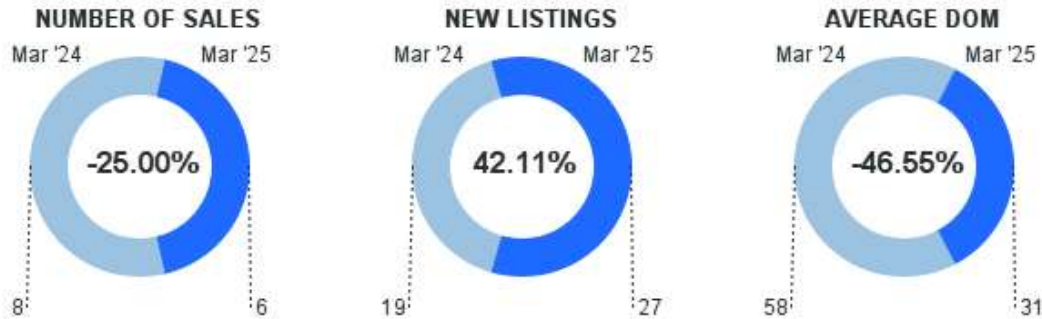


## WILTON | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



64.82% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

95.11% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

128.36% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

117.41% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Mar '24  Mar '25

# AREA REPORT

## WILTON

### FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	27	19	42.11% ↑	53	55	-3.64% ↓
Sold Listings	6	8	-25% ↓	24	42	-42.86% ↓
Median List Price (Solds)	\$1,767,500	\$774,000	128.36% ↑	\$1,210,000	\$912,000	32.68% ↑
Median Sold Price	\$1,751,250	\$1,062,500	64.82% ↑	\$1,323,750	\$915,000	44.67% ↑
Median Days on Market	21	34	-38.24% ↓	36	34	5.88% ↑
Average List Price (Solds)	\$2,318,166	\$1,066,250	117.41% ↑	\$1,445,749	\$1,056,104	36.89% ↑
Average Sold Price	\$2,362,083	\$1,210,625	95.11% ↑	\$1,487,570	\$1,093,702	36.01% ↑
Average Days on Market	31	58	-46.55% ↓	58	45	28.89% ↑
List/Sold Price Ratio	105.2%	114.1%	-7.85% ↓	103.8%	104.2%	-0.35% ↓

### SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

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

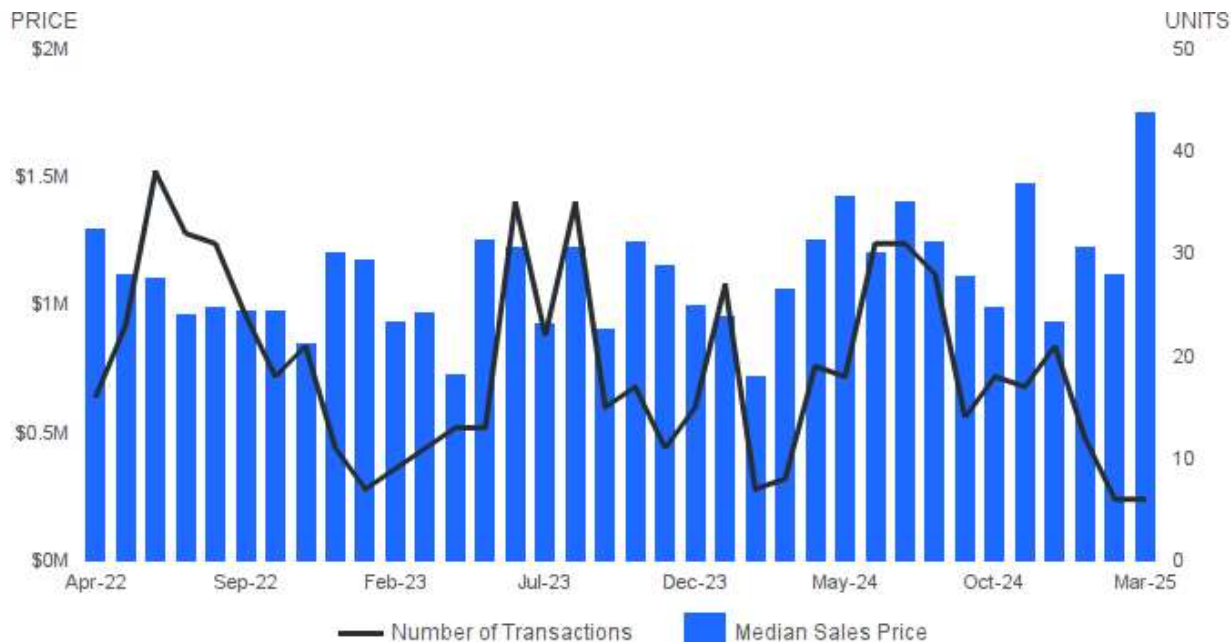


## MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

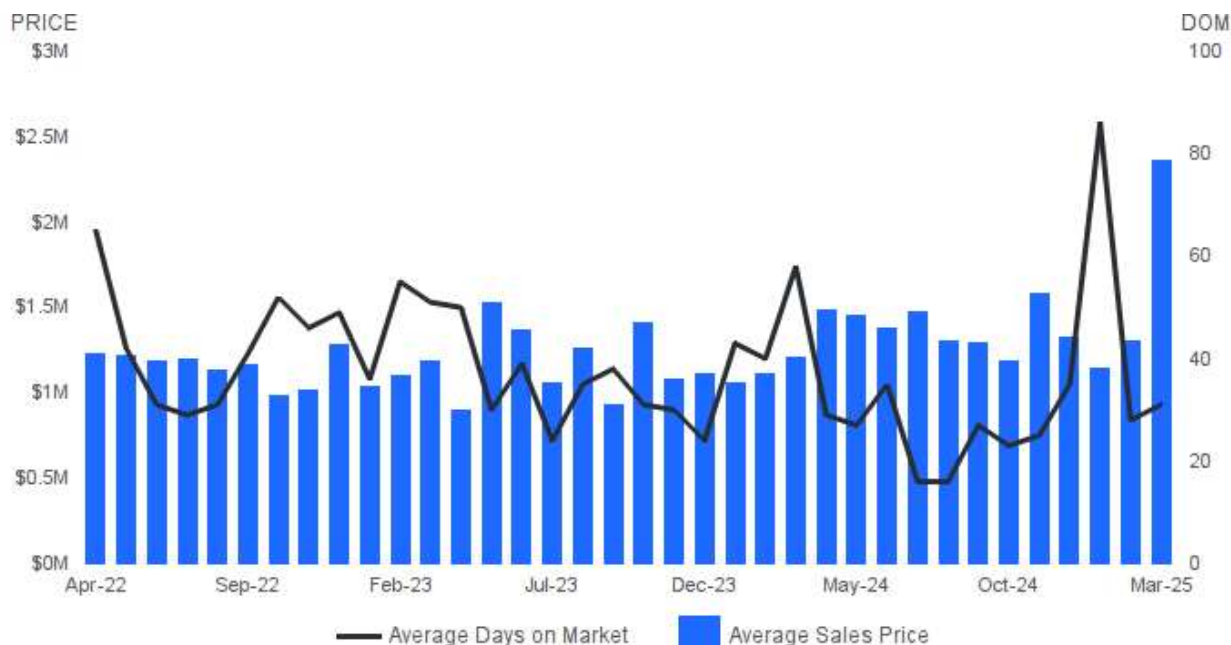


