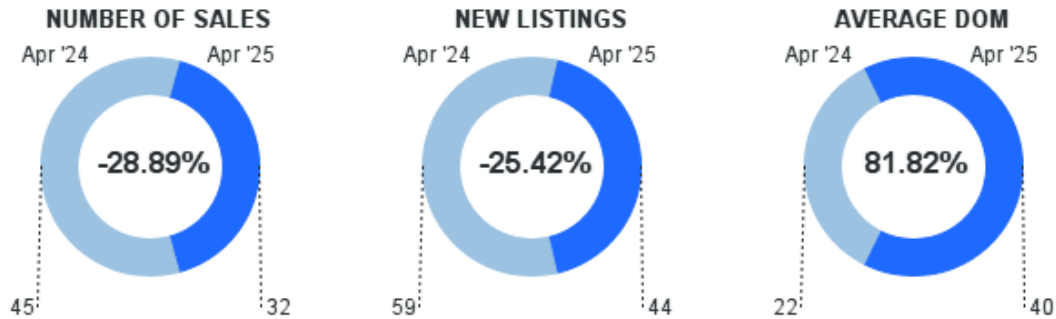


## NORWALK | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



15.22% ↑

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

18.91% ↑

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

11.34% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

18.25% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

■ Apr '24   ■ Apr '25

# AREA REPORT

## NORWALK

### FULL MARKET SUMMARY

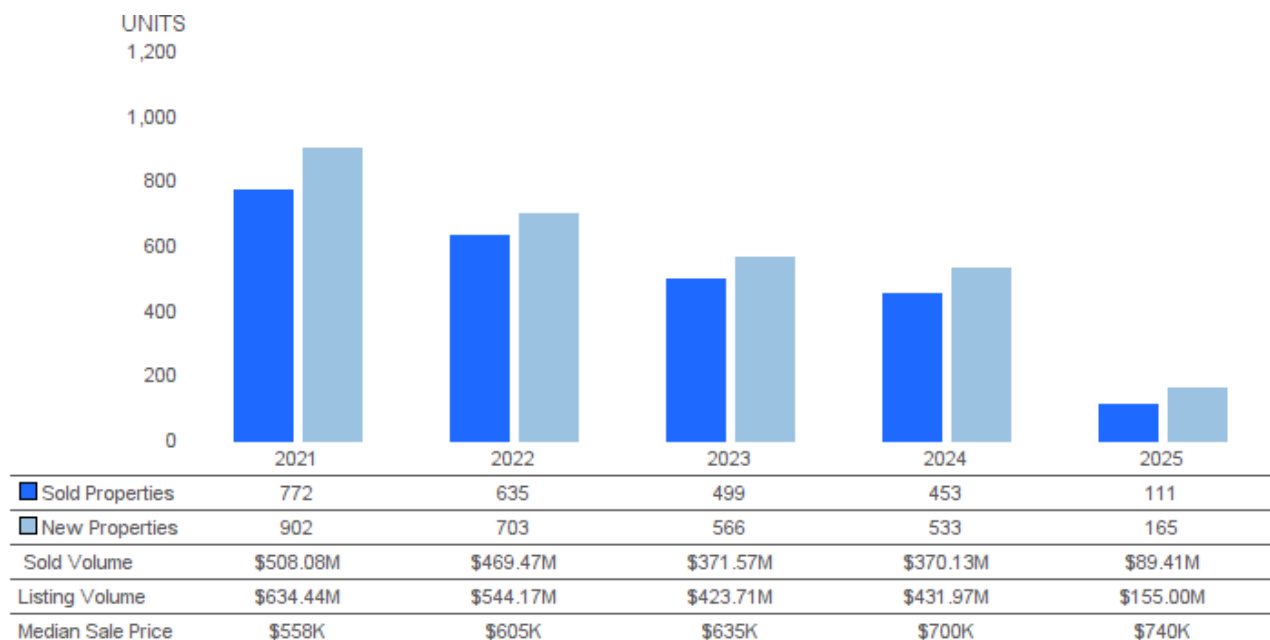
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	44	59	-25.42% ↓	165	186	-11.29% ↓
Sold Listings	32	45	-28.89% ↓	111	120	-7.5% ↓
Median List Price (Solds)	\$707,000	\$635,000	11.34% ↑	\$699,000	\$600,000	16.5% ↑
Median Sold Price	\$795,000	\$690,000	15.22% ↑	\$739,500	\$650,750	13.64% ↑
Median Days on Market	10	7	42.86% ↑	13	17	-23.53% ↓
Average List Price (Solds)	\$816,412	\$690,391	18.25% ↑	\$768,583	\$682,329	12.64% ↑
Average Sold Price	\$877,579	\$738,011	18.91% ↑	\$805,509	\$718,035	12.18% ↑
Average Days on Market	40	22	81.82% ↑	33	31	6.45% ↑
List/Sold Price Ratio	107.9%	106.8%	1.05% ↑	105.4%	105.3%	0.09% ↑

### SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

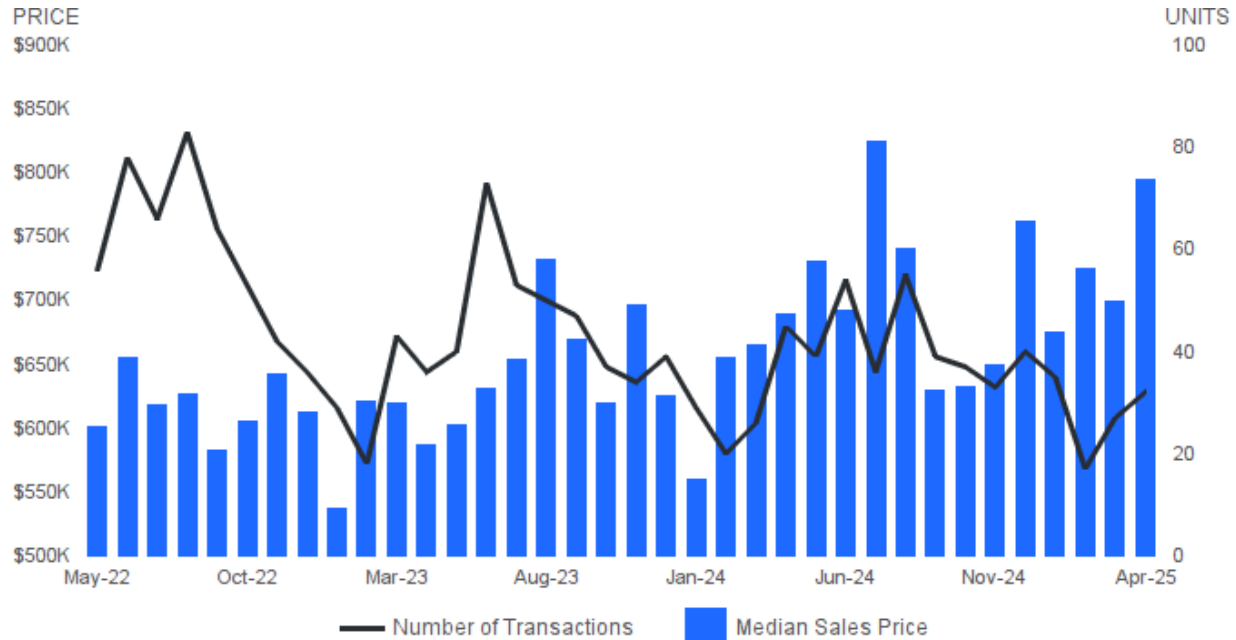
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

