

Market Trends Report

April 2025

 Property Type

Single Family

 Date Range

May 2022 - April 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Wilton



Judy Michaelis

Broker Lic#: 0750642

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Overview

The overview below shows real estate activity from January 2025 to April 2025. You will see data comparisons between April and the previous month, the last three months and April 2024.

Overview	Monthly Trends				
	YTD Avg.	April	March	Jan. - Mar.	Apr. 2024
New Listings	77	24	27	18	42
Average Sales Price per Square Foot	387	408	372	379	392
Average Days on Market	65	49	47	70	42
Number of Properties for Sale	129	35	36	31	53
Average List Price	\$1,550,120	\$1,412,106	\$1,538,797	\$1,596,124	\$1,470,558
Median List Price	\$1,282,250	\$960,000	\$1,277,500	\$1,389,667	\$1,279,000
Average Sales Price	\$1,542,754	\$1,365,524	\$2,362,083	\$1,601,830	\$1,485,484
Median Sales Price	\$1,361,438	\$1,352,000	\$1,751,250	\$1,364,583	\$1,250,000
Sales Price / List Price Ratio	105.77%	110.77%	105.16%	104.11%	110.36%
Number of Properties Sold	43	19	6	8	19
Month's Supply of Inventory	3.88	1.84	6	4.56	2.79
Absorption Rate	0.35	0.54	0.17	0.28	0.36



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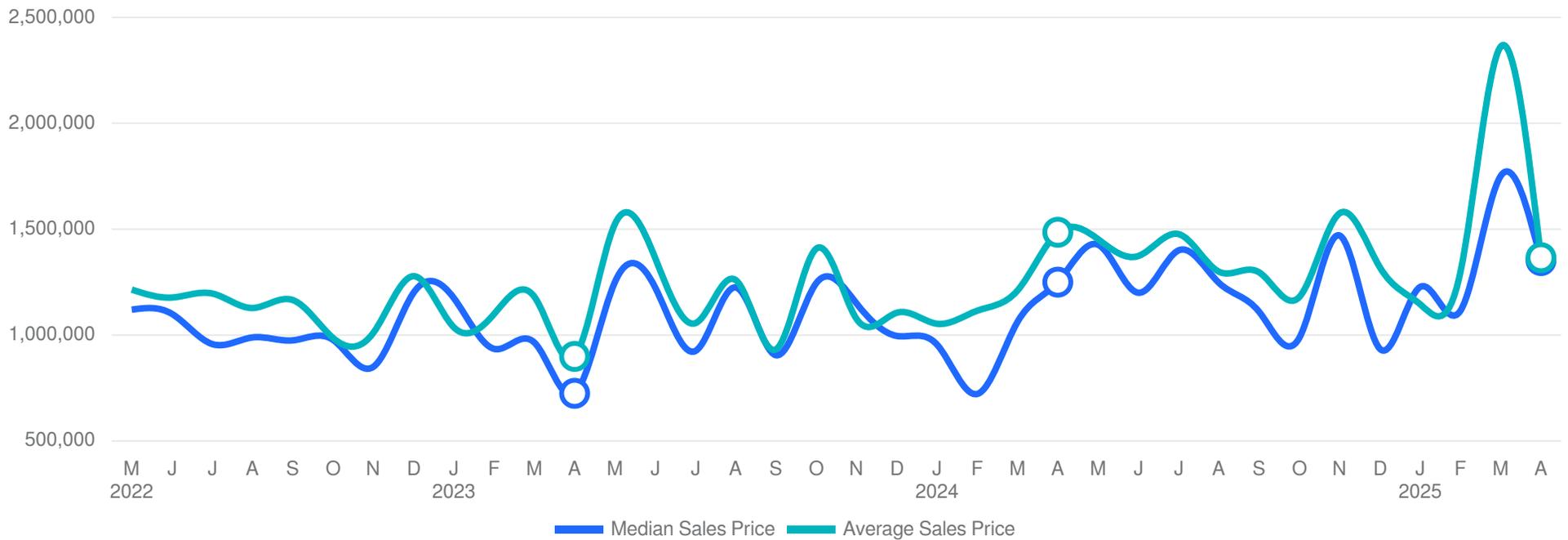
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Average & Median Sales Price