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

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

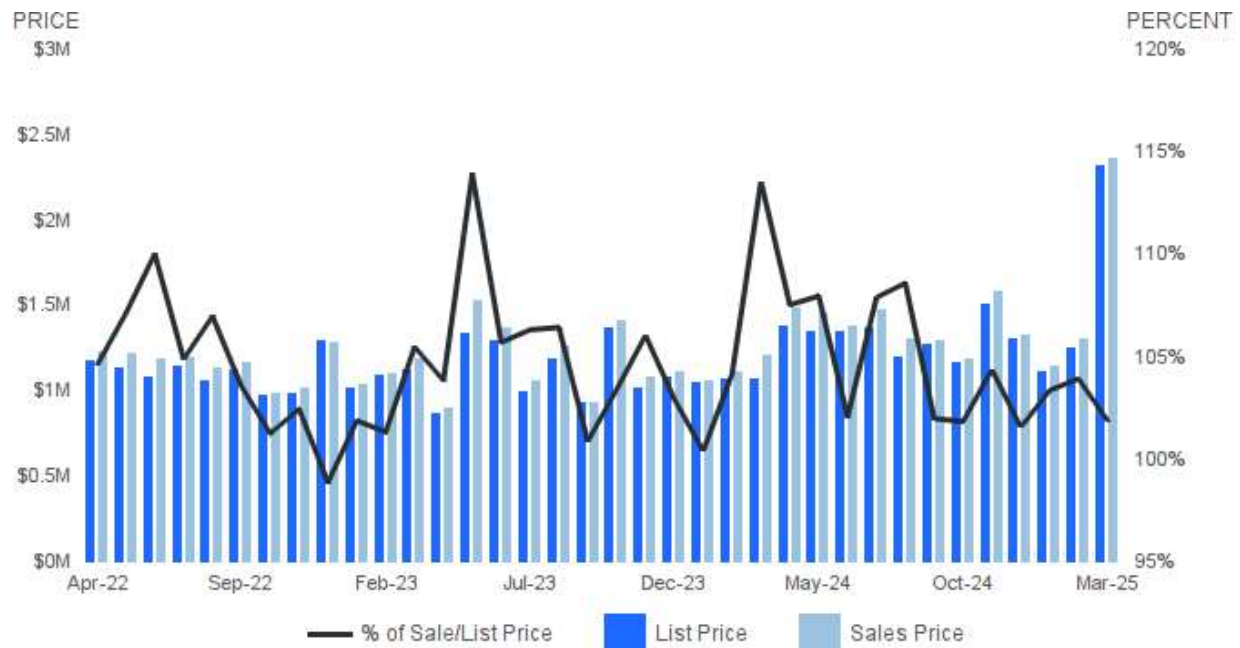
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

