

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

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

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	44	17	17	11	28
Average Sales Price per Square Foot	459	470	443	436	372
Average Days on Market	70	52	39	64	47
Number of Properties for Sale	84	20	32	31	42
Average List Price	\$1,482,026	\$1,598,590	\$1,344,494	\$1,468,436	\$1,515,255
Median List Price	\$1,337,667	\$1,637,000	\$1,162,000	\$1,225,000	\$1,277,500
Average Sales Price	\$1,480,050	\$1,758,846	\$1,298,683	\$1,366,518	\$2,362,083
Median Sales Price	\$1,384,000	\$1,505,000	\$1,380,000	\$1,325,667	\$1,751,250
Sales Price / List Price Ratio	107.4%	112.51%	107.27%	105.79%	105.16%
Number of Properties Sold	24	13	6	6	6
Month's Supply of Inventory	4.42	1.54	5.33	5.12	7
Absorption Rate	0.33	0.65	0.19	0.21	0.14



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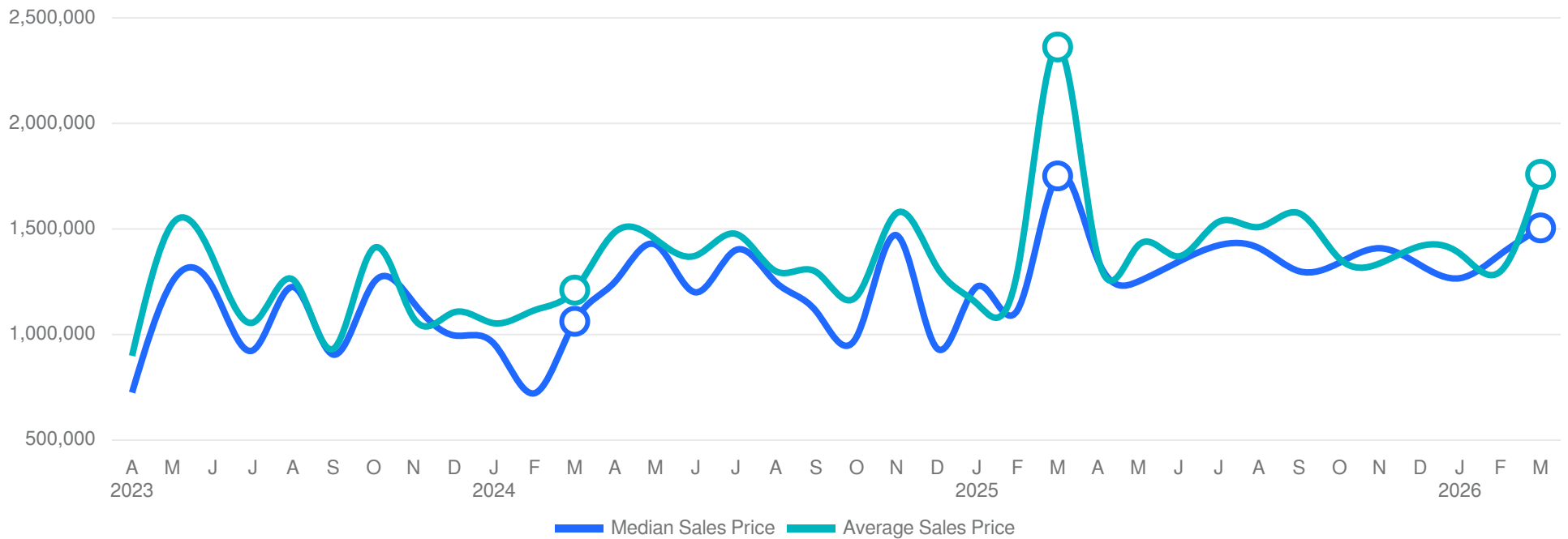
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Average & Median Sales Price

The median sales price in March 2026 was \$1,505,000, up 9.06% from \$1,380,000 from the previous month and -14.06% lower than \$1,751,250 from March 2025. The March 2026 median sales price was at a mid level compared to March 2025 and 2024. The average sales price in March 2026 was \$1,758,846, up 35.43% from \$1,298,683 from the previous month and -25.54% lower than \$2,362,083 from March 2025. The March 2026 average sale price was at a mid level compared to March 2025 and 2024.



