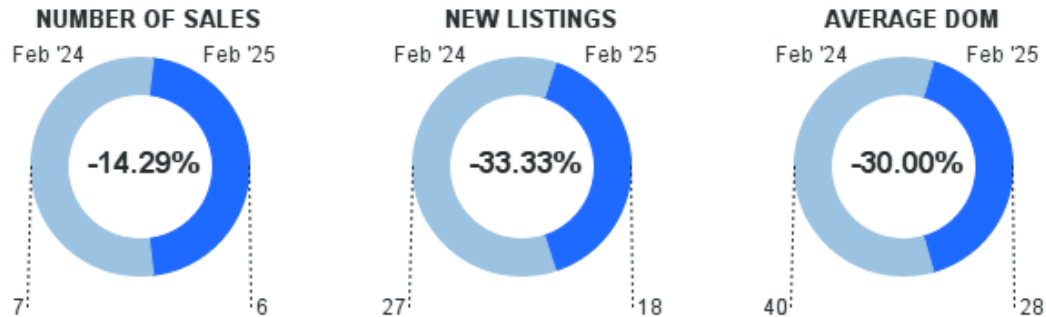


WILTON | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



54.43% 


MEDIAN SALES PRICE
SINGLE FAMILY HOMES

16.37% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

71.08% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

16.64% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '24  Feb '25

AREA REPORT

WILTON

FULL MARKET SUMMARY

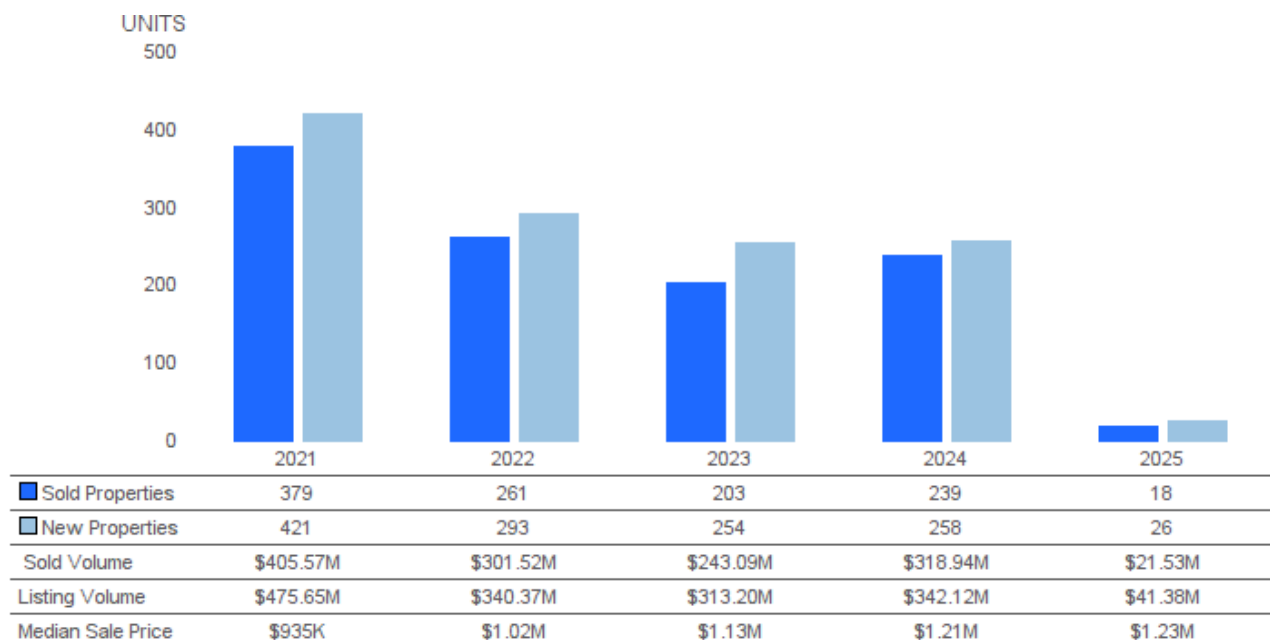
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	27	-33.33% ↓	26	36	-27.78% ↓
Sold Listings	6	7	-14.29% ↓	18	34	-47.06% ↓
Median List Price (Solds)	\$1,112,000	\$650,000	71.08% ↑	\$1,099,000	\$927,000	18.55% ↑
Median Sold Price	\$1,115,000	\$722,000	54.43% ↑	\$1,227,500	\$902,500	36.01% ↑
Median Days on Market	15	38	-60.53% ↓	40	34	17.65% ↑
Average List Price (Solds)	\$1,248,833	\$1,070,714	16.64% ↑	\$1,154,944	\$1,053,717	9.61% ↑
Average Sold Price	\$1,297,783	\$1,115,214	16.37% ↑	\$1,196,066	\$1,066,191	12.18% ↑
Average Days on Market	28	40	-30% ↓	67	42	59.52% ↑
List/Sold Price Ratio	103.7%	104.4%	-0.73% ↓	103.4%	101.9%	1.51% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family Homes ?

