratio	100.4%	99.3%	1.05% ↑	105.7%	101.9%	3.82% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



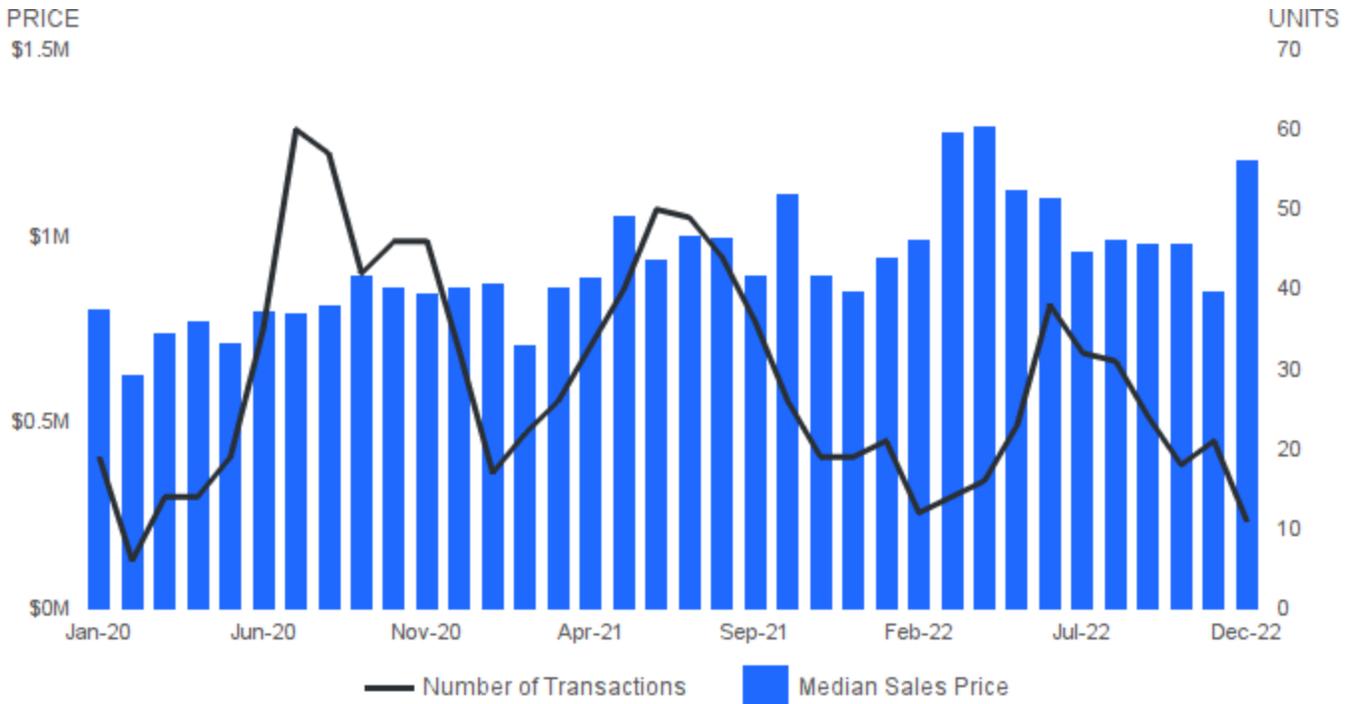
Sold Properties	232	390	381	261	0
New Properties	466	517	420	293	0
Sold Volume	\$176.79M	\$345.90M	\$406.94M	\$301.52M	\$0
Listing Volume	\$416.34M	\$509.18M	\$471.90M	\$340.25M	\$0
Median Sale Price	\$686K	\$810K	\$935K	\$1.02M	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