The median sales price in April 2025 was \$1,352,000, down -22.80% from \$1,751,250 from the previous month and 8.16% higher than \$1,250,000 from April 2024. The April 2025 median sales price was at its highest level compared to April 2024 and 2023. The average sales price in April 2025 was \$1,365,524, down -42.19% from \$2,362,083 from the previous month and -8.08% lower than \$1,485,484 from April 2024. The April 2025 average sale price was at a mid level compared to April 2024 and 2023.



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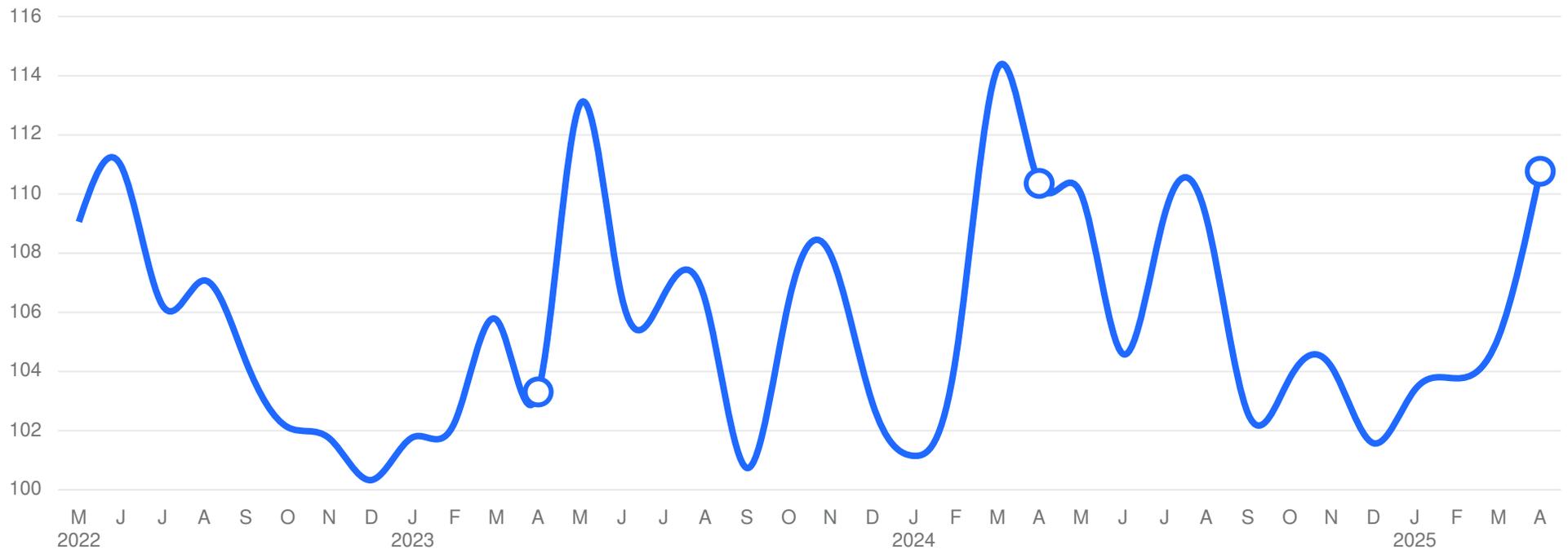
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The April 2025 sales price/list price ratio was 110.77%, up from 105.16% from the previous month and equal to April 2024.



