

# Market Trends Report

## June 2024

 Property Type

Single Family

 Date Range

July 2021 - June 2024

 Price Range

\$0 - \$999,999,999

 Location






CITY  
Wilton






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## Overview

The overview below shows real estate activity from January 2024 to June 2024. You will see data comparisons between June and the previous month, the last three months and June 2023.

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2023
New Listings	159	28	34	32	29
Average Sales Price per Square Foot	389	394	446	421	325
Average Days on Market	52	62	38	52	55
Number of Properties for Sale	234	38	47	46	46
Average List Price	\$1,516,201	\$1,384,095	\$1,289,526	\$1,468,637	\$1,269,122
Median List Price	\$1,230,908	\$1,199,450	\$1,099,000	\$1,223,000	\$925,000
Average Sales Price	\$1,283,647	\$1,384,400	\$1,452,677	\$1,382,929	\$1,364,375
Median Sales Price	\$1,104,583	\$1,211,500	\$1,426,500	\$1,246,333	\$1,225,000
Sales Price / List Price Ratio	107.46%	104.59%	110.01%	111.54%	106.54%
Number of Properties Sold	109	30	18	15	35
Month's Supply of Inventory	2.96	1.27	2.61	3.39	1.31
Absorption Rate	0.55	0.79	0.38	0.32	0.76



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## Average & Median Sales Price

The median sales price in June 2024 was \$1,211,500, down -15.07% from \$1,426,500 from the previous month and -1.10% lower than \$1,225,000 from June 2023. The June 2024 median sales price was at a mid level compared to June 2023 and 2022. The average sales price in June 2024 was \$1,384,400, down -4.70% from \$1,452,677 from the previous month and 1.47% higher than \$1,364,375 from June 2023. The June 2024 average sale price was at its highest level compared to June 2023 and 2022.



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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 June 2024 sales price/list price ratio was 104.59%, down from 110.01% from the previous month and down from 106.54% from June 2023.



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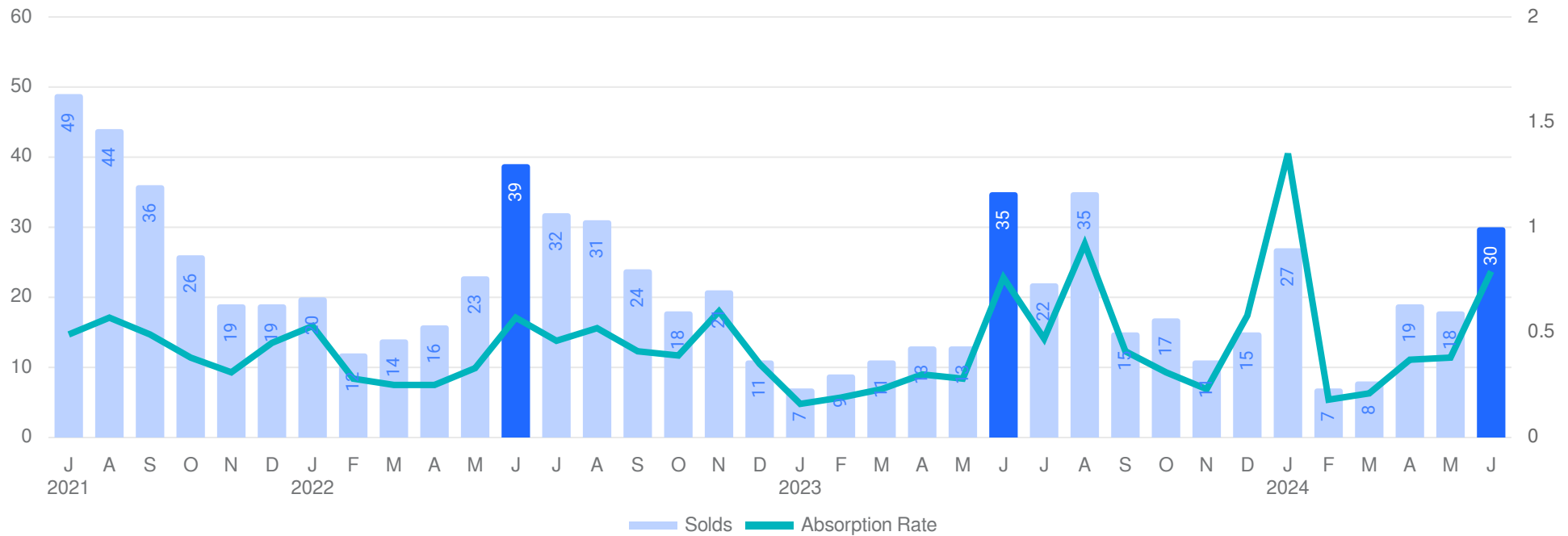
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## Number of Properties Sold & Absorption Rate

