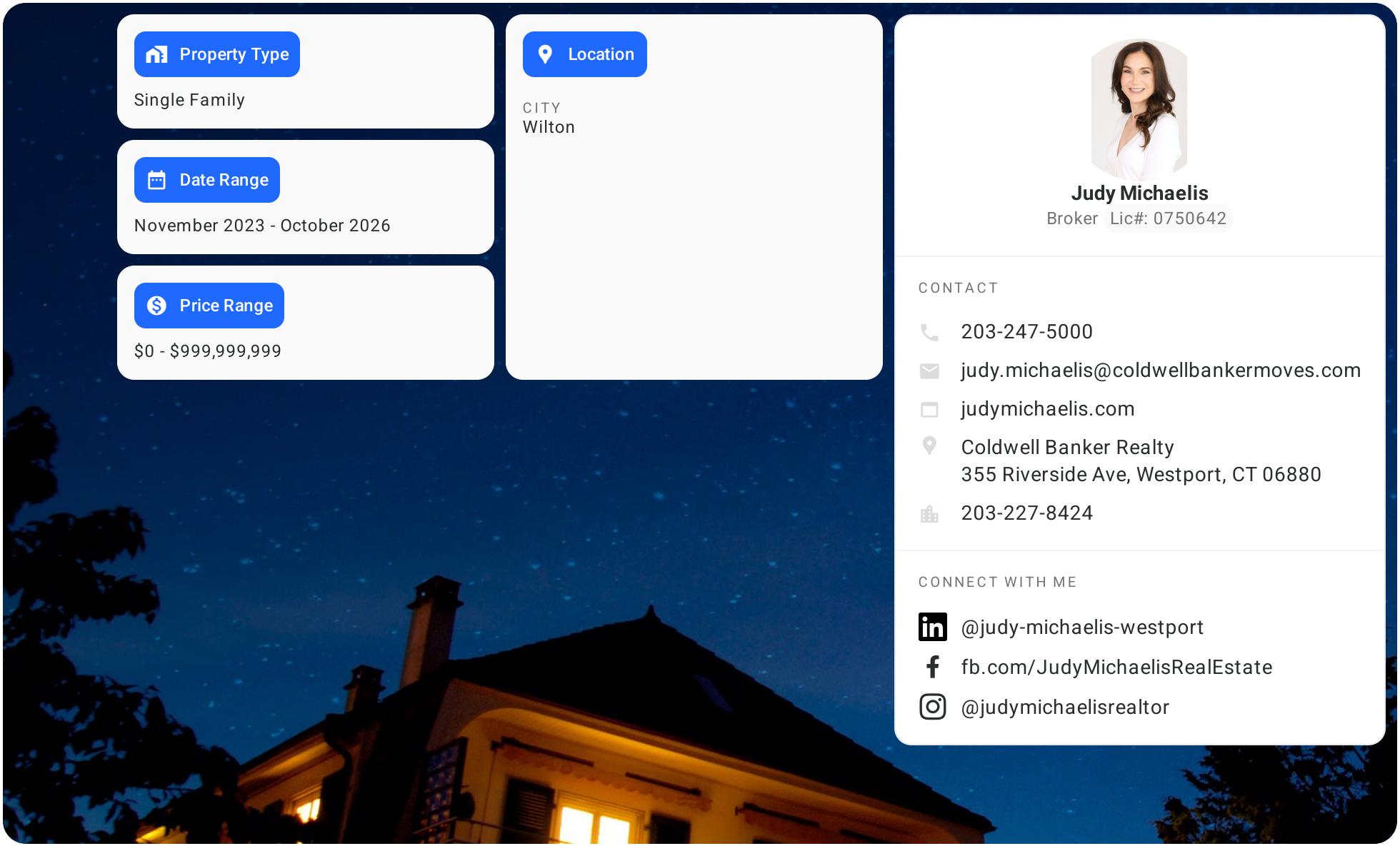
COLDWELL BANKER | REALTY

# Market Trends Report
## October 2026



**Property Type**

Single Family

**Date Range**

November 2023 - October 2026

**Price Range**

$0 - $999,999,999

**Location**

CITY
Wilton




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# Overview

The overview below shows real estate activity from January 2026 to October 2026. You will see data comparisons between October and the previous month, the last three months and October 2025.