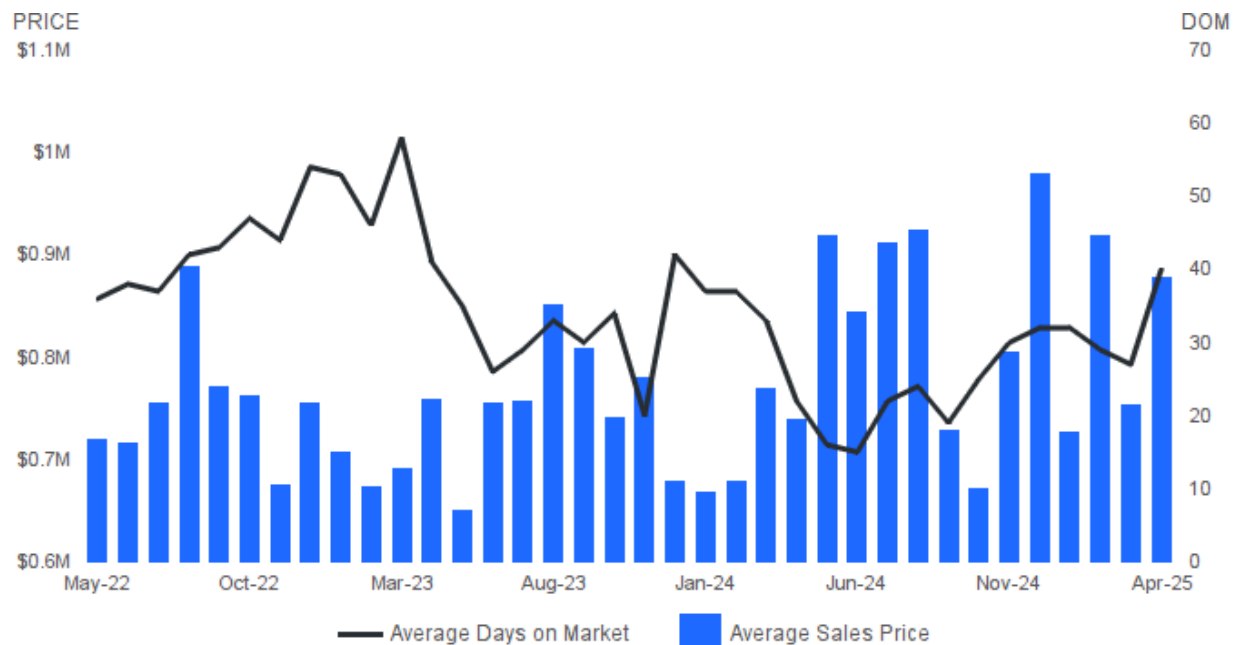
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