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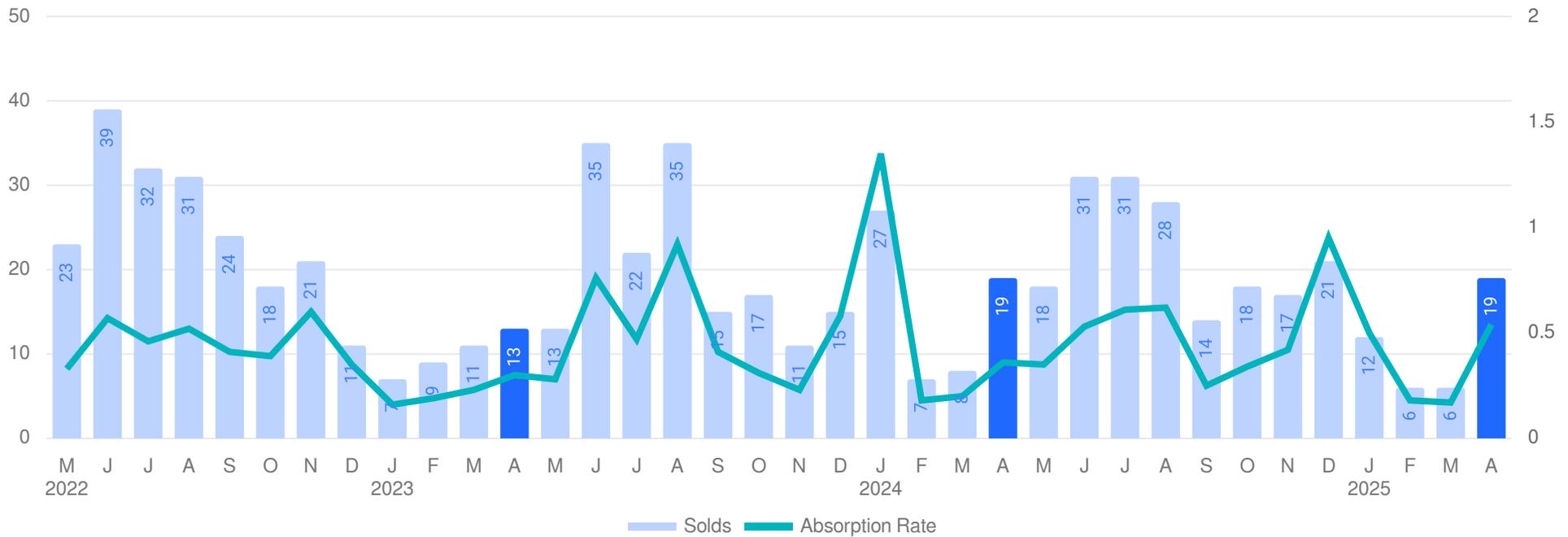
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Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 19, up 216.67% from 6 from the previous month and equal to April 2024. The April 2025 sales were at a mid level compared to April 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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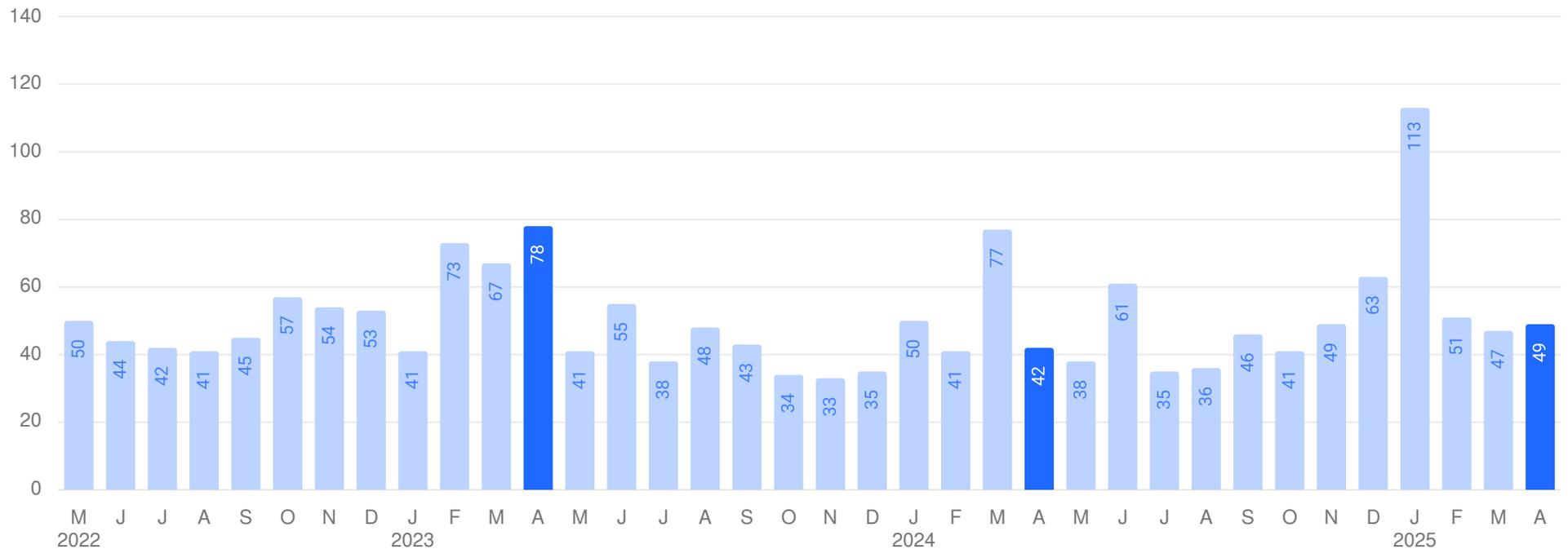
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for April 2025 was 49 days, up 4.26% from 47 days from the previous month and 16.67% higher than 42 days from April 2024. The April 2025 DOM was at a mid level compared with April 2024 and 2023.