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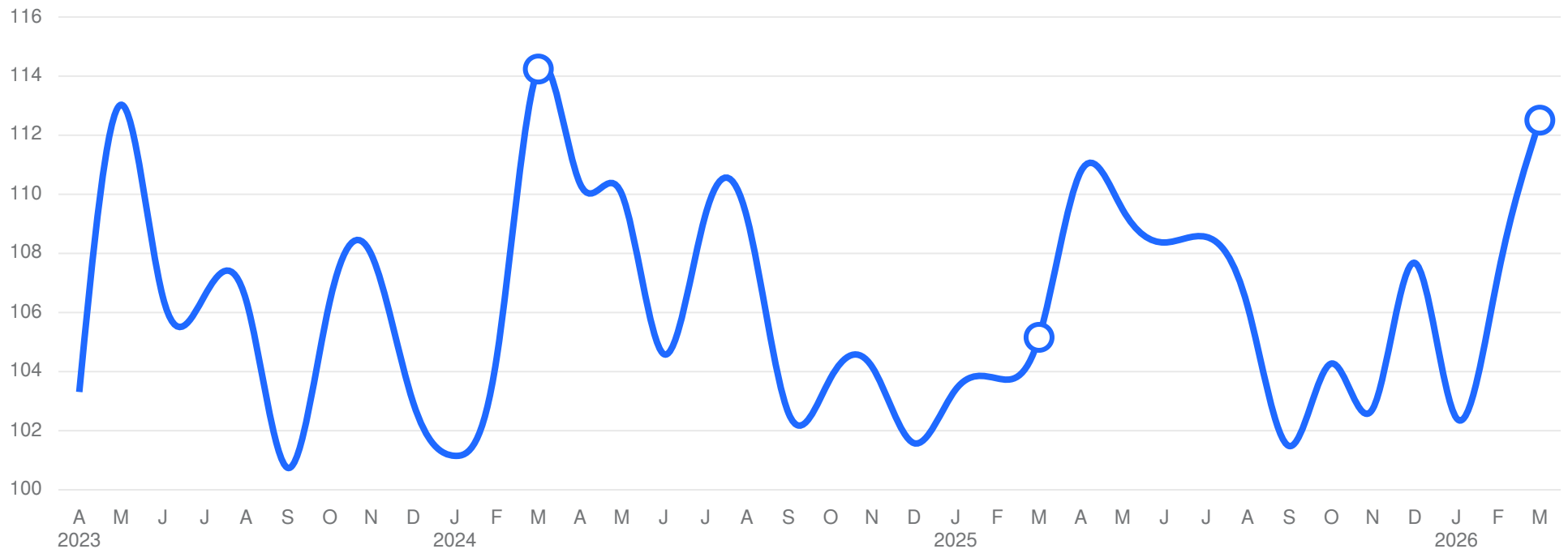
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 112.51%, up from 107.27% from the previous month and up from 105.16% from March 2025.



