

Market Trends Report

November 2025

 Property Type

Single Family

 Date Range

December 2022 - November 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Wilton



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	November	October	Aug. - Oct.	Nov. 2024
New Listings	239	6	12	17	7
Average Sales Price per Square Foot	403	412	423	409	357
Average Days on Market	52	80	40	42	49
Number of Properties for Sale	460	20	29	36	41
Average List Price	\$1,495,947	\$1,678,140	\$1,491,924	\$1,411,686	\$1,363,944
Median List Price	\$1,320,000	\$1,617,000	\$1,299,000	\$1,289,667	\$1,079,000
Average Sales Price	\$1,479,769	\$1,336,821	\$1,359,643	\$1,481,102	\$1,575,265
Median Sales Price	\$1,356,591	\$1,408,750	\$1,340,000	\$1,350,000	\$1,470,000
Sales Price / List Price Ratio	105.84%	102.75%	104.27%	103.98%	104.16%
Number of Properties Sold	199	14	21	21	17
Month's Supply of Inventory	2.89	1.43	1.38	1.67	2.41
Absorption Rate	0.46	0.7	0.72	0.61	0.41



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Average & Median Sales Price

The median sales price in November 2025 was \$1,408,750, up 5.13% from \$1,340,000 from the previous month and -4.17% lower than \$1,470,000 from November 2024. The November 2025 median sales price was at a mid level compared to November 2024 and 2023. The average sales price in November 2025 was \$1,336,821, down -1.68% from \$1,359,643 from the previous month and -15.14% lower than \$1,575,265 from November 2024. The November 2025 average sale price was at a mid level compared to November 2024 and 2023.



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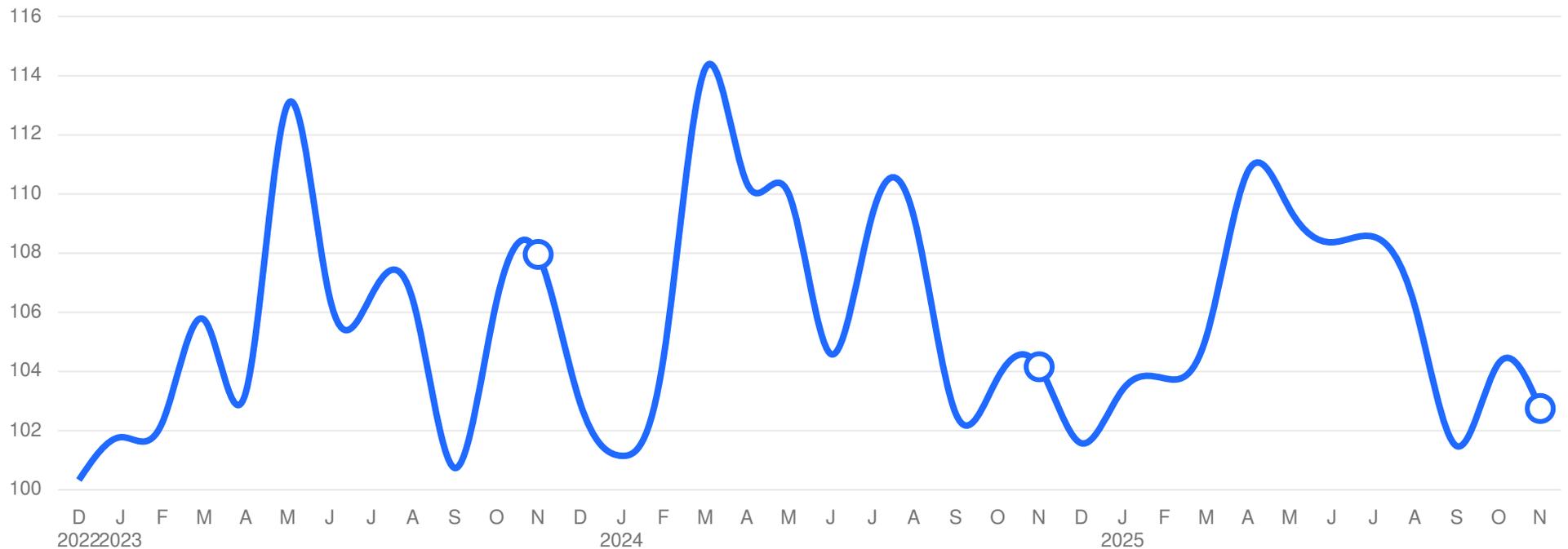
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Sales Price / List Price Ratio

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 November 2025 sales price/list price ratio was 102.75%, down from 104.27% from the previous month and down from 104.16% from November 2024.





