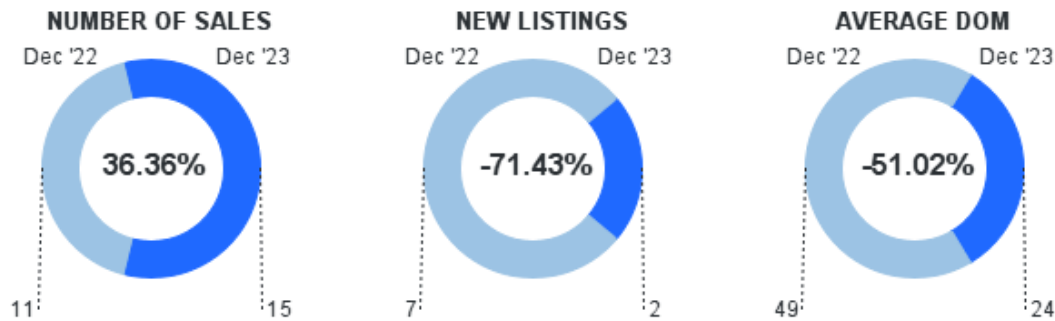


## WILTON | December 2023

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family Homes



**-17.00%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-13.52%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-12.37%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**-16.93%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

■ Dec '22   ■ Dec '23

# AREA REPORT

## WILTON

### FULL MARKET SUMMARY

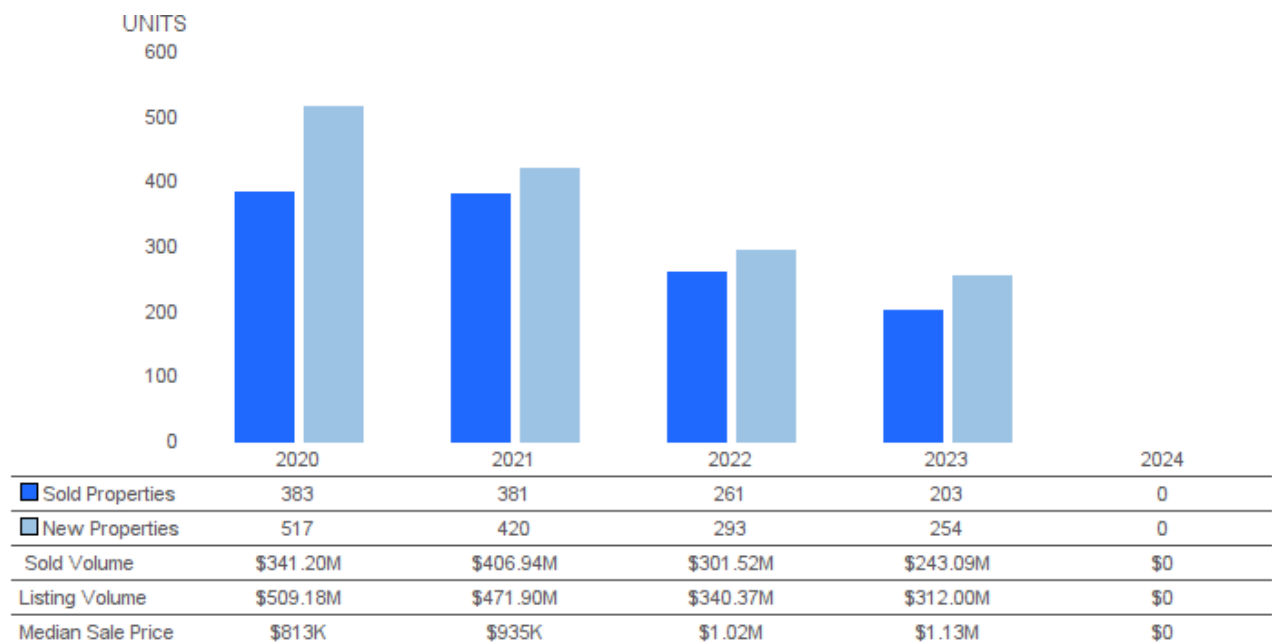
December 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	2	7	-71.43% ↓	254	293	-13.31% ↓
Sold Listings	15	11	36.36% ↑	203	261	-22.22% ↓
Median List Price (Solds)	\$999,000	\$1,140,000	-12.37% ↓	\$999,000	\$960,000	4.06% ↑
Median Sold Price	\$996,000	\$1,200,000	-17% ↓	\$1,125,000	\$1,025,000	9.76% ↑
Median Days on Market	23	36	-36.11% ↓	27	34	-20.59% ↓
Average List Price (Solds)	\$1,074,053	\$1,293,000	-16.93% ↓	\$1,136,089	\$1,101,660	3.13% ↑
Average Sold Price	\$1,105,434	\$1,278,272	-13.52% ↓	\$1,197,494	\$1,155,267	3.66% ↑
Average Days on Market	24	49	-51.02% ↓	39	48	-18.75% ↓
List/Sold Price Ratio	102.9%	100.4%	2.5% ↑	105.7%	105.7%	-0.04% ↓

### SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family Homes ?

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

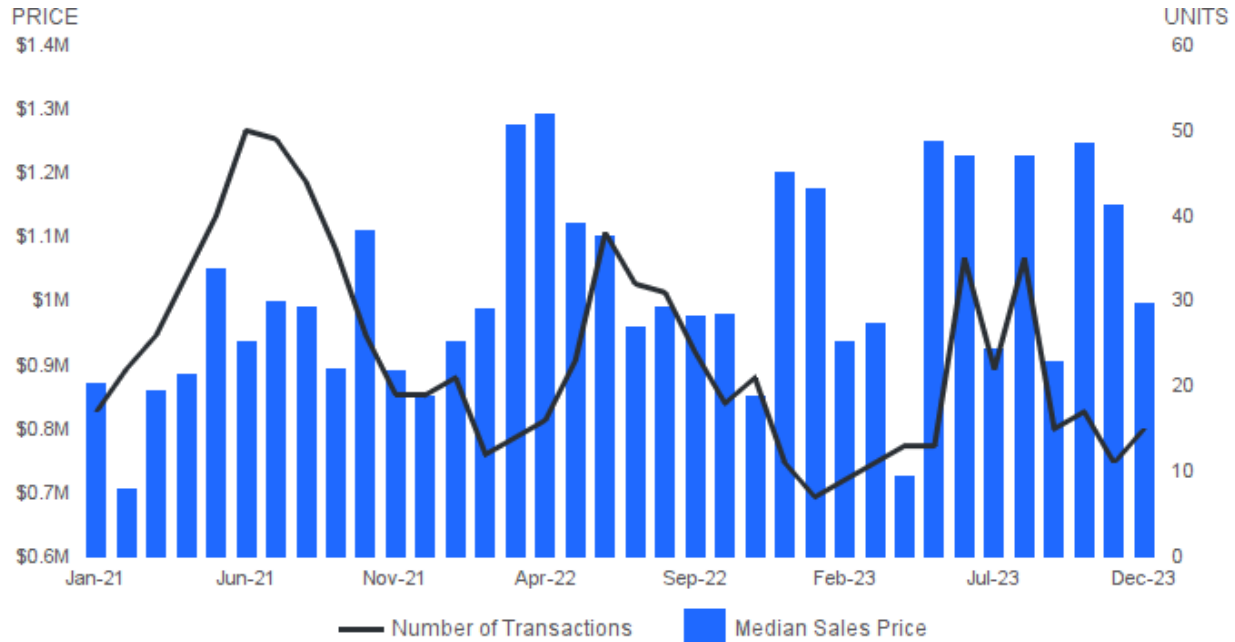


## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2023 | 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.