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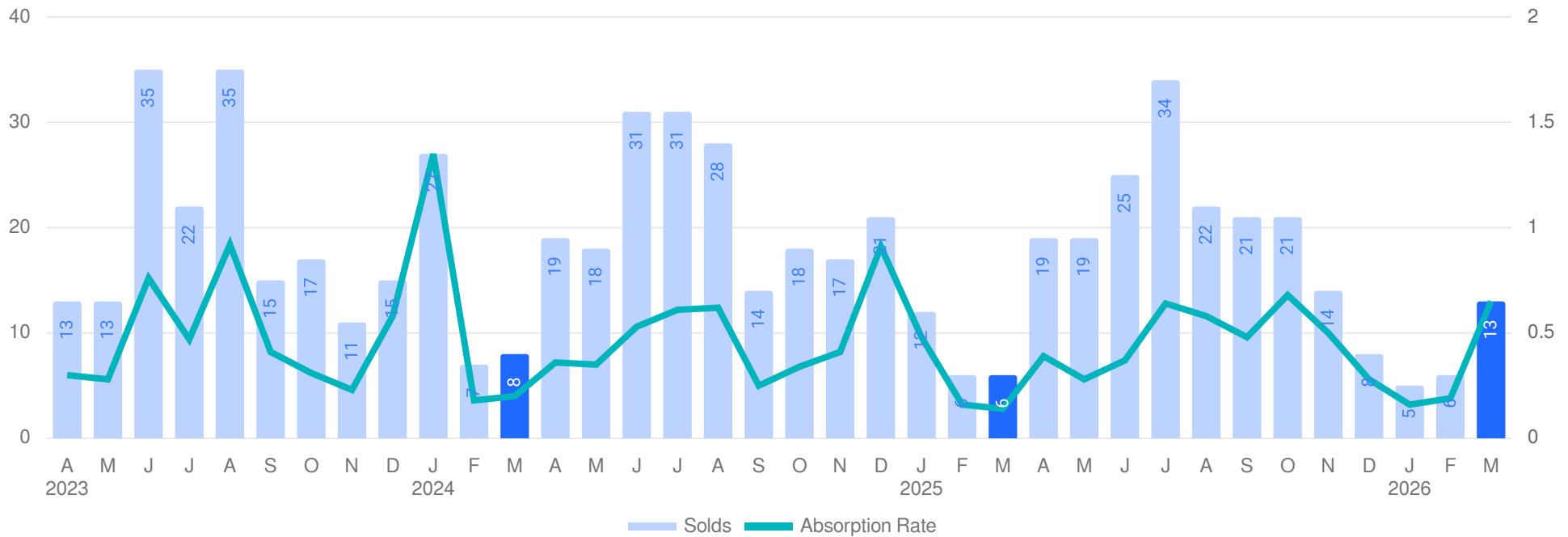
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 13, up 116.67% from 6 from the previous month and 116.67% higher than 6 from March 2025. The March 2026 sales were at its highest level compared to March 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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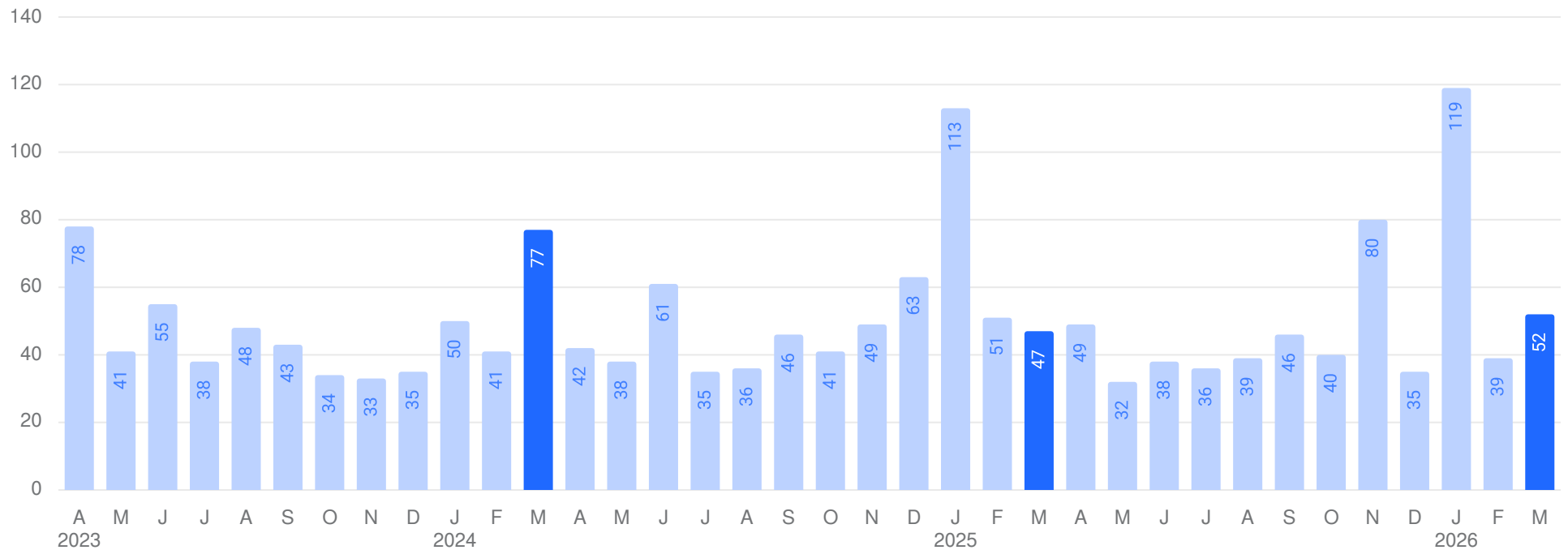
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Average Days on Market

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 March 2026 was 52 days, up 33.33% from 39 days from the previous month and 10.64% higher than 47 days from March 2025. The March 2026 DOM was at a mid level compared with March 2025 and 2024.