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Number of Properties Sold & Absorption Rate

The number of properties sold in November 2025 was 14, down -33.33% from 21 from the previous month and -17.65% lower than 17 from November 2024. The November 2025 sales were at a mid level compared to November 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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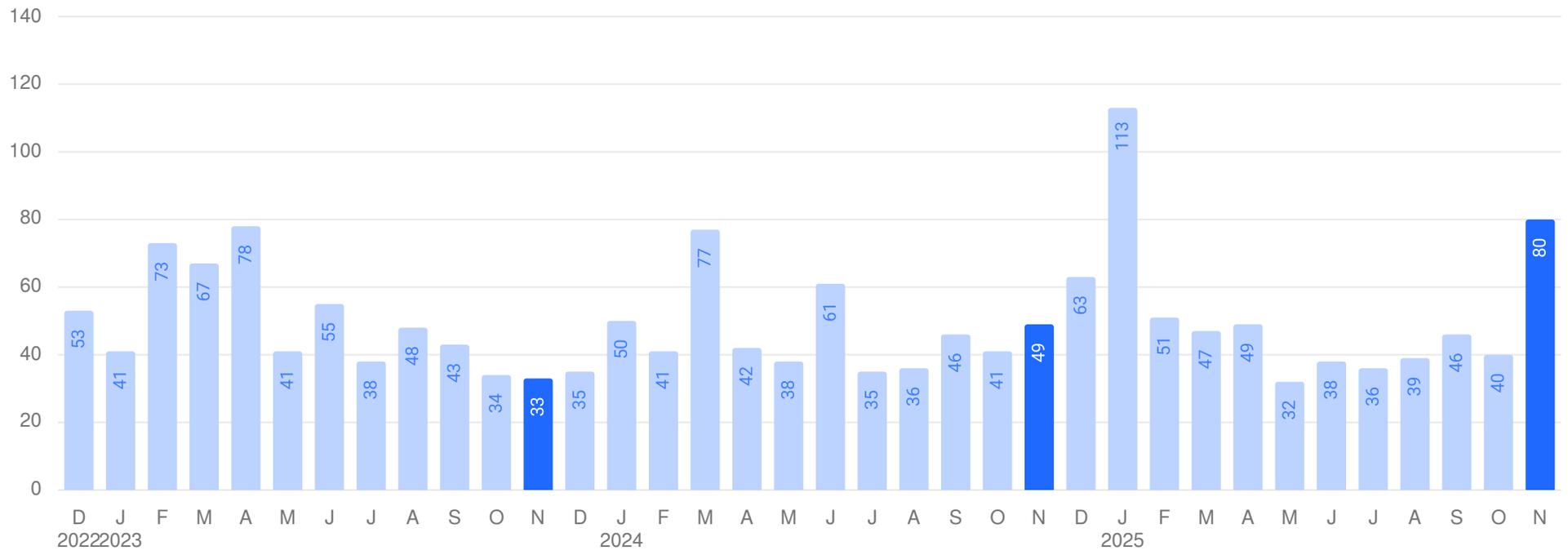
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Average Days on Market

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 November 2025 was 80 days, up 100% from 40 days from the previous month and 63.27% higher than 49 days from November 2024. The November 2025 DOM was at its highest level compared with November 2024 and 2023.



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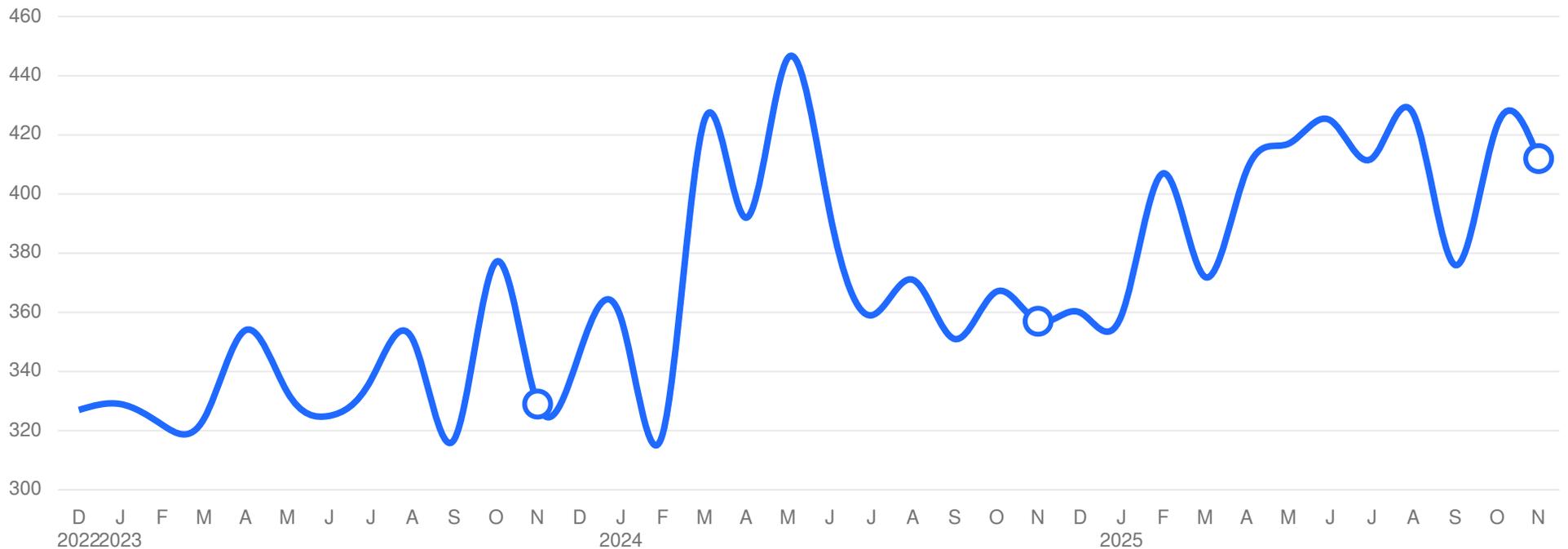
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Average Sales Price per Square Foot