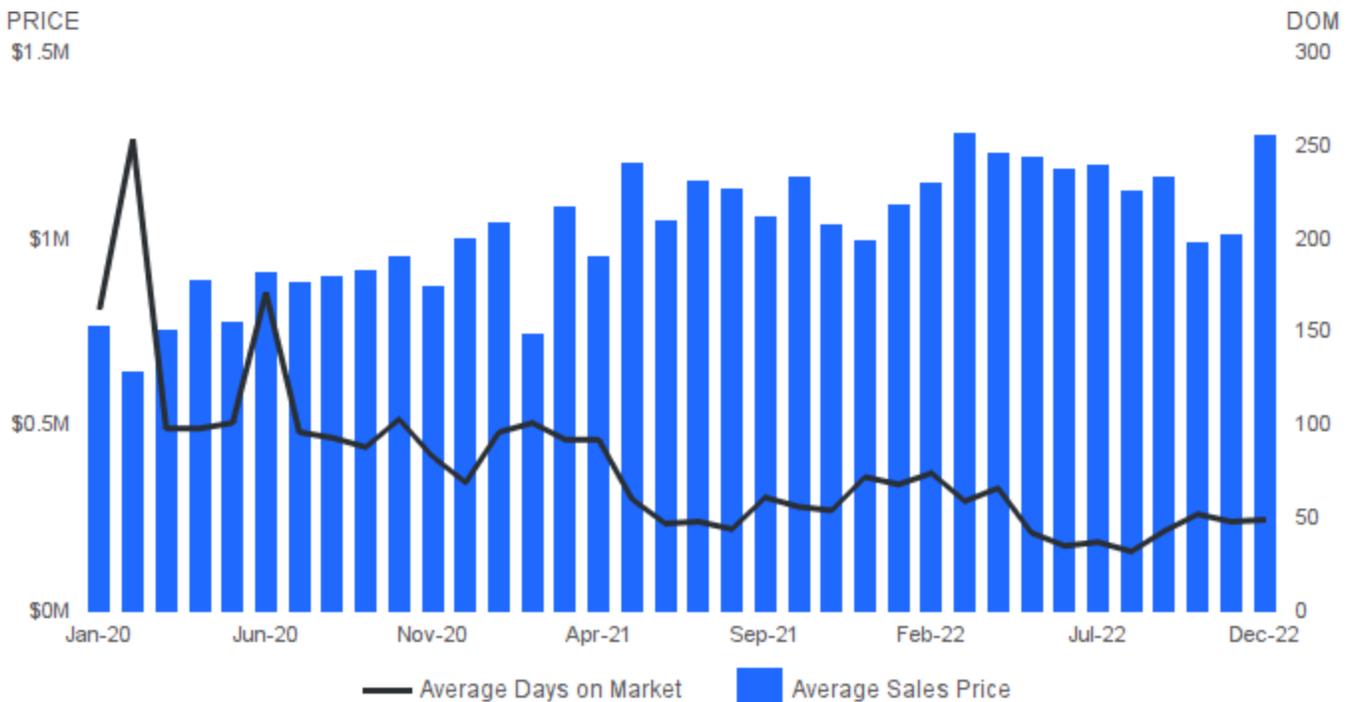


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family Homes ?

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

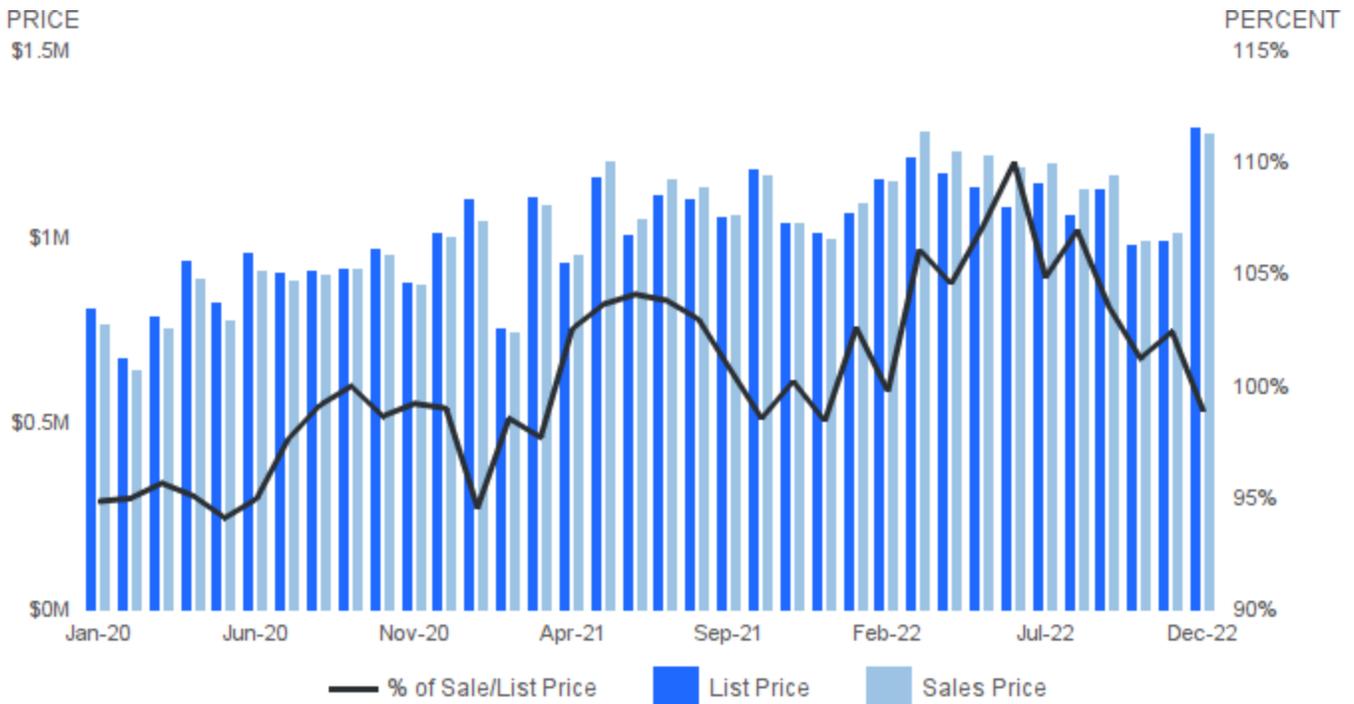
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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.