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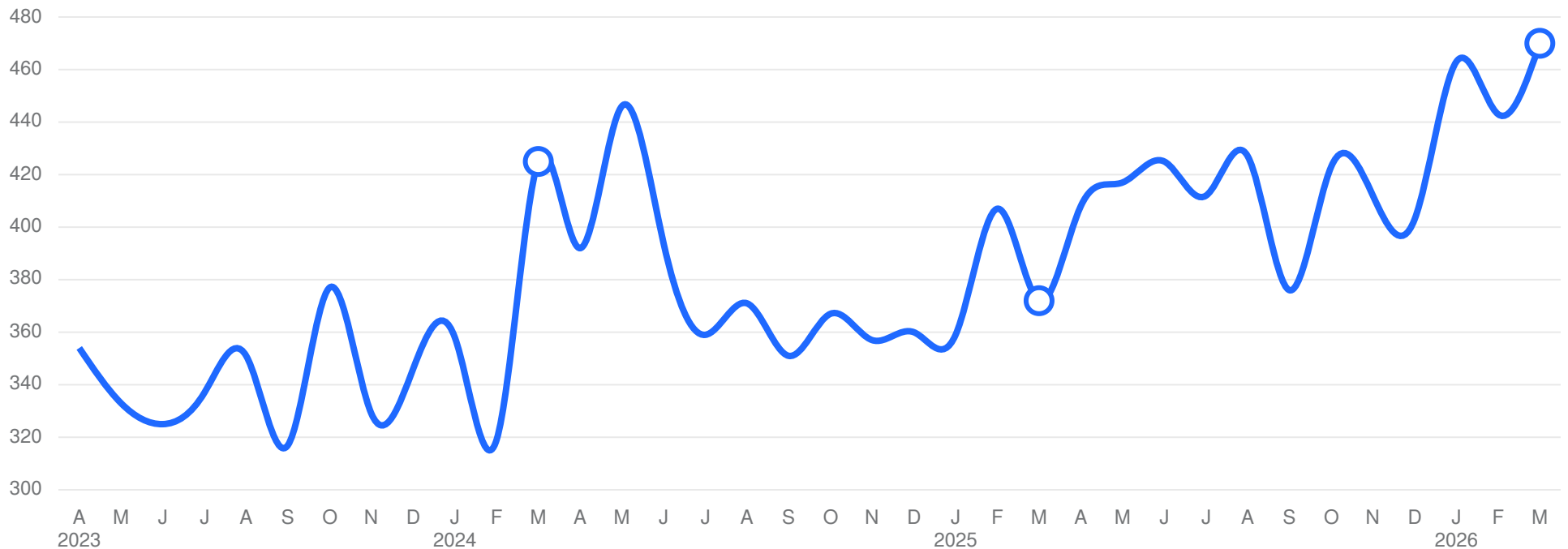
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Average Sales Price per Square Foot

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 March 2026 was \$470, up 6.09% from \$443 from the previous month and 26.34% higher than \$372 from March 2025.



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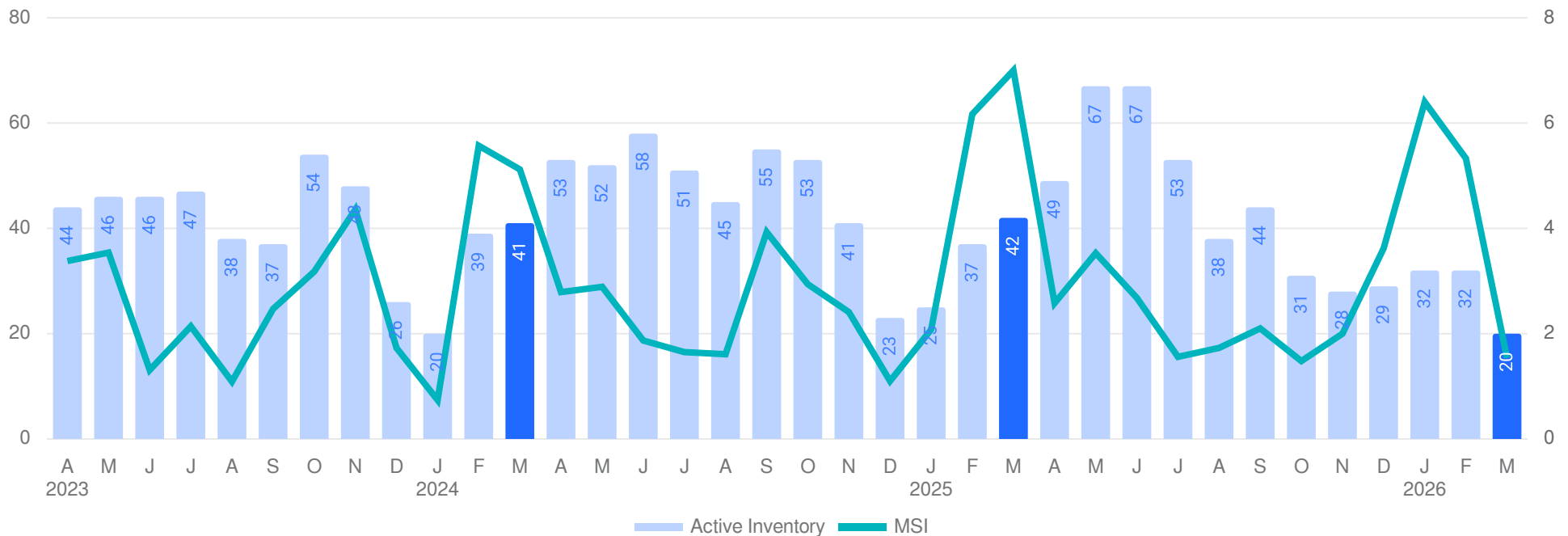
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Inventory & MSI