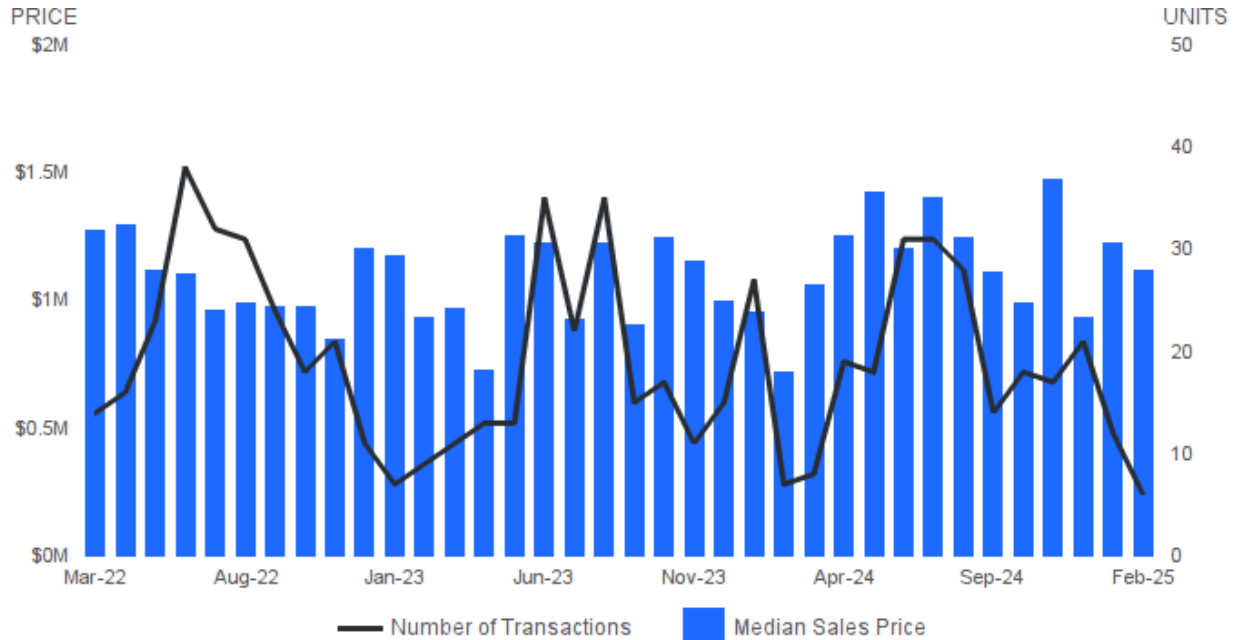
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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

February 2025 | 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

February 2025 | 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

February 2025 | 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.