The number of properties sold in June 2024 was 30, up 66.67% from 18 from the previous month and -14.29% lower than 35 from June 2023. The June 2024 sales were at its lowest level compared to June 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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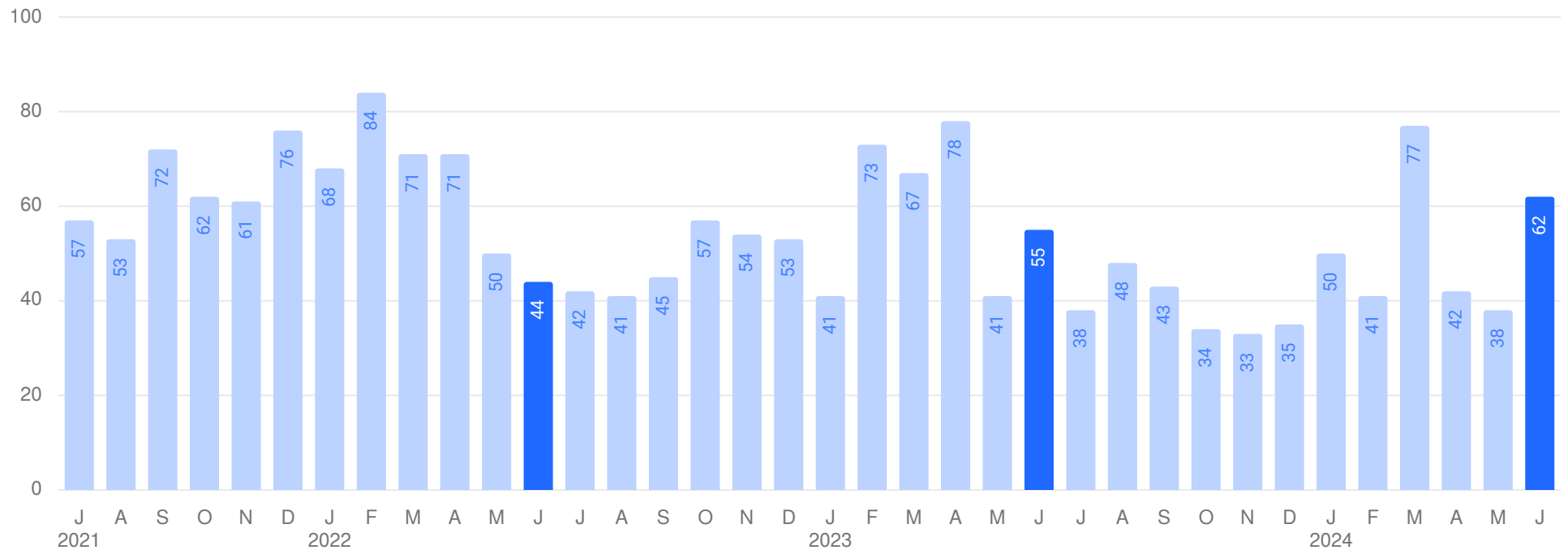
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## Average Days on Market

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 June 2024 was 62 days, up 63.16% from 38 days from the previous month and 12.73% higher than 55 days from June 2023. The June 2024 DOM was at its highest level compared with June 2023 and 2022.