The number of properties for sale in March 2026 was 20, down -37.50% from 32 from the previous month and -52.38% lower than 42 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 1.54 months was at its lowest level compared with March 2025 and 2024.



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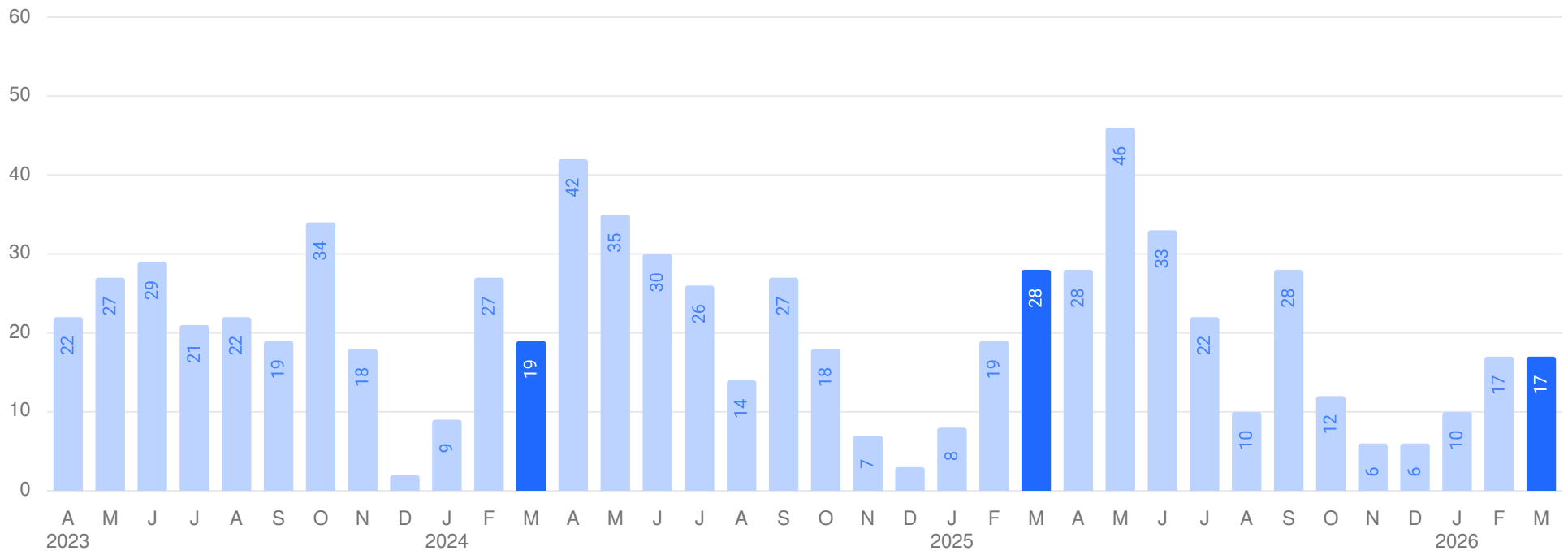
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New Listings

The number of new listings in March 2026 was 17, equal to the previous month and -39.29% lower than 28 from March 2025. The March 2026 listings were at its lowest level compared to March 2025 and 2024.



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