| | | Monthly Trends | | | |
|---|---|---|---|---|---|
| **Overview** | **YTD Avg.** | **October** | **September** | **Jul. - Sep.** | **Oct. 2025** |
| New Listings | 237 | 15 | 29 | 20 | 12 |
| Average Sales Price per Square Foot | 439 | 429 | 410 | 438 | 423 |
| Average Days on Market | 51 | 49 | 36 | 33 | 40 |
| Number of Properties for Sale | 426 | 36 | 49 | 43 | 32 |
| Average List Price | $1,608,123 | $1,859,853 | $1,772,749 | $1,664,702 | $1,536,712 |
| Median List Price | $1,297,950 | $1,295,000 | $1,490,000 | $1,321,667 | $1,299,000 |
| Average Sales Price | $1,458,081 | $1,337,792 | $1,167,864 | $1,470,997 | $1,359,643 |
| Median Sales Price | $1,367,625 | $1,101,750 | $1,100,000 | $1,357,500 | $1,340,000 |
| Sales Price / List Price Ratio | 107.1% | 101.32% | 106.01% | 107.55% | 104.27% |
| Number of Properties Sold | 182 | 12 | 11 | 25 | 21 |
| Month's Supply of Inventory | 3.33 | 3 | 4.45 | 2.31 | 1.52 |
| Absorption Rate | 0.42 | 0.33 | 0.22 | 0.61 | 0.66 |

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# Average & Median Sales Price

The median sales price in October 2026 was $1,101,750, equal to the previous month and -17.78% lower than $1,340,000 from October 2025. The October 2026 median sales price was at a mid level compared to October 2025 and 2024. The average sales price in October 2026 was $1,337,792, up 14.55% from $1,167,864 from the previous month and -1.61% lower than $1,359,643 from October 2025. The October 2026 average sale price was at a mid level compared to October 2025 and 2024.




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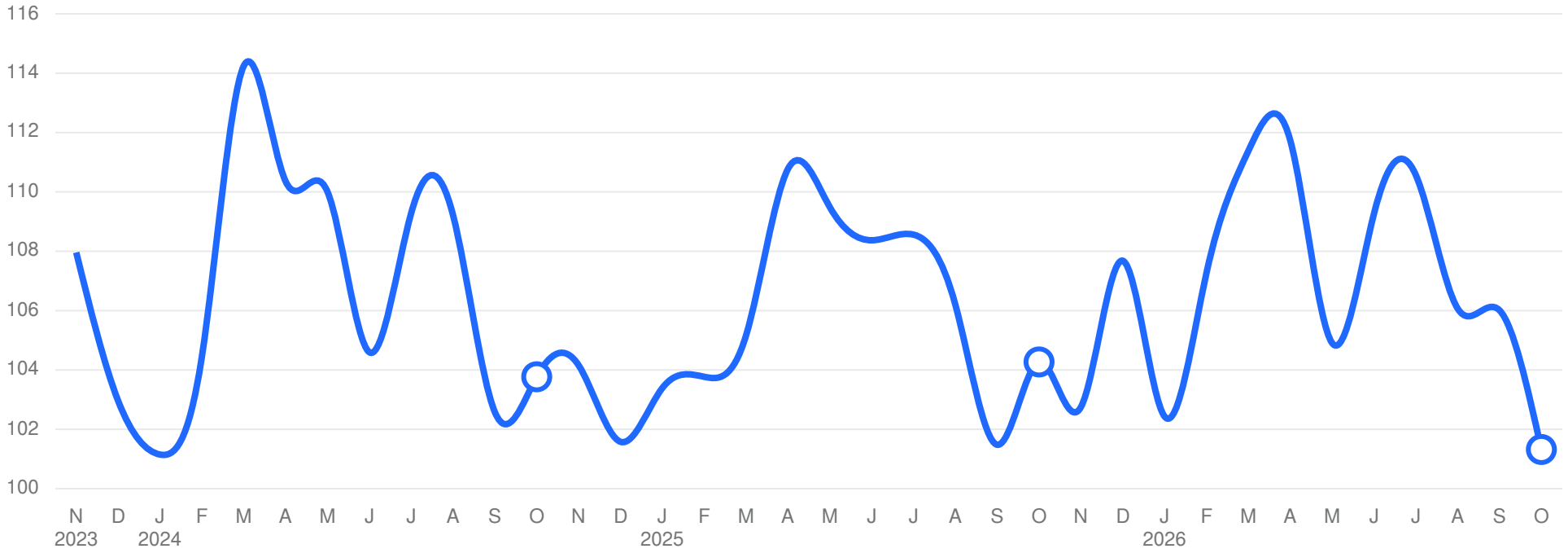
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# Sales Price / List Price Ratio

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 October 2026 sales price/list price ratio was 101.32%, down from 106.01% from the previous month and down from 104.27% from October 2025.