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 November 2025 was \$412, down -2.60% from \$423 from the previous month and 15.41% higher than \$357 from November 2024.



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Inventory & MSI

The number of properties for sale in November 2025 was 20, down -31.03% from 29 from the previous month and -51.22% lower than 41 from November 2024. The November 2025 inventory was at its lowest level compared with November 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2025 MSI of 1.43 months was at its lowest level compared with November 2024 and 2023.



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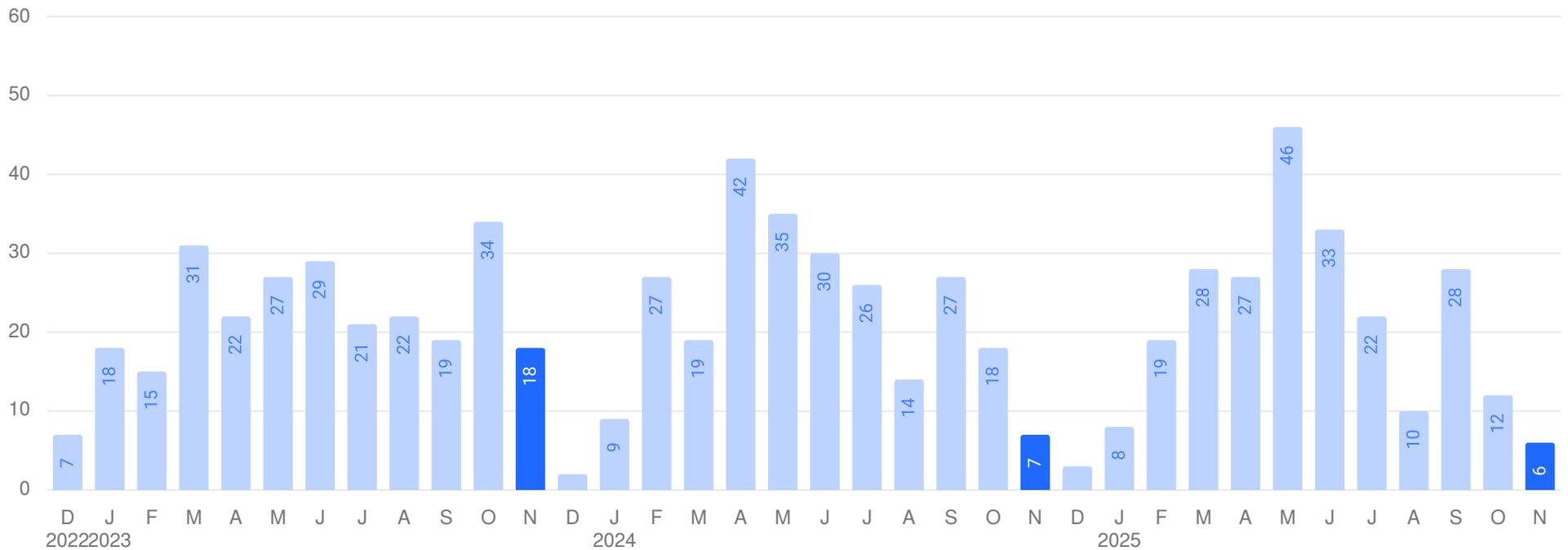
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New Listings

The number of new listings in November 2025 was 6, down -50.0% from 12 from the previous month and -14.29% lower than 7 from November 2024. The November 2025 listings were at its lowest level compared to November 2024 and 2023.



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