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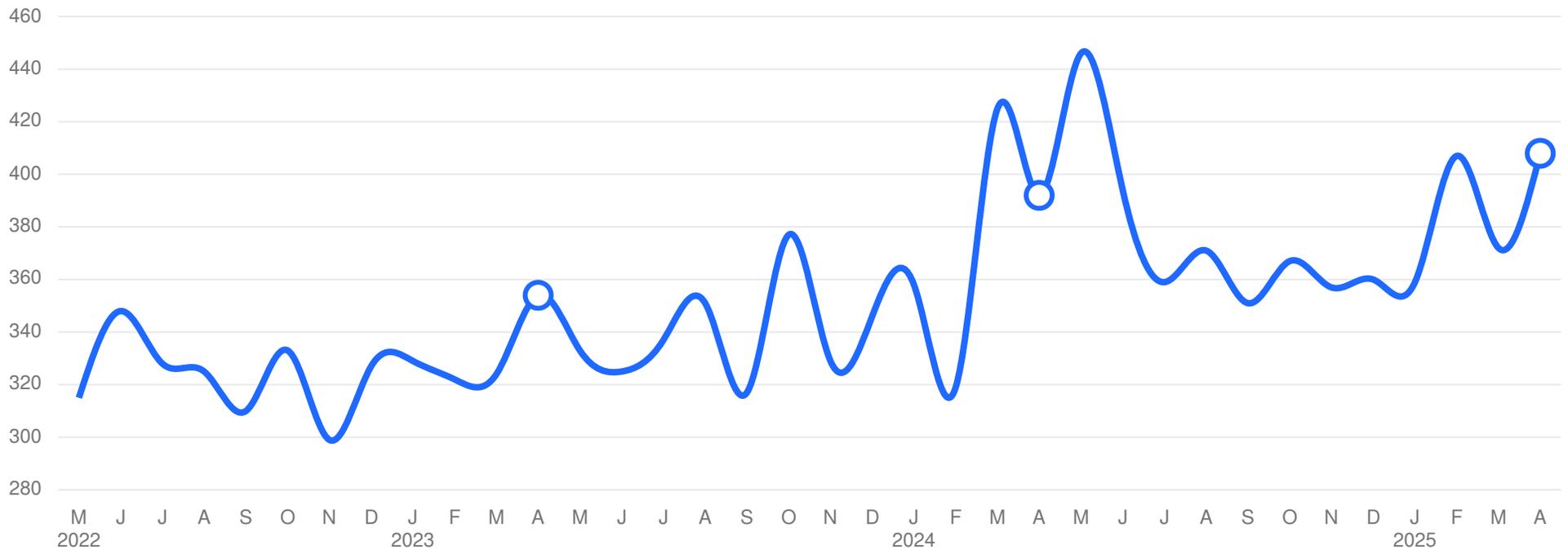
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in April 2025 was \$408, up 9.68% from \$372 from the previous month and 4.08% higher than \$392 from April 2024.



