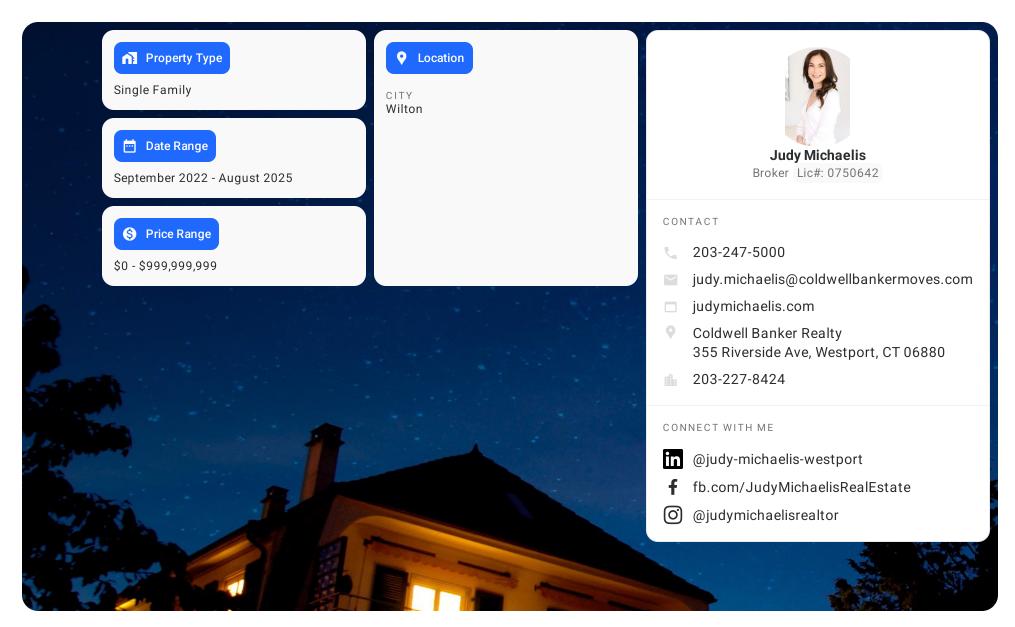


Market Trends Report August 2025





Judy Michaelis
Broker

M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Wilton**Price Range: \$0 - \$999,999,999

Properties: Single Family

Overview

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

Overview		Monthly Trends			
	YTD Avg.	August	July	May Jul.	Aug. 2024
New Listings	190	8	22	34	14
Average Sales Price per Square Foot	403	426	412	418	371
Average Days on Market	51	39	36	35	36
Number of Properties for Sale	346	21	47	58	45
Average List Price	\$1,497,398	\$1,438,490	\$1,491,411	\$1,503,859	\$1,292,967
Median List Price	\$1,284,063	\$1,285,000	\$1,295,000	\$1,309,833	\$1,050,000
Average Sales Price	\$1,501,000	\$1,510,667	\$1,533,797	\$1,442,105	\$1,299,554
Median Sales Price	\$1,357,969	\$1,400,000	\$1,422,500	\$1,339,333	\$1,247,000
Sales Price / List Price Ratio	106.92%	105.81%	108.56%	108.81%	109.22%
Number of Properties Sold	142	21	34	26	28
Month's Supply of Inventory	3.23	1	1.38	2.44	1.61
Absorption Rate	0.45	1	0.72	0.47	0.62