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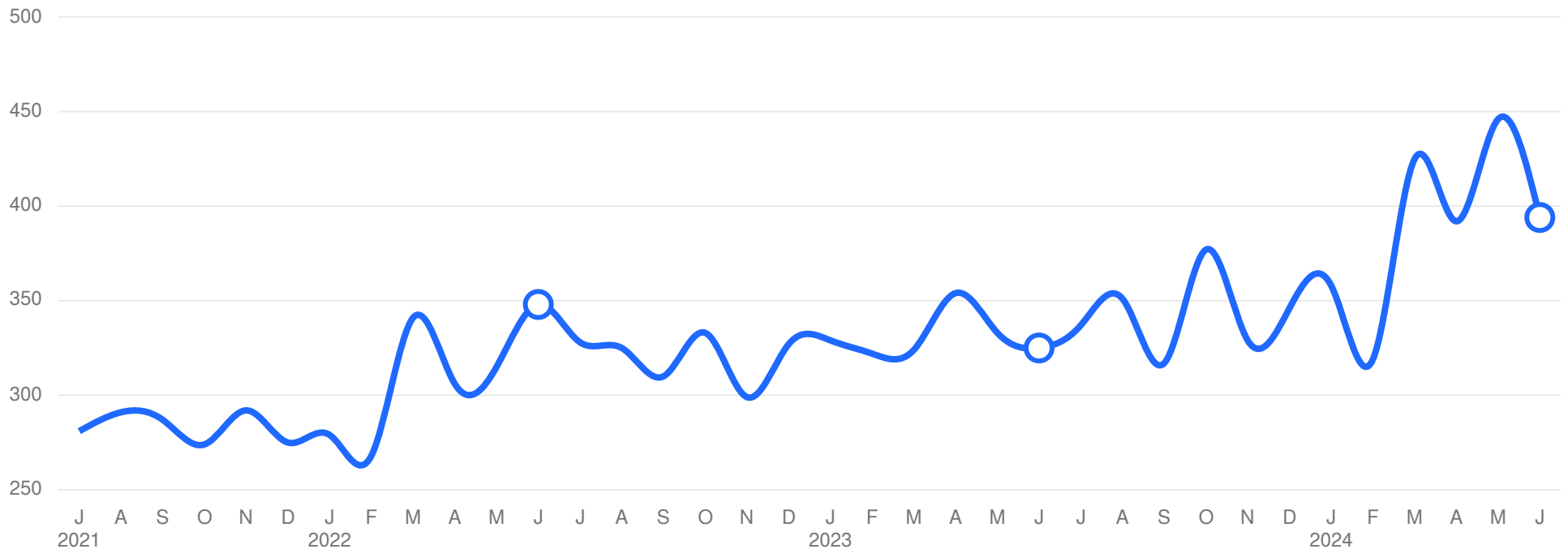
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## Average Sales Price per Square Foot

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 June 2024 was \$394, down -11.66% from \$446 from the previous month and 21.23% higher than \$325 from June 2023.



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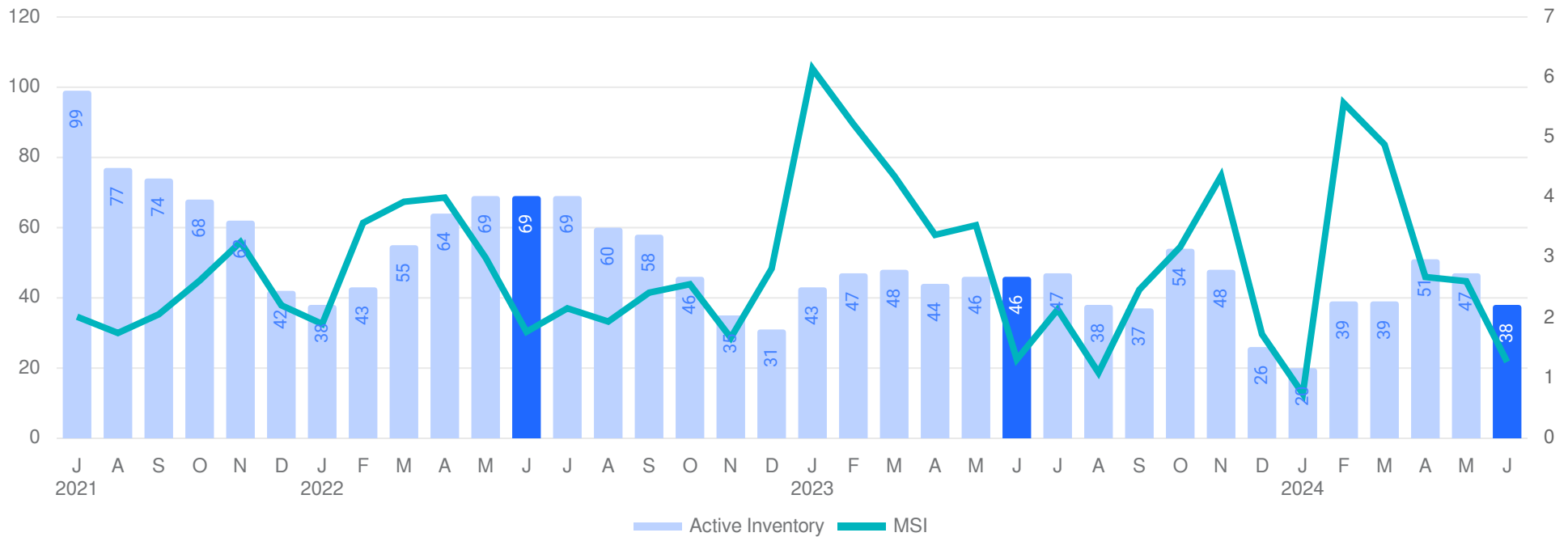
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## Inventory & MSI