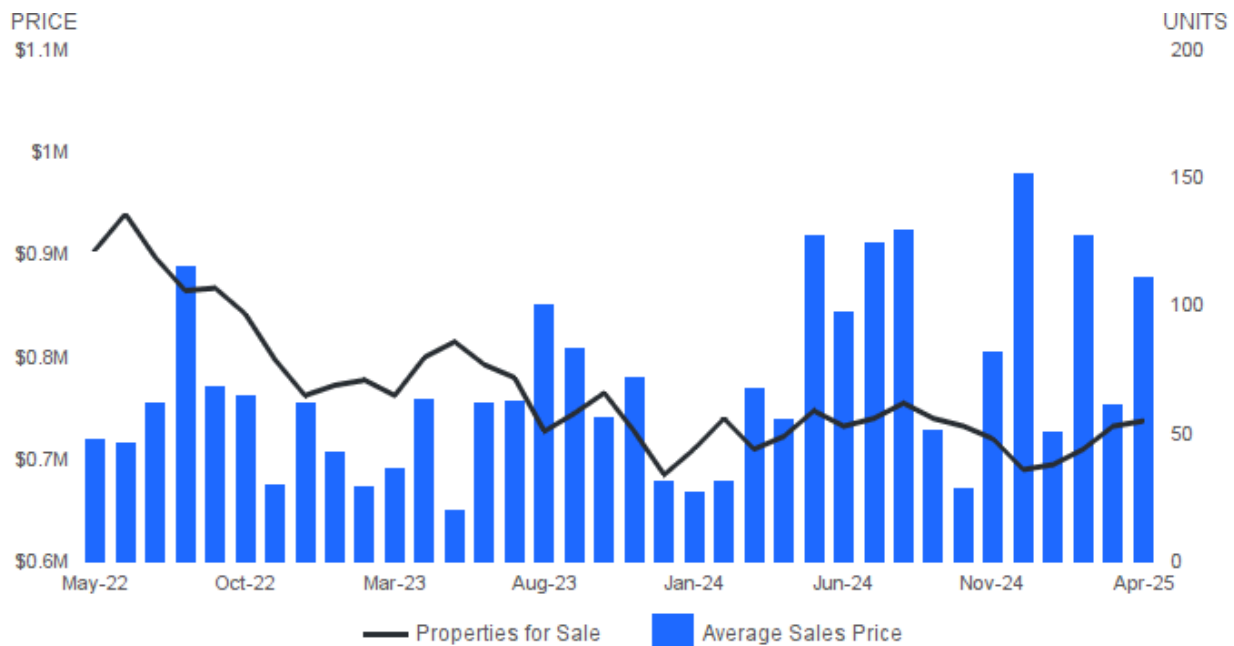


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

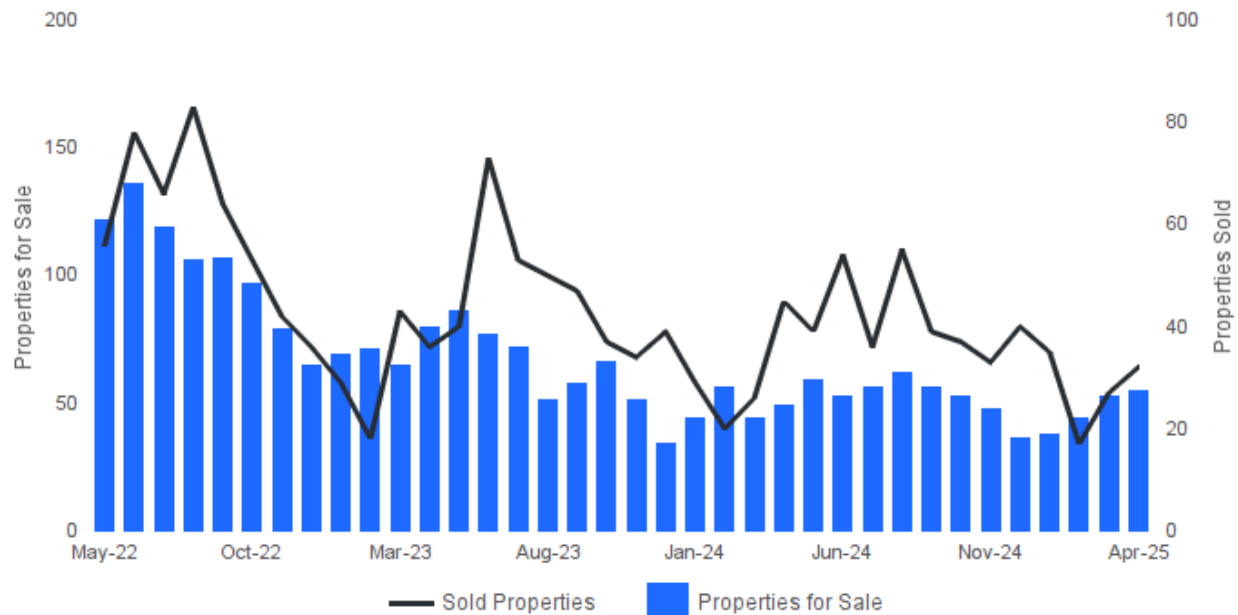


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



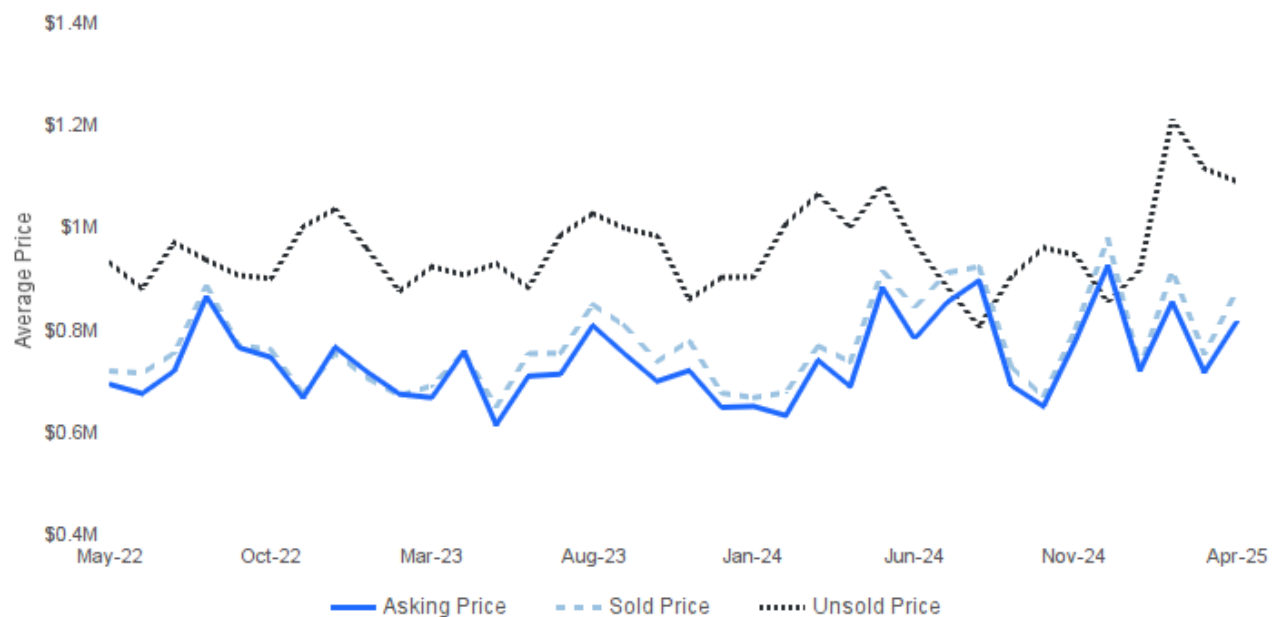
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