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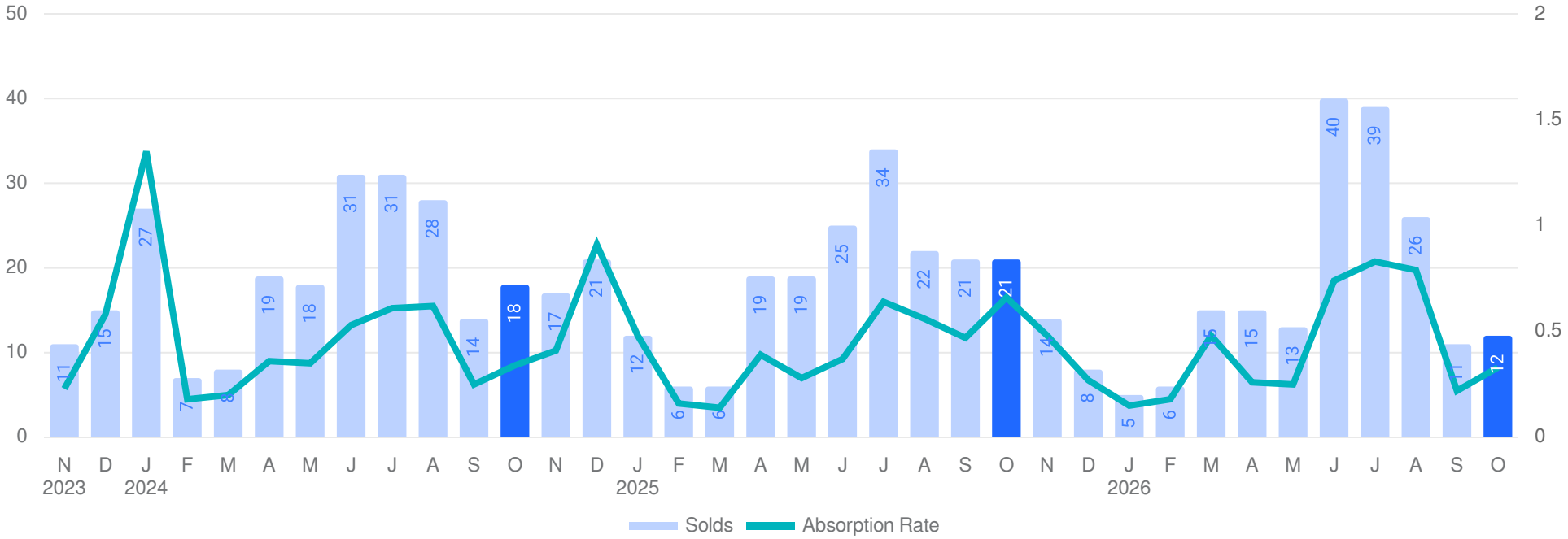
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# Number of Properties Sold & Absorption Rate