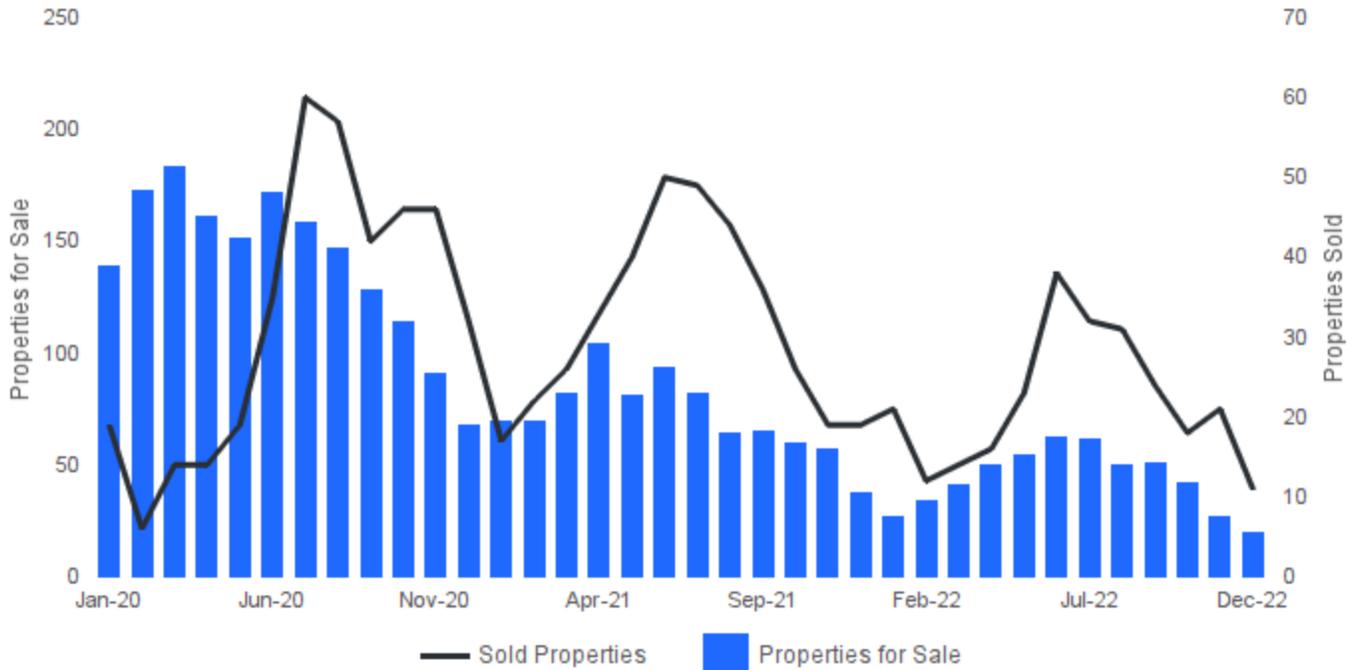


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



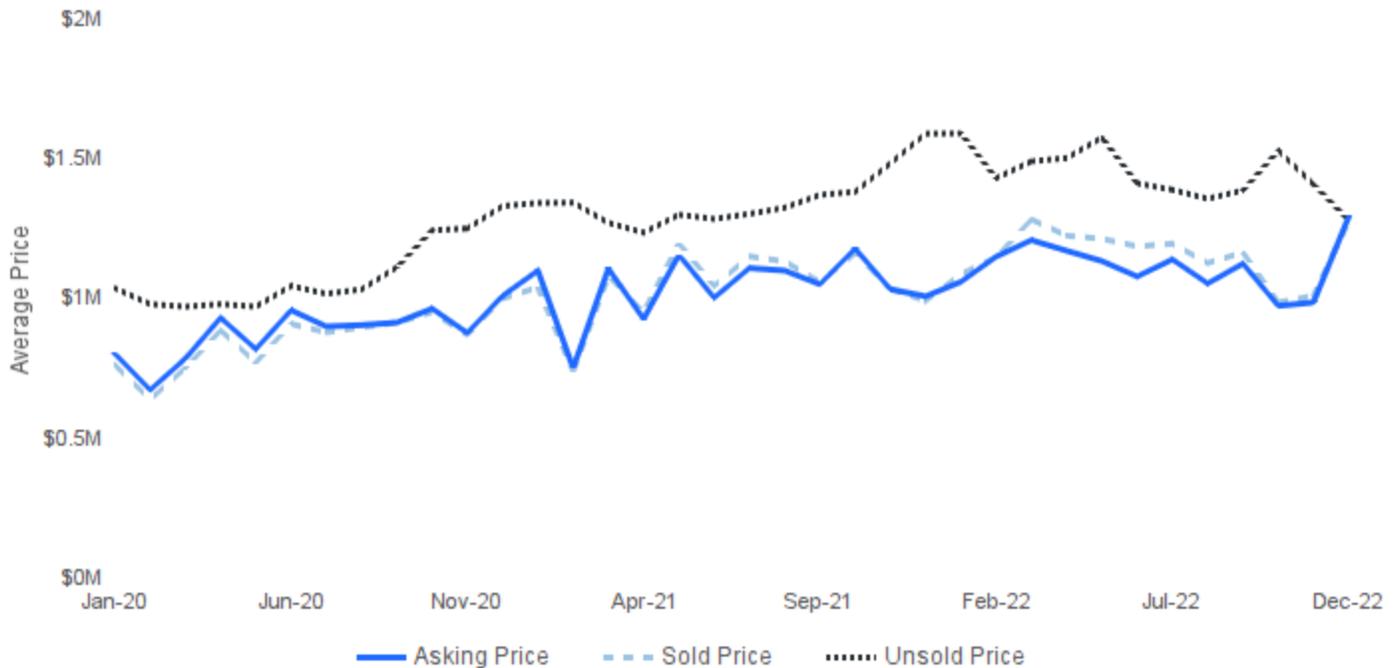
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