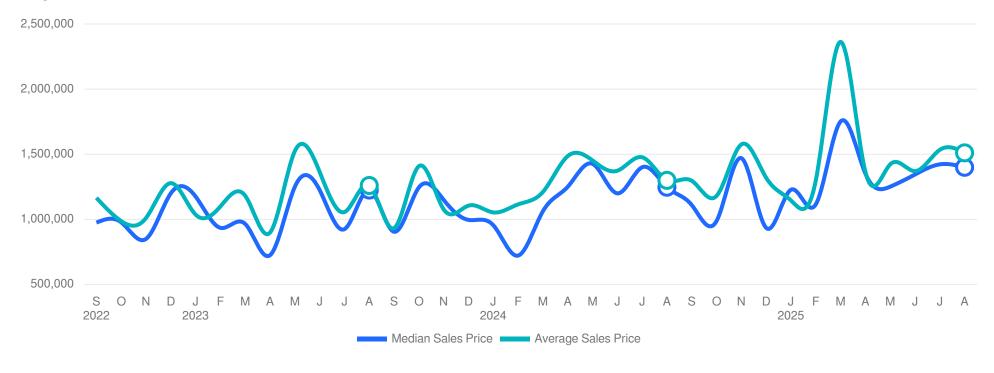


judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Wilton Price Range: \$0 -\$999,999,999

Properties: Single Family

Average & Median Sales Price

The median sales price in August 2025 was \$1,400,000, down -1.58% from \$1,422,500 from the previous month and 12.27% higher than \$1,247,000 from August 2024. The August 2025 median sales price was at its highest level compared to August 2024 and 2023. The average sales price in August 2025 was \$1,510,667, down -1.51% from \$1,533,797 from the previous month and 16.25% higher than \$1,299,554 from August 2024. The August 2025 average sale price was at its highest level compared to August 2024 and 2023.





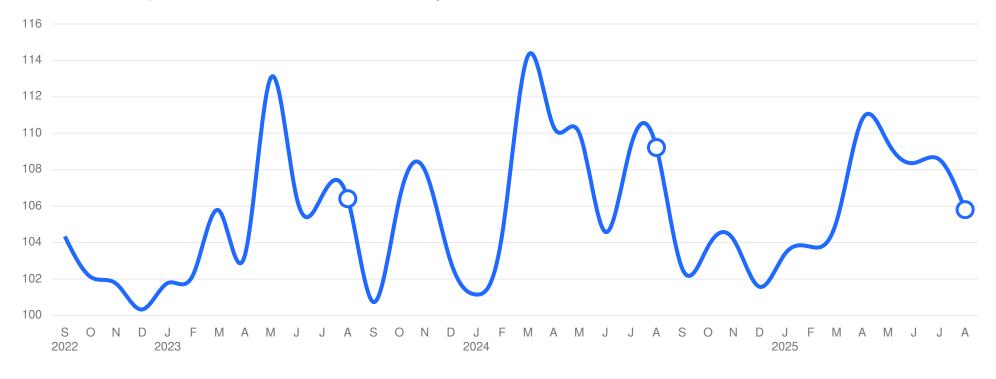


judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Wilton Price Range: \$0 -\$999,999,999

Properties: Single Family

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 August 2025 sales price/list price ratio was 105.81%, down from 108.56% from the previous month and down from 109.22% from August 2024.





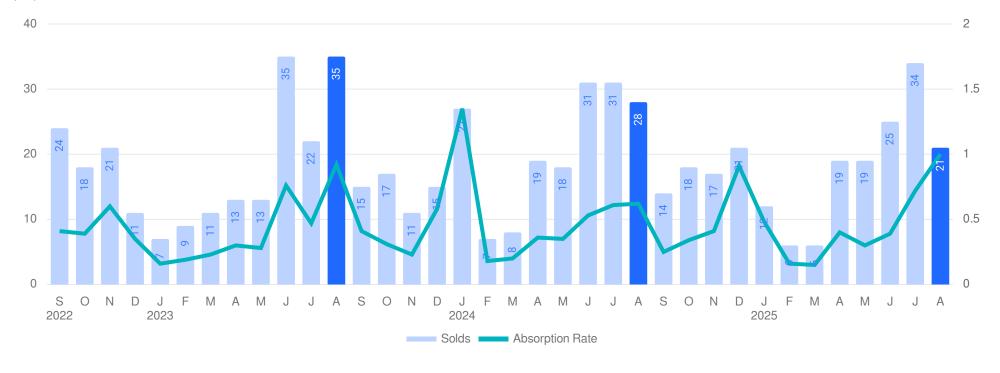


judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Wilton**Price Range: \$0 - \$999,999,999

Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in August 2025 was 21, down -38.24% from 34 from the previous month and -25.00% lower than 28 from August 2024. The August 2025 sales were at its lowest level compared to August 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.





