

Market Trends Report

January 2026

 **Property Type**

Single Family

 **Date Range**

February 2023 - January 2026

 **Price Range**

\$0 - \$999,999,999

 **Location**

CITY
Wilton



Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



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 for January 2026. You will see data comparisons between January and the previous month, the last three months and January 2025.

Overview	Monthly Trends				
	YTD Avg.	January	December	Oct. - Dec.	Jan. 2025
New Listings	8	8	6	8	8
Average Sales Price per Square Foot	447	447	403	413	359
Average Days on Market	83	83	35	52	113
Number of Properties for Sale	19	19	25	25	25
Average List Price	\$1,678,200	\$1,678,200	\$1,632,912	\$1,581,057	\$1,601,552
Median List Price	\$1,285,000	\$1,285,000	\$1,499,000	\$1,365,667	\$1,450,000
Average Sales Price	\$1,572,028	\$1,572,028	\$1,418,250	\$1,371,571	\$1,145,625
Median Sales Price	\$1,689,056	\$1,689,056	\$1,330,000	\$1,359,583	\$1,227,500
Sales Price / List Price Ratio	101.91%	101.91%	107.68%	104.9%	103.39%
Number of Properties Sold	4	4	8	14	12
Month's Supply of Inventory	4.75	4.75	3.12	2.03	2.08
Absorption Rate	0.21	0.21	0.32	0.56	0.48



Judy Michaelis
Broker

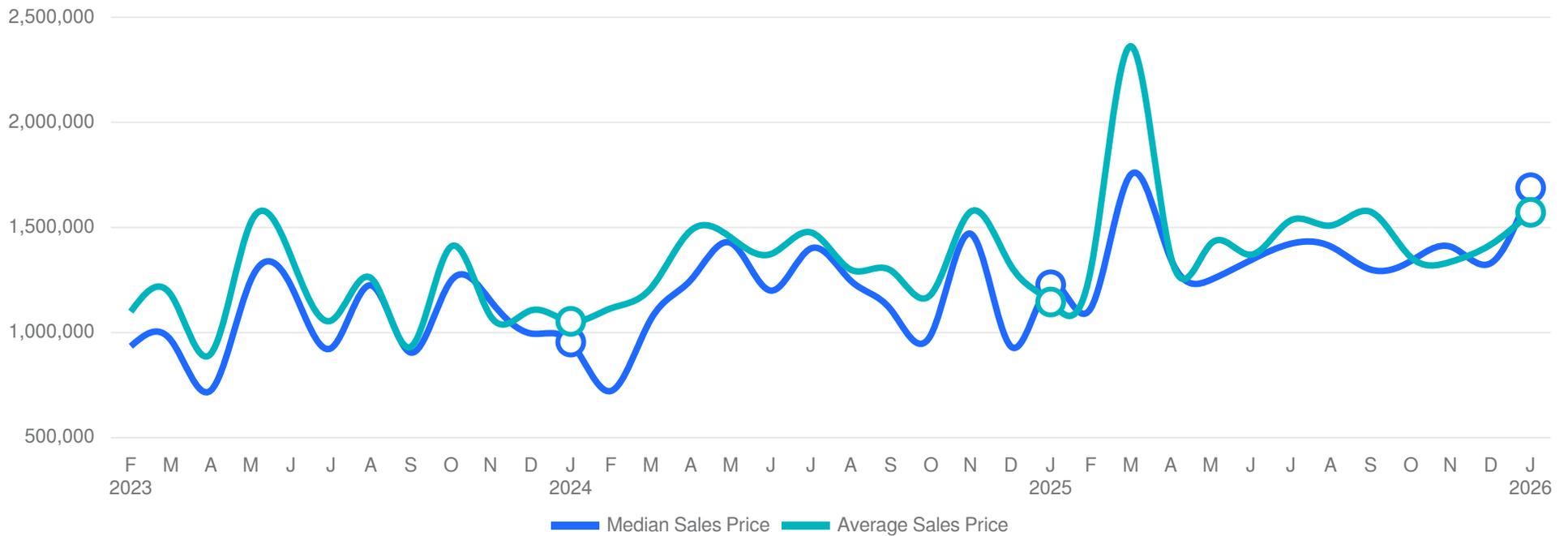
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Wilton
Price Range: \$0 - \$999,999,999
Properties: Single Family

Average & Median Sales Price

The median sales price in January 2026 was \$1,689,056, up 27.00% from \$1,330,000 from the previous month and 37.60% higher than \$1,227,500 from January 2025. The January 2026 median sales price was at its highest level compared to January 2025 and 2024. The average sales price in January 2026 was \$1,572,028, up 10.84% from \$1,418,250 from the previous month and 37.22% higher than \$1,145,625 from January 2025. The January 2026 average sale price was at its highest level compared to January 2025 and 2024.