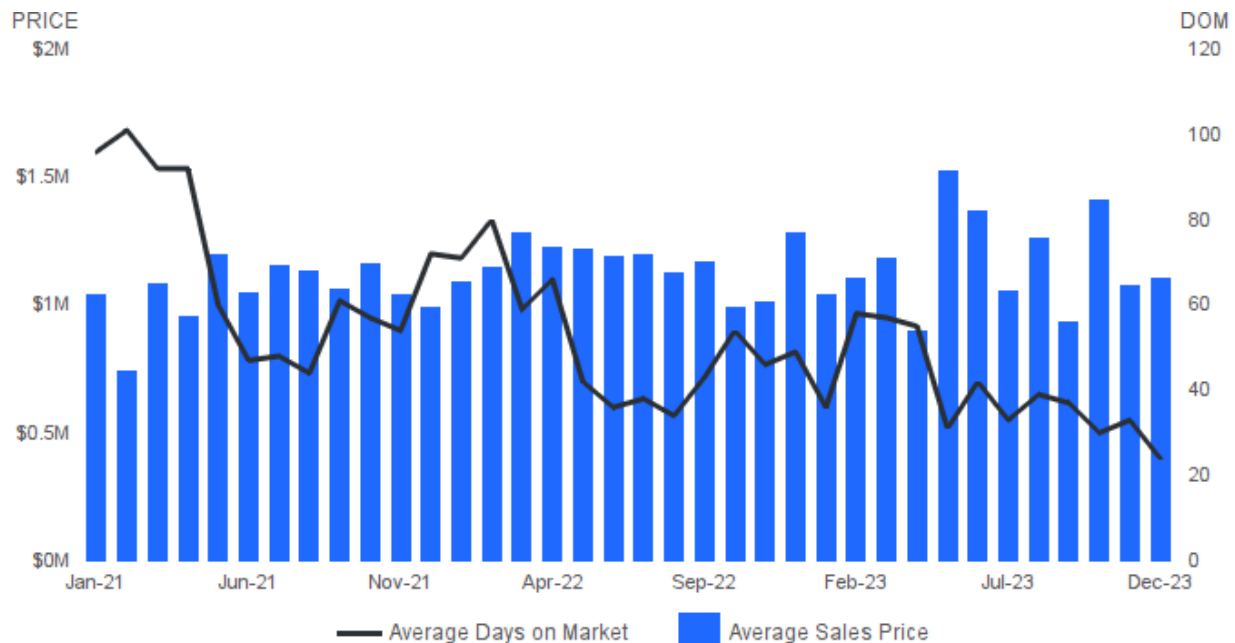


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Single Family Homes ?

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

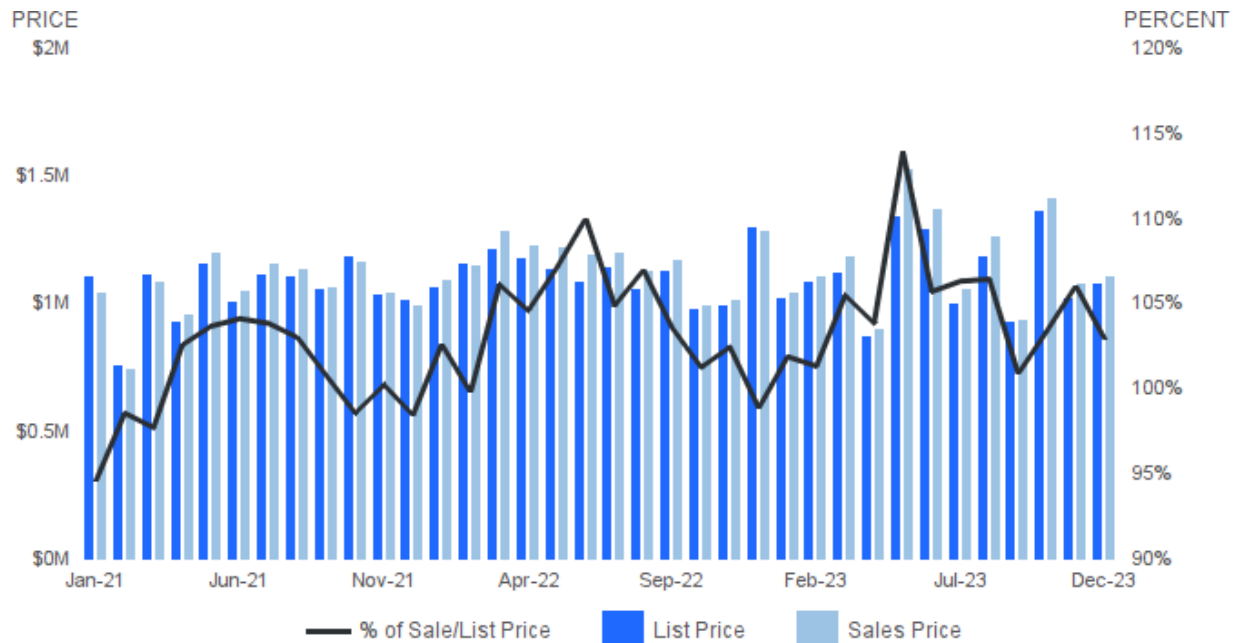
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | 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 2023 | 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.