The number of properties sold in October 2026 was 12, up 9.09% from 11 from the previous month and -42.86% lower than 21 from October 2025. The October 2026 sales were at its lowest level compared to October 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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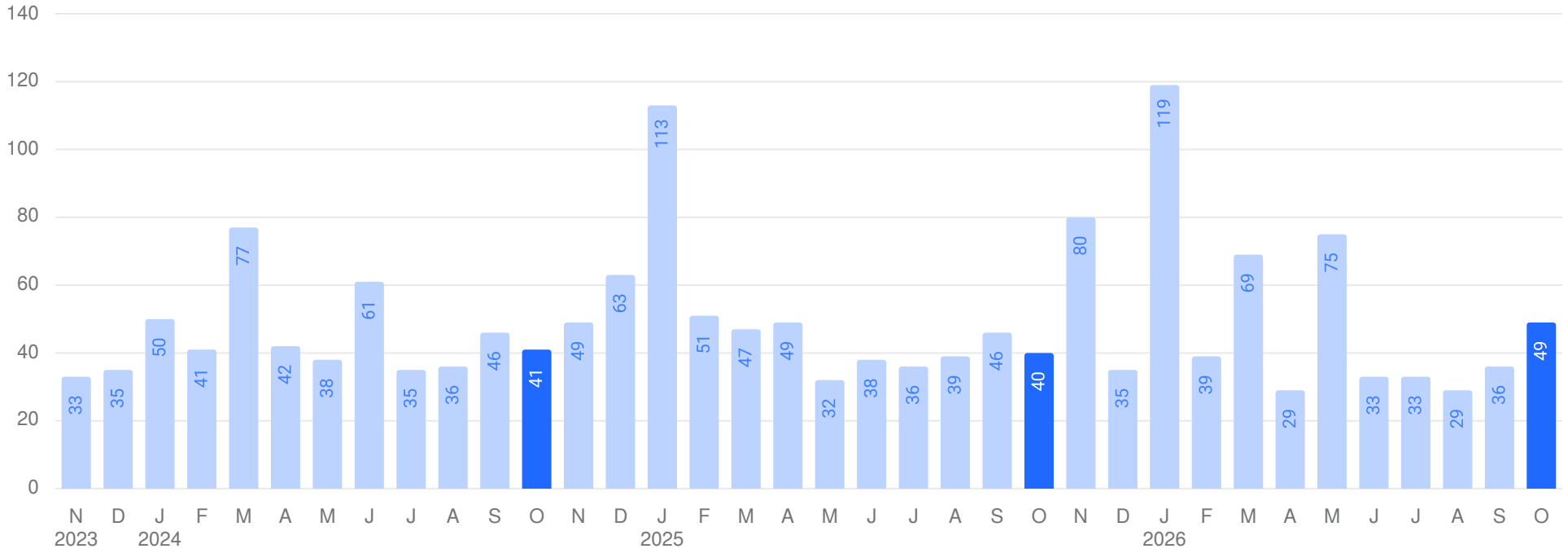
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# Average Days on Market

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 October 2026 was 49 days, up 36.11% from 36 days from the previous month and 22.50% higher than 40 days from October 2025. The October 2026 DOM was at its highest level compared with October 2025 and 2024.




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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 October 2026 was $429, up 4.63% from $410 from the previous month and 1.42% higher than $423 from October 2025.




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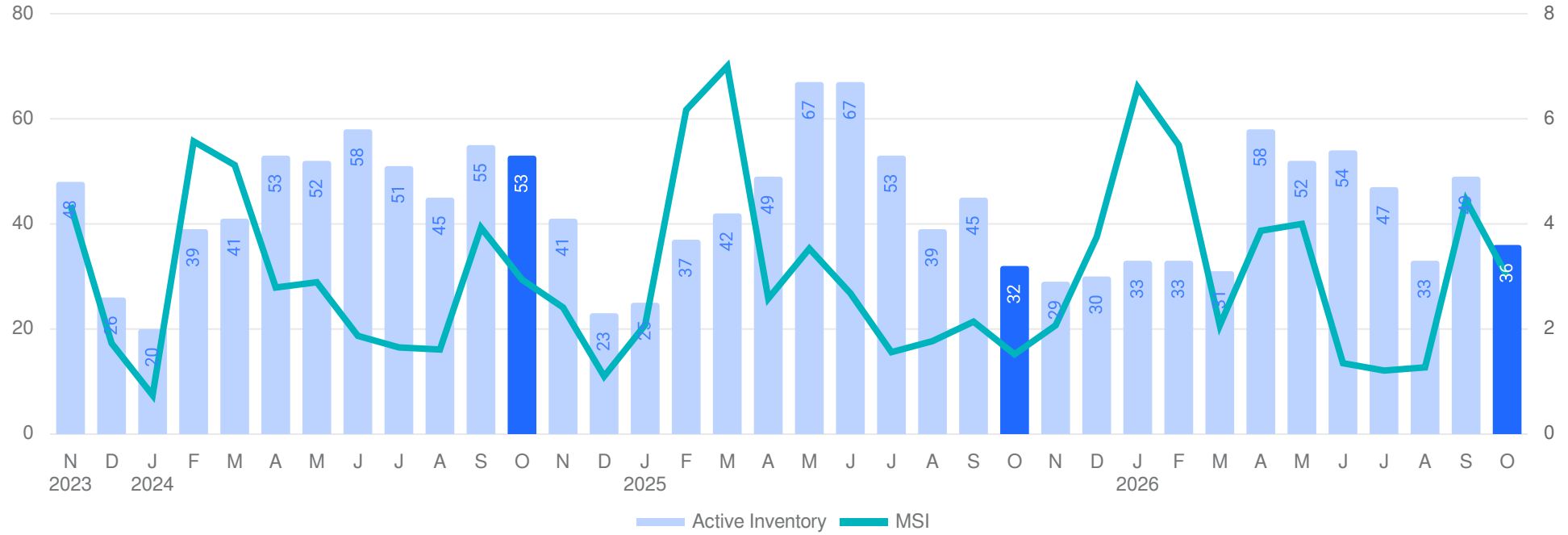
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# Inventory & MSI