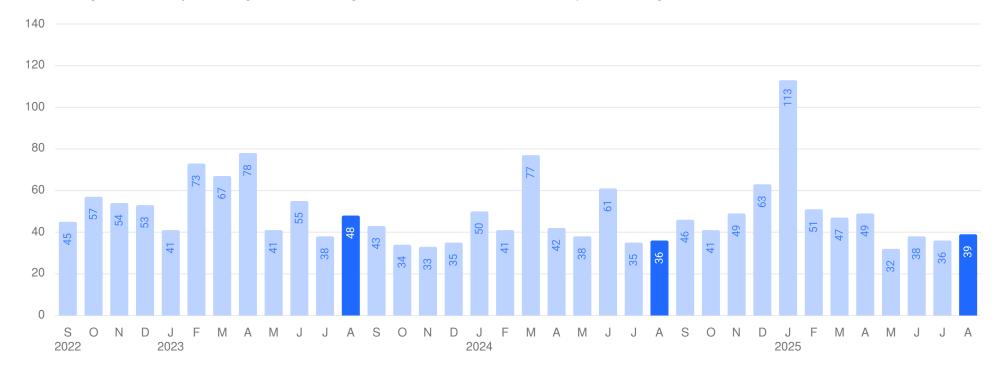


judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Wilton Price Range: \$0 -\$999,999,999

Properties: Single Family

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 August 2025 was 39 days, up 8.33% from 36 days from the previous month and 8.33% higher than 36 days from August 2024. The August 2025 DOM was at a mid level compared with August 2024 and 2023.





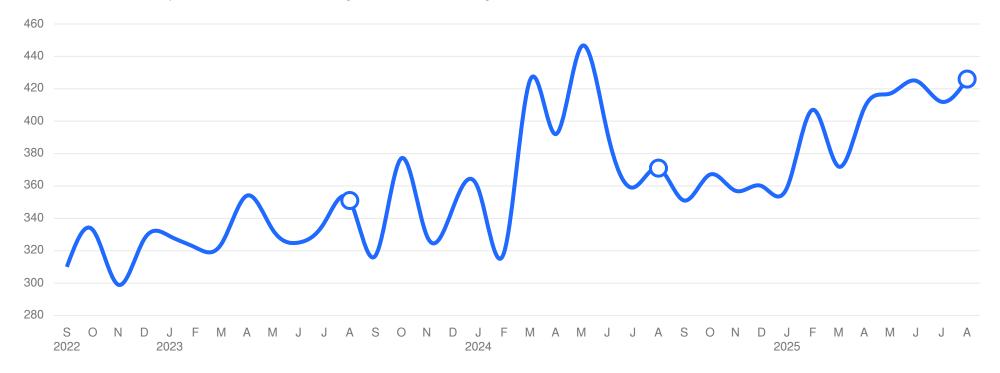


judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Wilton Price Range: \$0 -\$999,999,999

Properties: Single Family

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 August 2025 was \$426, up 3.40% from \$412 from the previous month and 14.82% higher than \$371 from August 2024.





judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Wilton Price Range: \$0 -\$999,999,999

Properties: Single Family

Inventory & MSI

The number of properties for sale in August 2025 was 21, down -55.32% from 47 from the previous month and -53.33% lower than 45 from August 2024. The August 2025 inventory was at its lowest level compared with August 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2025 MSI of 1 months was at its lowest level compared with August 2024 and 2023.







judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Wilton**Price Range: \$0 - \$999,999,999

Properties: Single Family

New Listings

The number of new listings in August 2025 was 8, down -63.64% from 22 from the previous month and -42.86% lower than 14 from August 2024. The August 2025 listings were at its lowest level compared to August 2024 and 2023.