Judy Michaelis
Broker

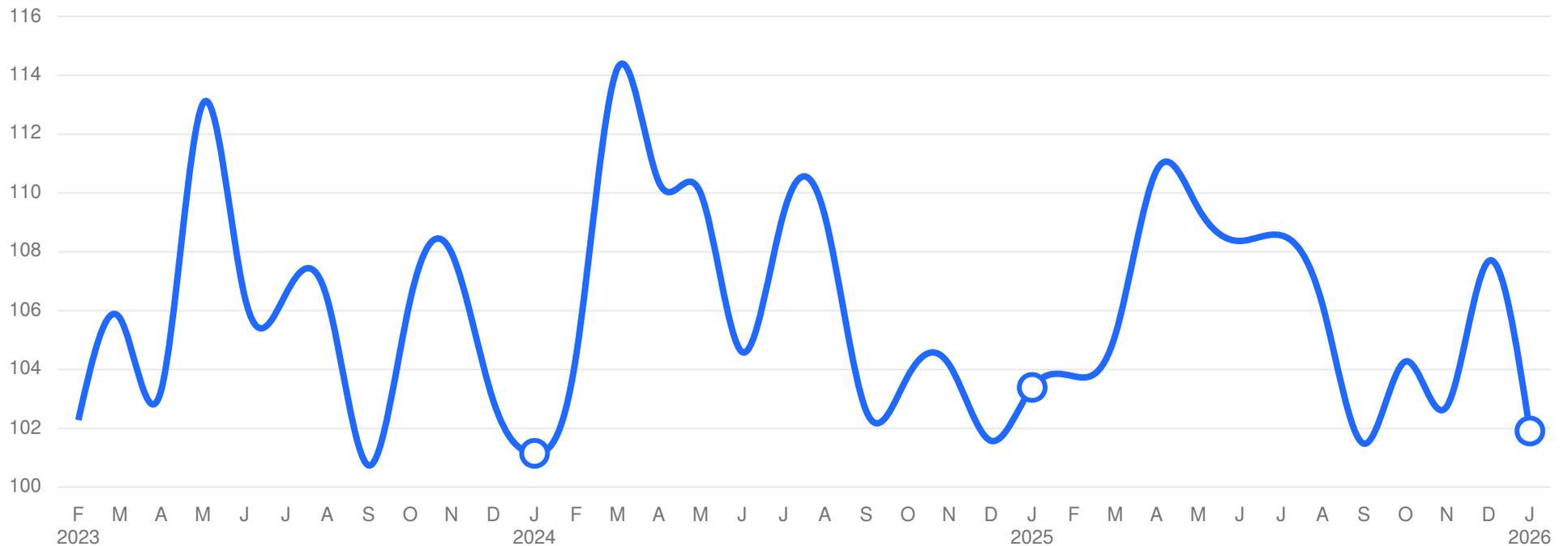
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Wilton
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 January 2026 sales price/list price ratio was 101.91%, down from 107.68% from the previous month and down from 103.39% from January 2025.



Based on information from SmartMLS for the period 02/01/2023 through 1/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



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

Number of Properties Sold & Absorption Rate

The number of properties sold in January 2026 was 4, down -50.0% from 8 from the previous month and -66.67% lower than 12 from January 2025. The January 2026 sales were at its lowest level compared to January 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.





Judy Michaelis
Broker

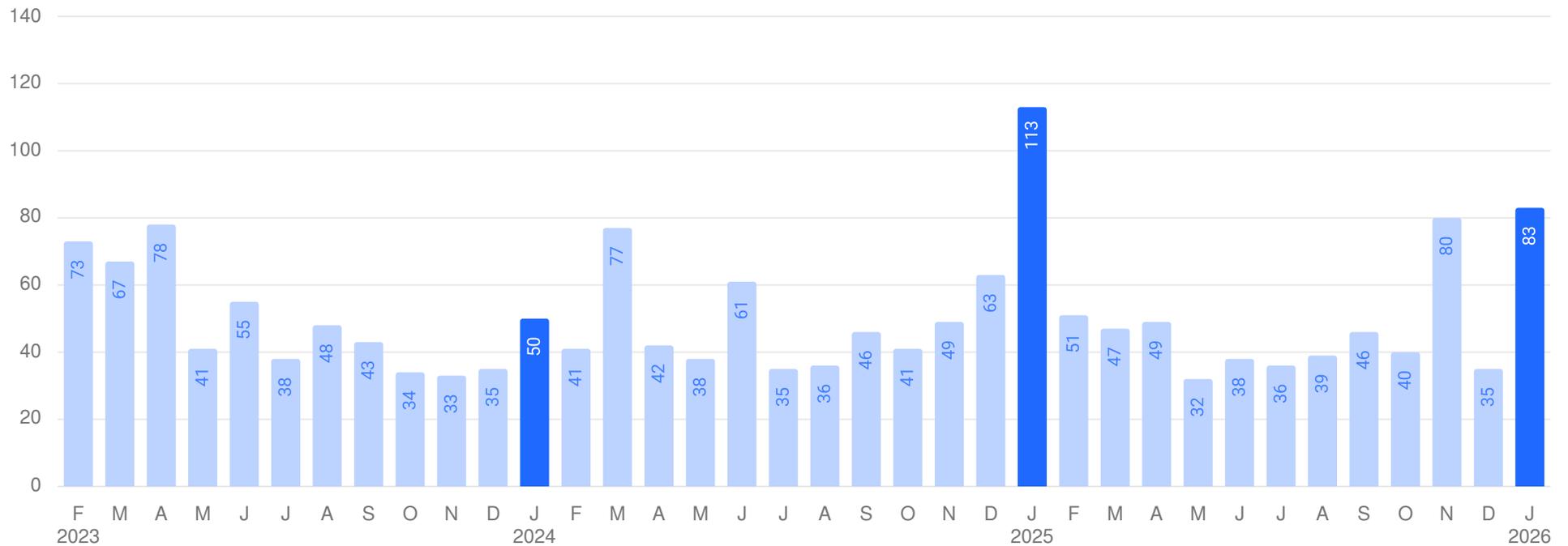
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Wilton
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 January 2026 was 83 days, up 137.14% from 35 days from the previous month and -26.55% lower than 113 days from January 2025. The January 2026 DOM was at a mid level compared with January 2025 and 2024.