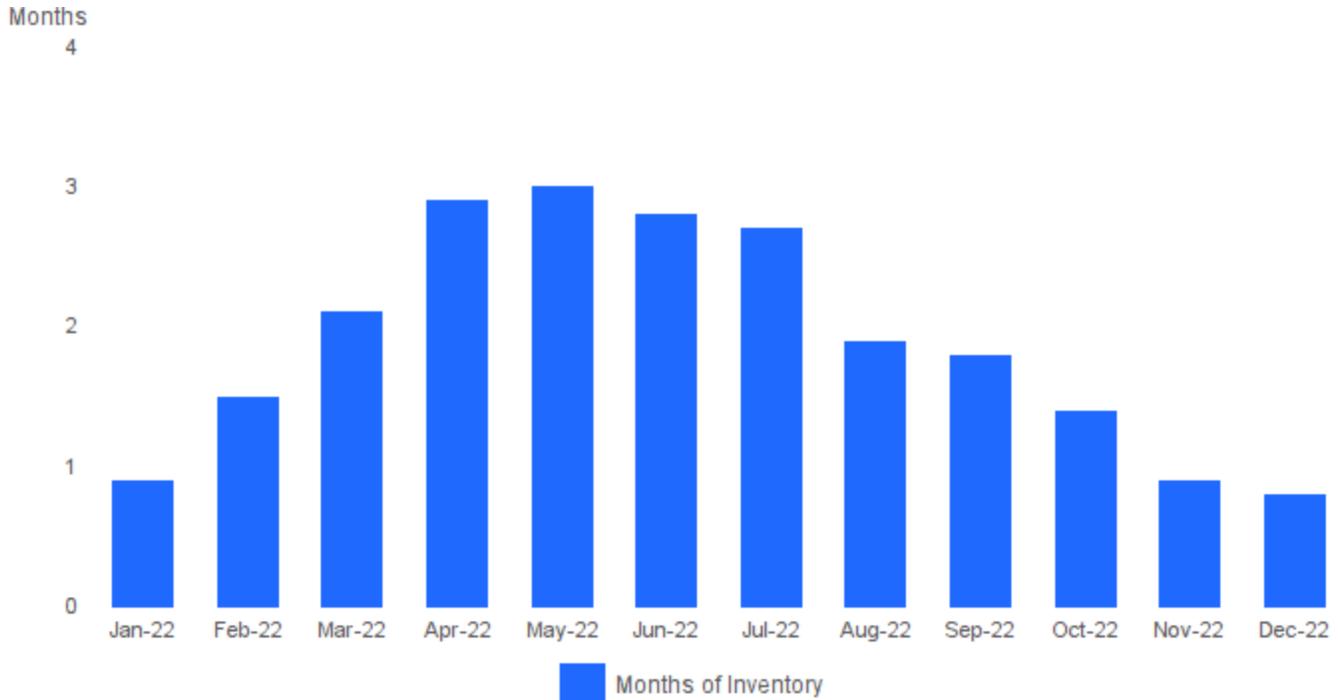
Sold Price | the average selling price



ABSORPTION RATE

December 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.