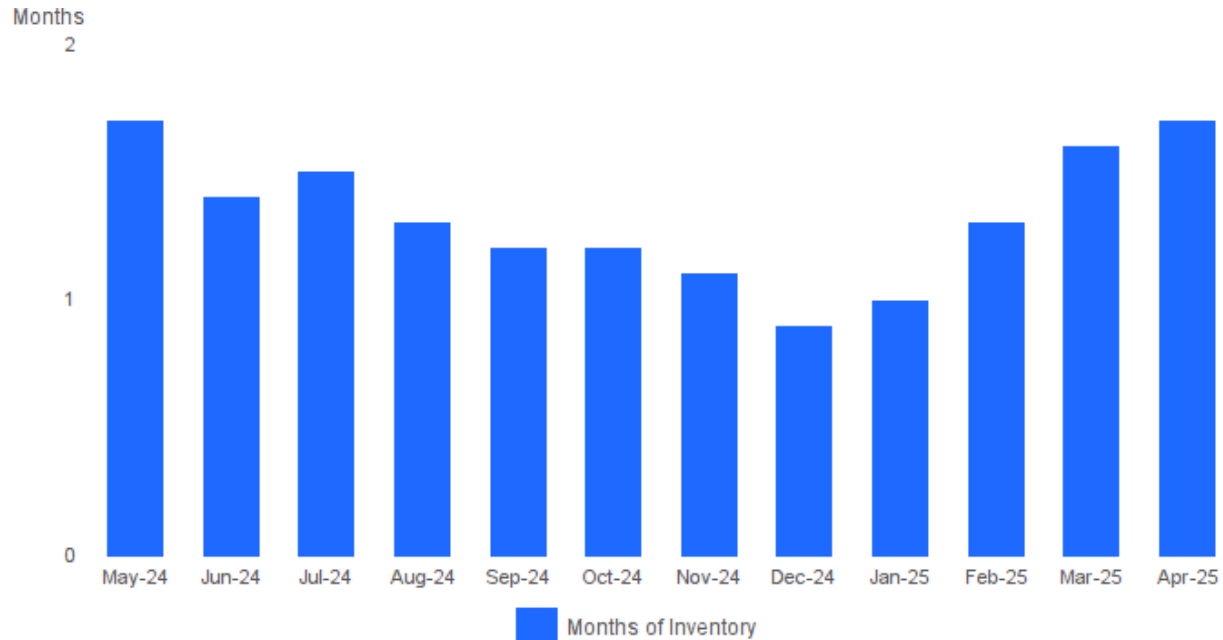
**Unsold Price** | the average active list price



## ABSORPTION RATE

April 2025 | Single Family Homes ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



## MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.