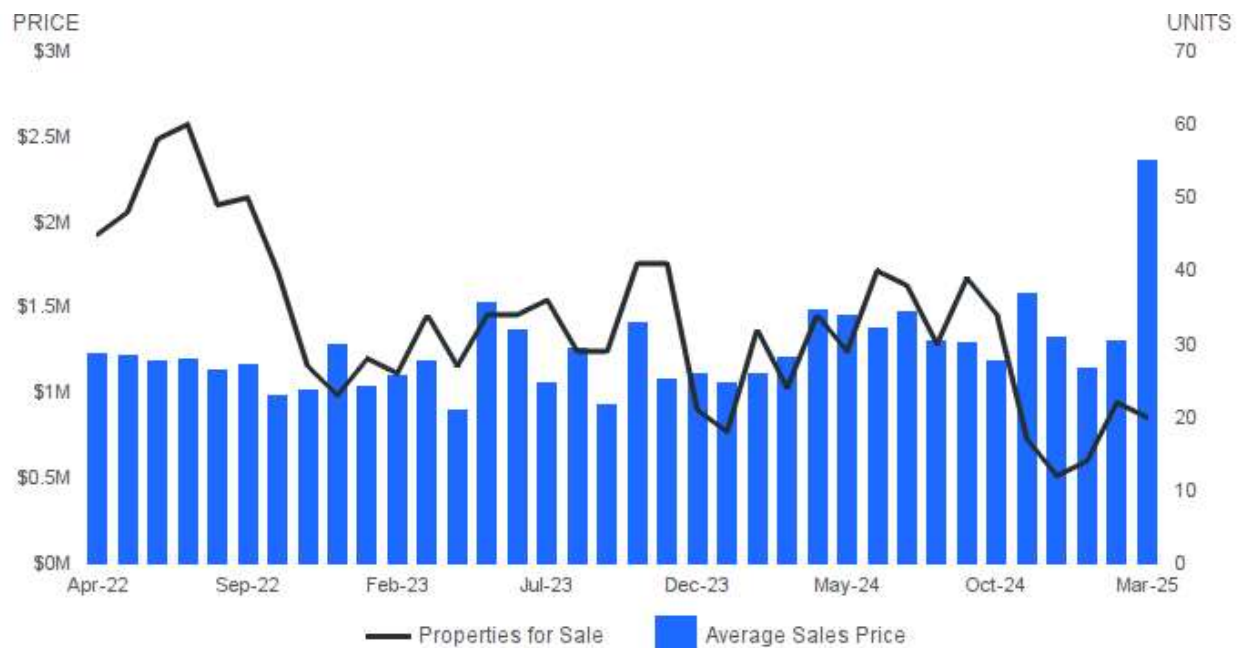


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

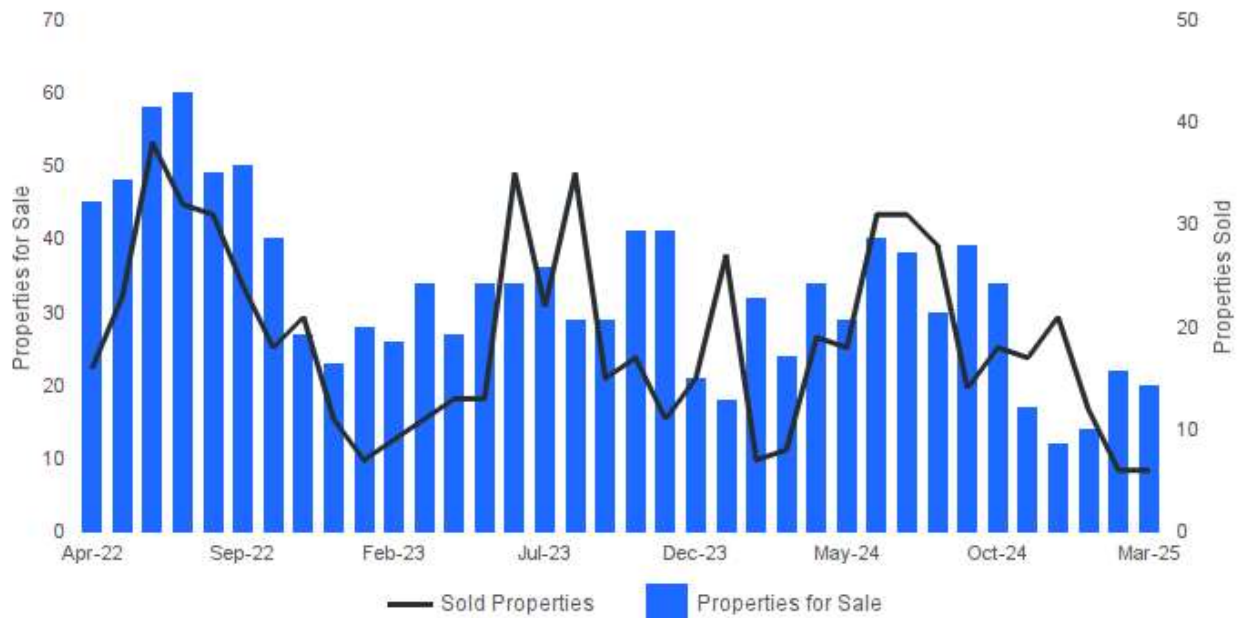


## PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

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



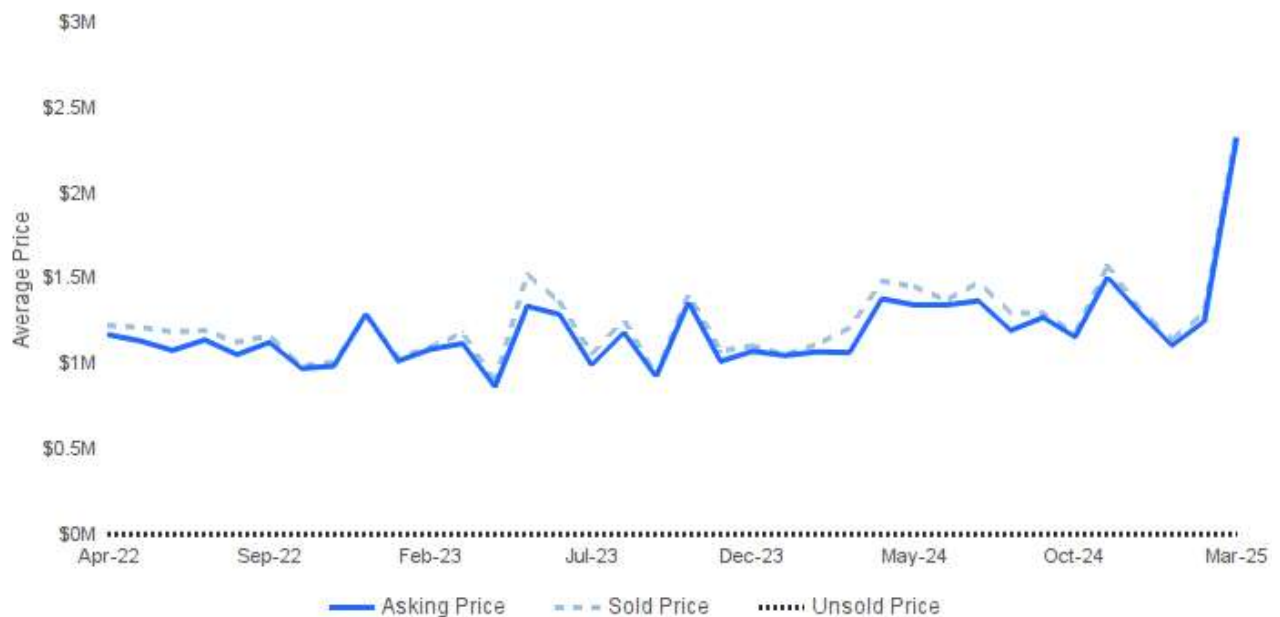
## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

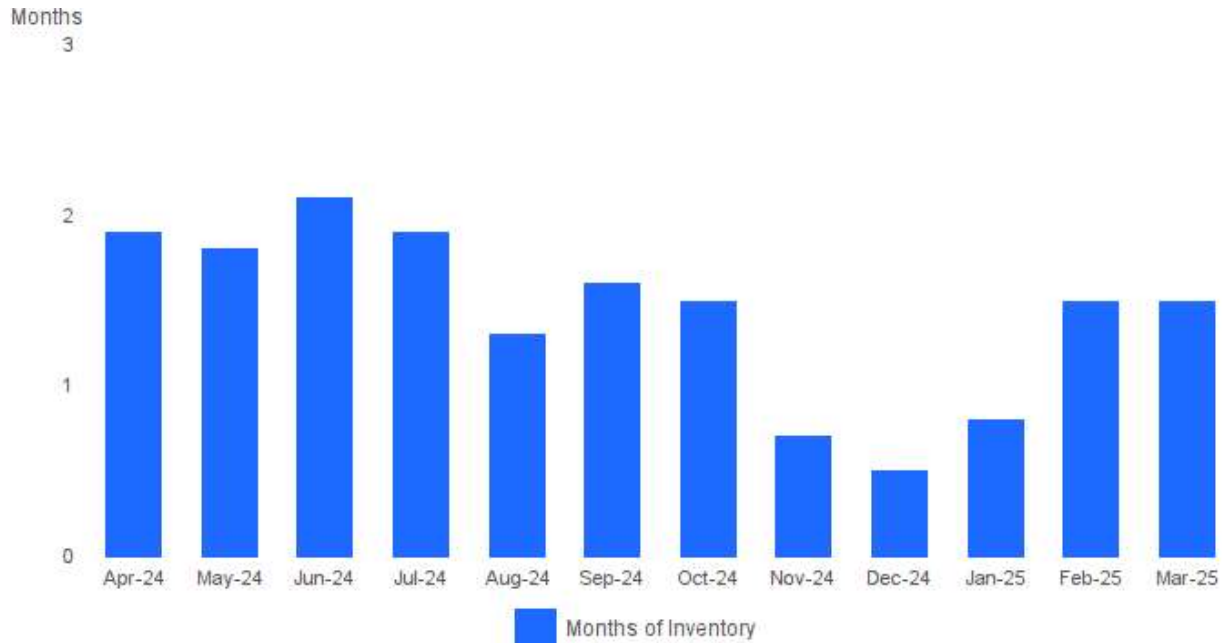
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 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

March 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.