The number of properties for sale in June 2024 was 38, down -19.15% from 47 from the previous month and -17.39% lower than 46 from June 2023. The June 2024 inventory was at its lowest level compared with June 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2024 MSI of 1.27 months was at its lowest level compared with June 2023 and 2022.



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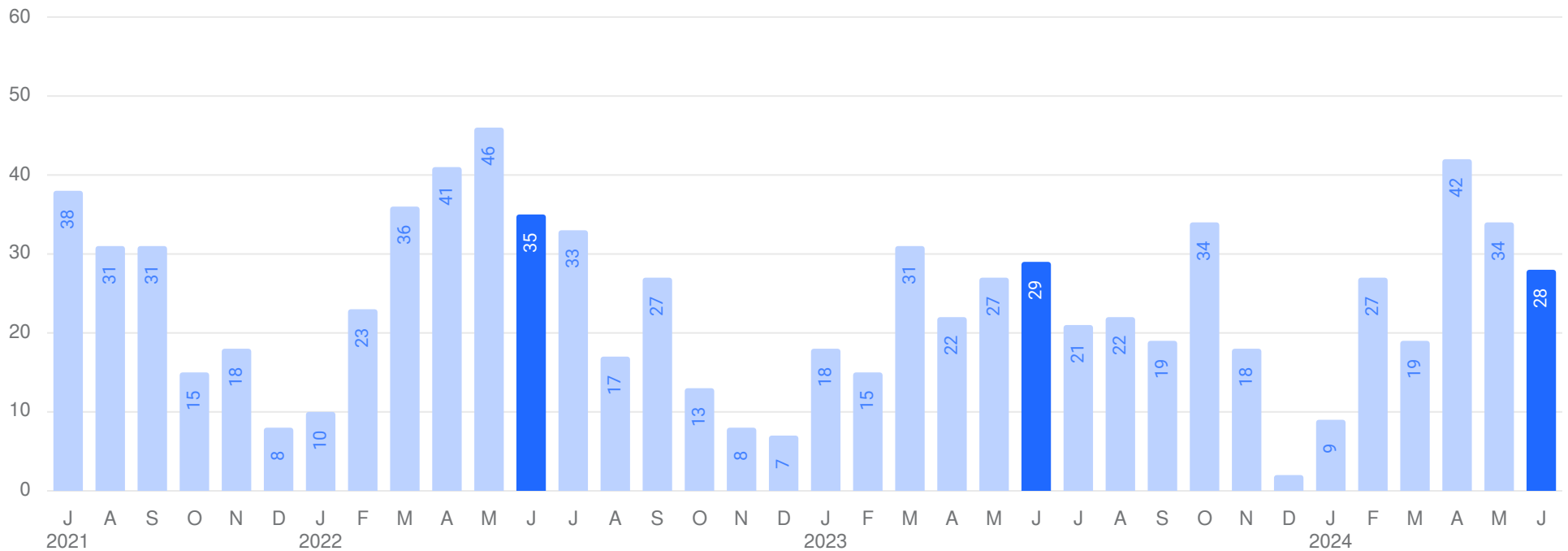
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## New Listings

The number of new listings in June 2024 was 28, down -17.65% from 34 from the previous month and -3.45% lower than 29 from June 2023. The June 2024 listings were at its lowest level compared to June 2023 and 2022.



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