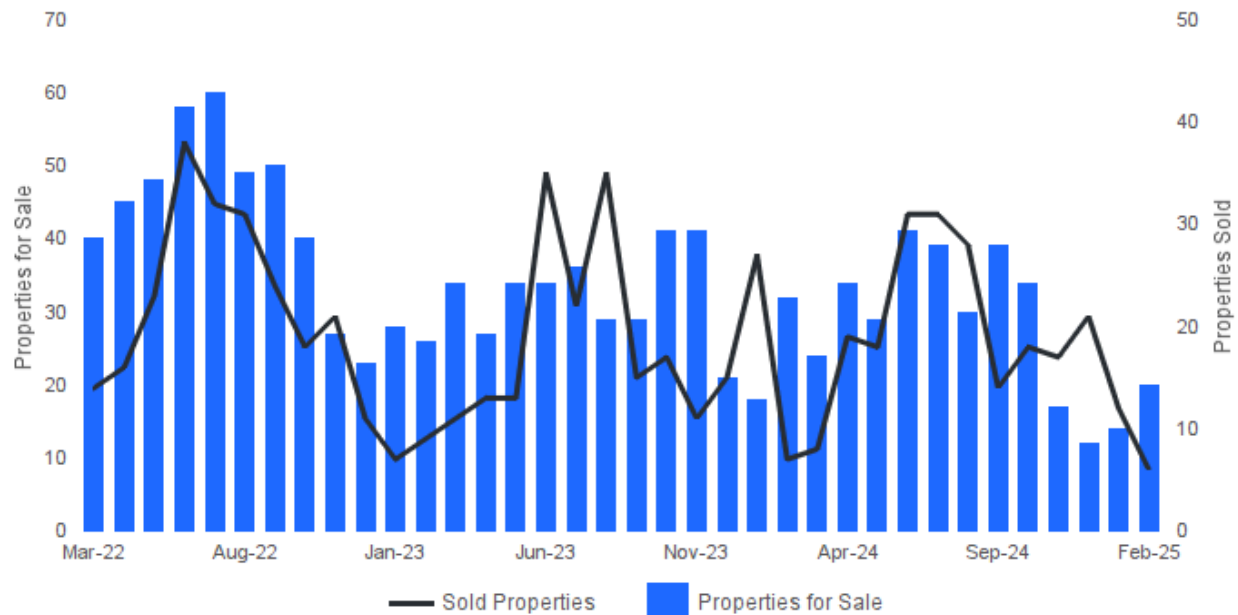


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



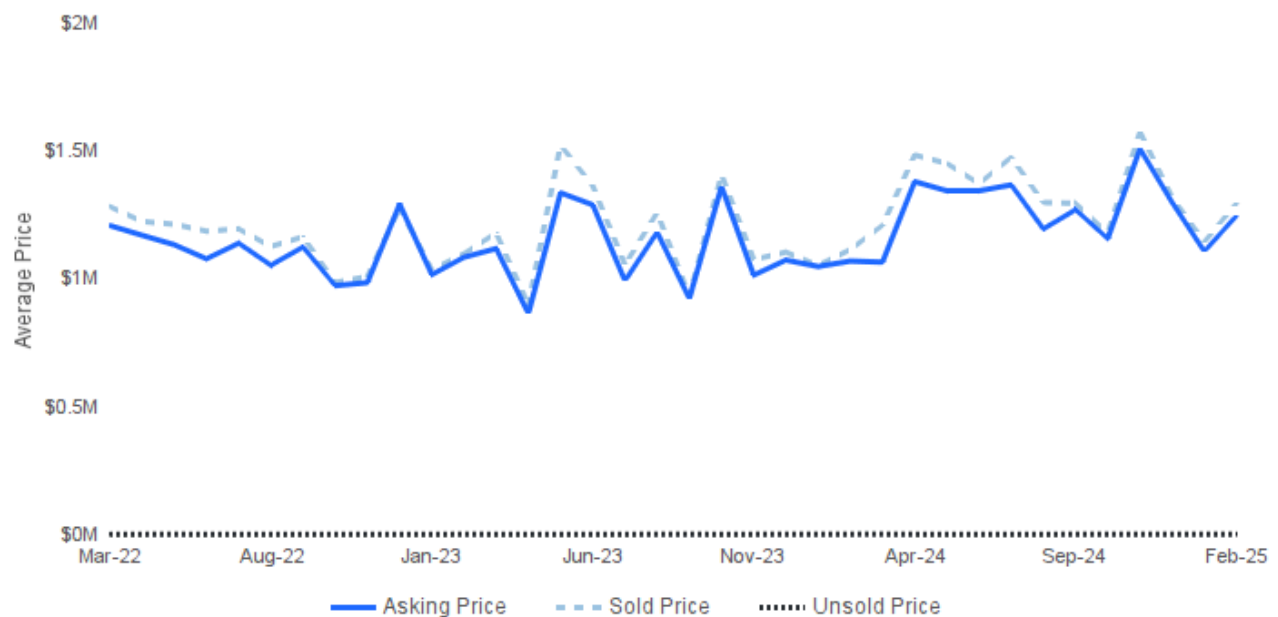
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