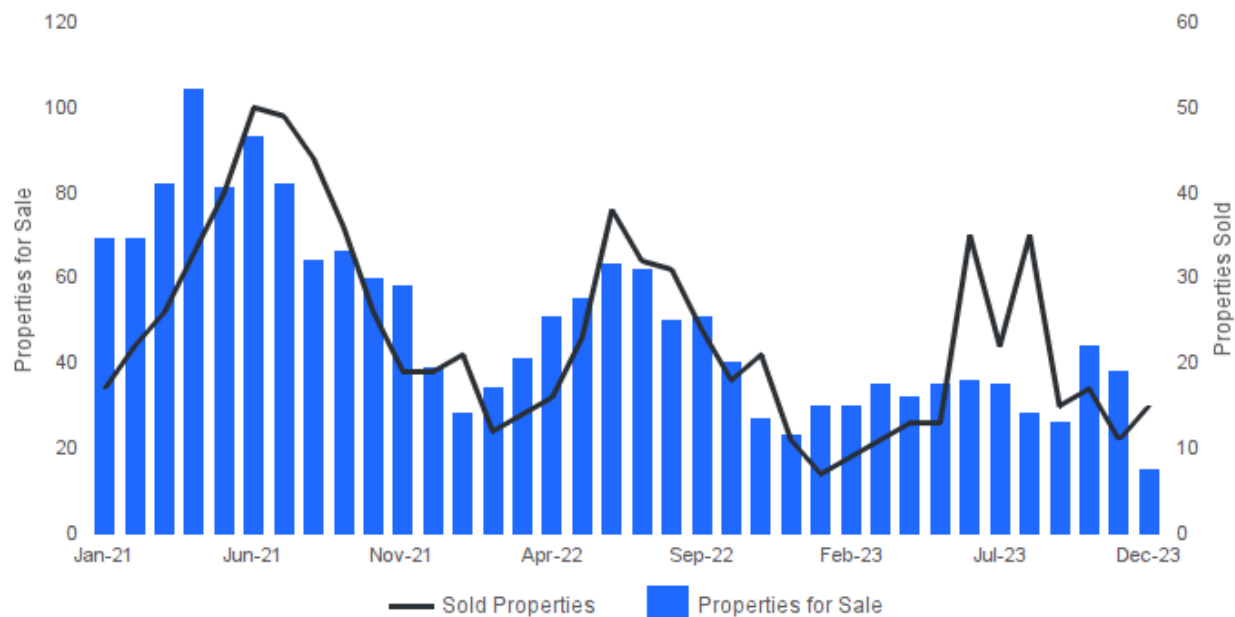


## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family Homes ?