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Inventory & MSI

The number of properties for sale in April 2025 was 35, down -2.78% from 36 from the previous month and -33.96% lower than 53 from April 2024. The April 2025 inventory was at its lowest level compared with April 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2025 MSI of 1.84 months was at its lowest level compared with April 2024 and 2023.



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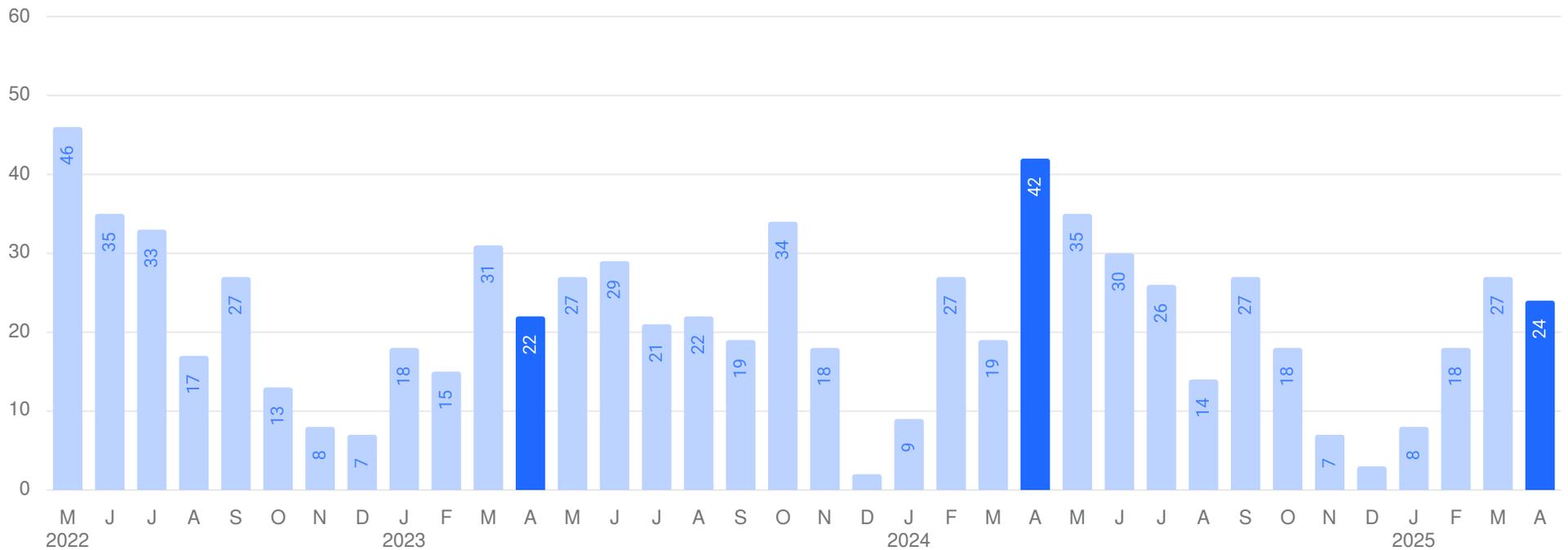
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New Listings

The number of new listings in April 2025 was 24, down -11.11% from 27 from the previous month and -42.86% lower than 42 from April 2024. The April 2025 listings were at a mid level compared to April 2024 and 2023.



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