Based on information from SmartMLS for the period 02/01/2023 through 1/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



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

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 January 2026 was \$447, up 10.92% from \$403 from the previous month and 24.51% higher than \$359 from January 2025.



Based on information from SmartMLS for the period 02/01/2023 through 1/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



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

Inventory & MSI

The number of properties for sale in January 2026 was 19, down -24.00% from 25 from the previous month and -24.00% lower than 25 from January 2025. The January 2026 inventory was at its lowest level compared with January 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 4.75 months was at its highest level compared with January 2025 and 2024.



Based on information from SmartMLS for the period 02/01/2023 through 1/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

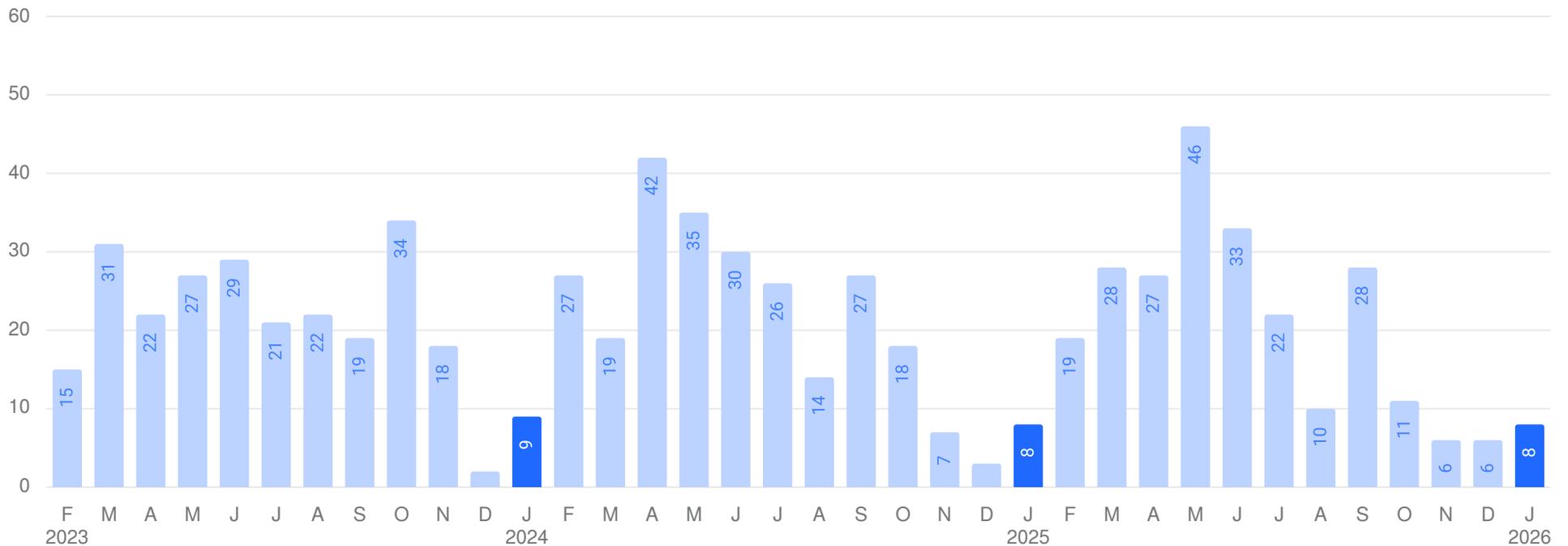
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Wilton
Price Range: \$0 - \$999,999,999
Properties: Single Family

New Listings

The number of new listings in January 2026 was 8, up 33.33% from 6 from the previous month and equal to January 2025. The January 2026 listings were at its lowest level compared to January 2025 and 2024.



Based on information from SmartMLS for the period 02/01/2023 through 1/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.