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

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



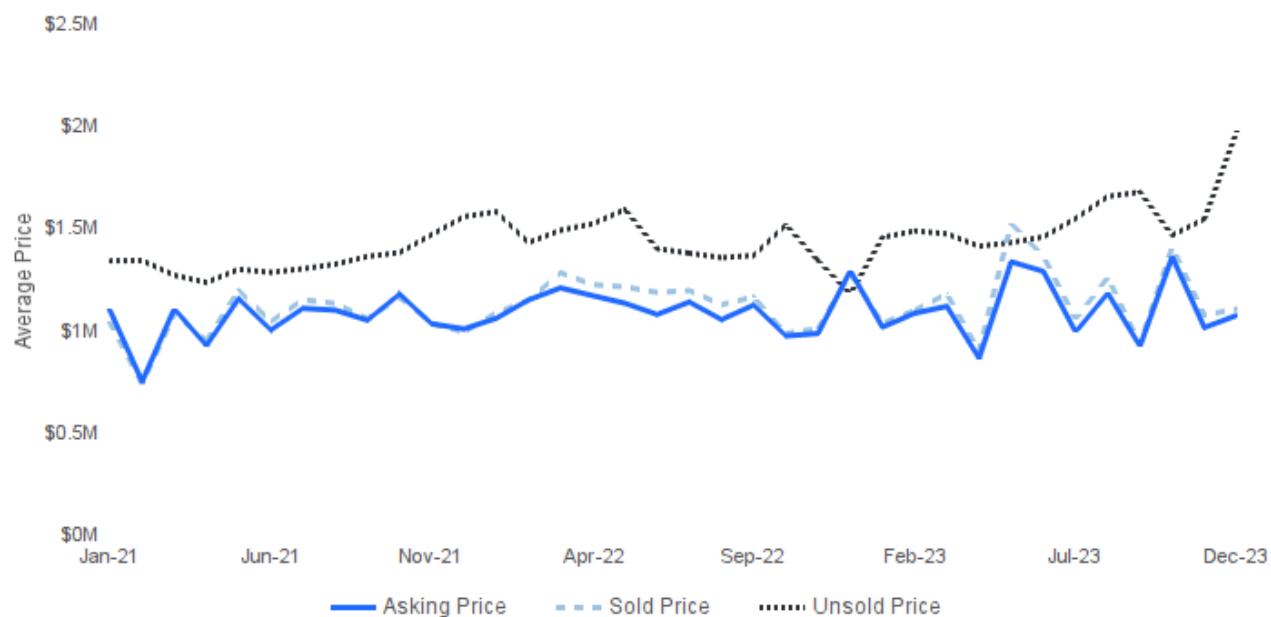
## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family Homes ?

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

**Sold Price** | the average selling price

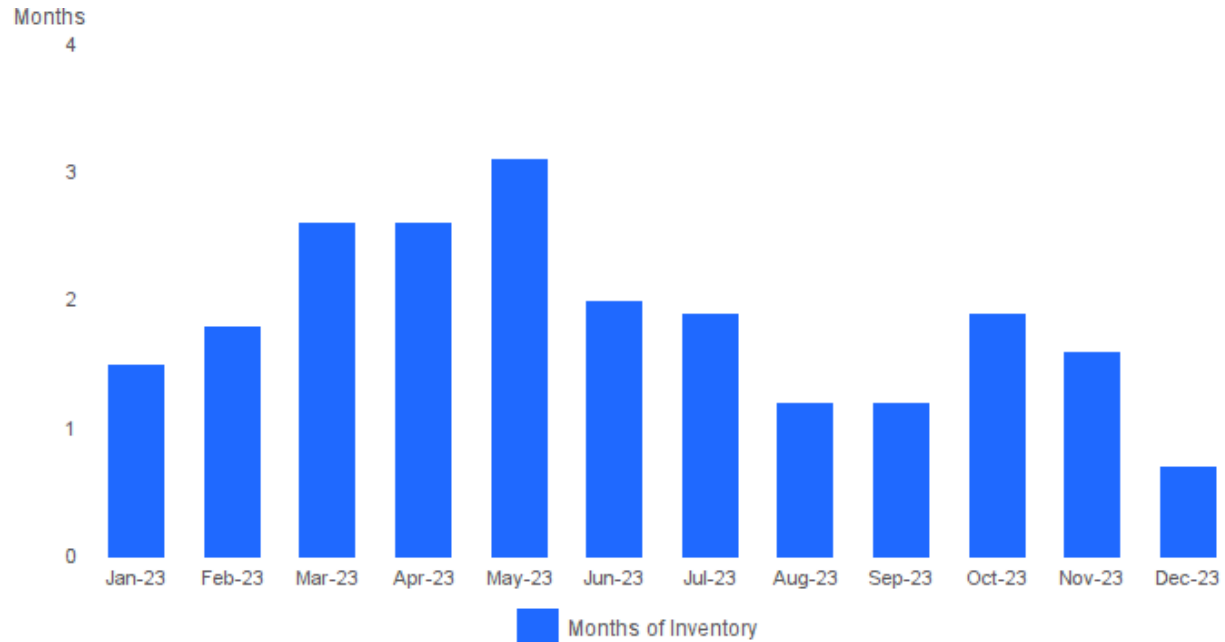
**Unsold Price** | the average active list price



## ABSORPTION RATE

December 2023 | 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

December 2023 | 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.