The number of properties for sale in October 2026 was 36, down -26.53% from 49 from the previous month and 12.50% higher than 32 from October 2025. The October 2026 inventory was at a mid level compared with October 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2026 MSI of 3 months was at its highest level compared with October 2025 and 2024.




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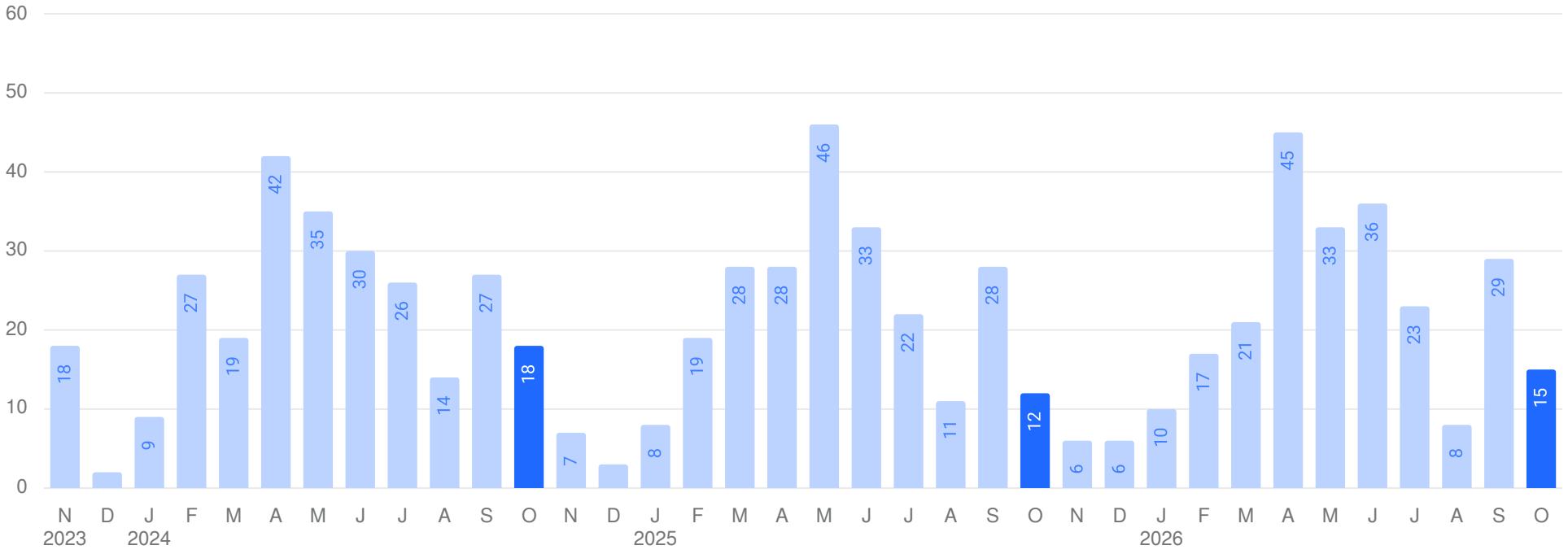
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# New Listings

The number of new listings in October 2026 was 15, down -48.28% from 29 from the previous month and 25.00% higher than 12 from October 2025. The October 2026 listings were at a mid level compared to October 2025 and 2024.




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