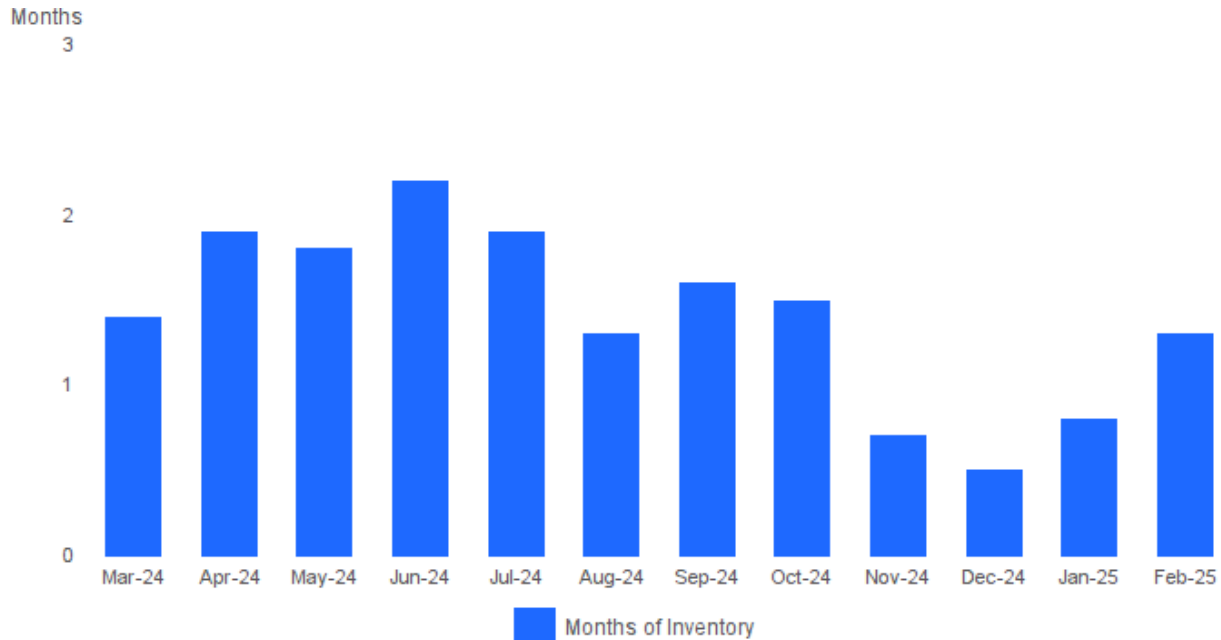
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

