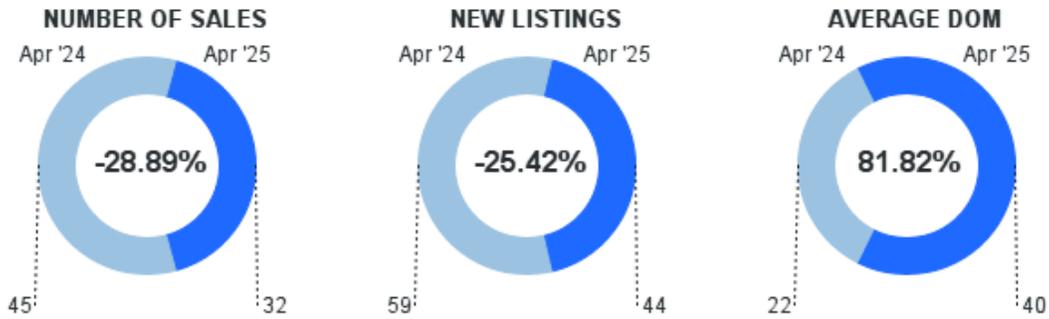


NORWALK | April 2025

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

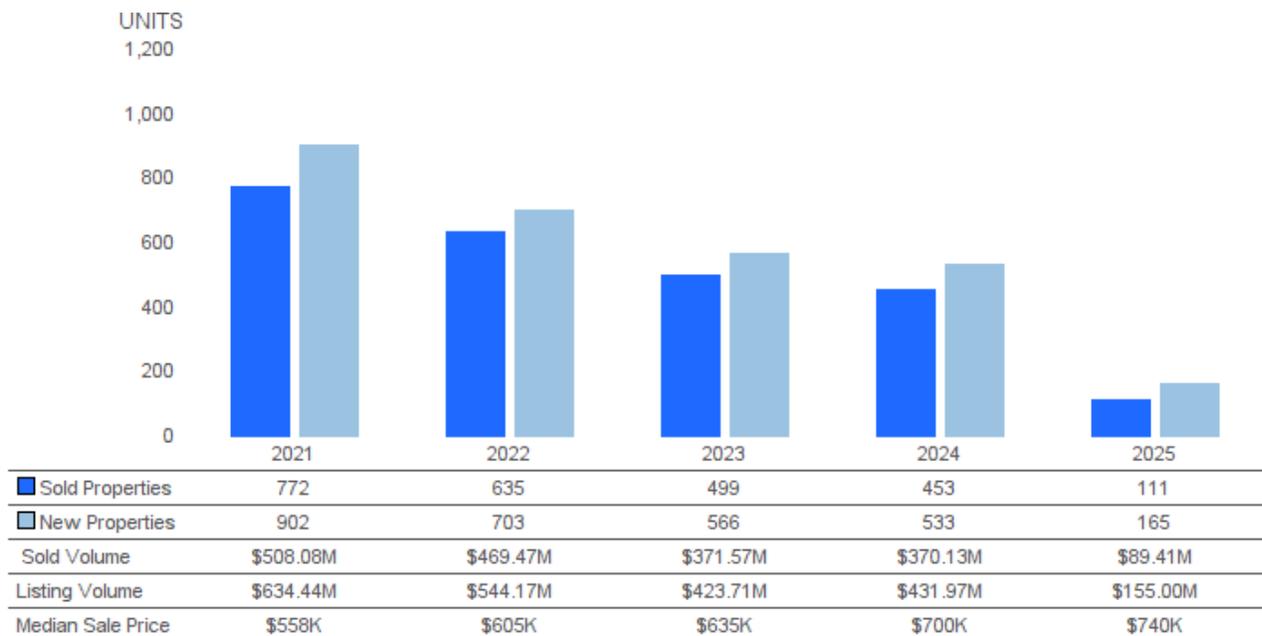
April 2025 | Single Family Homes ?

	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.

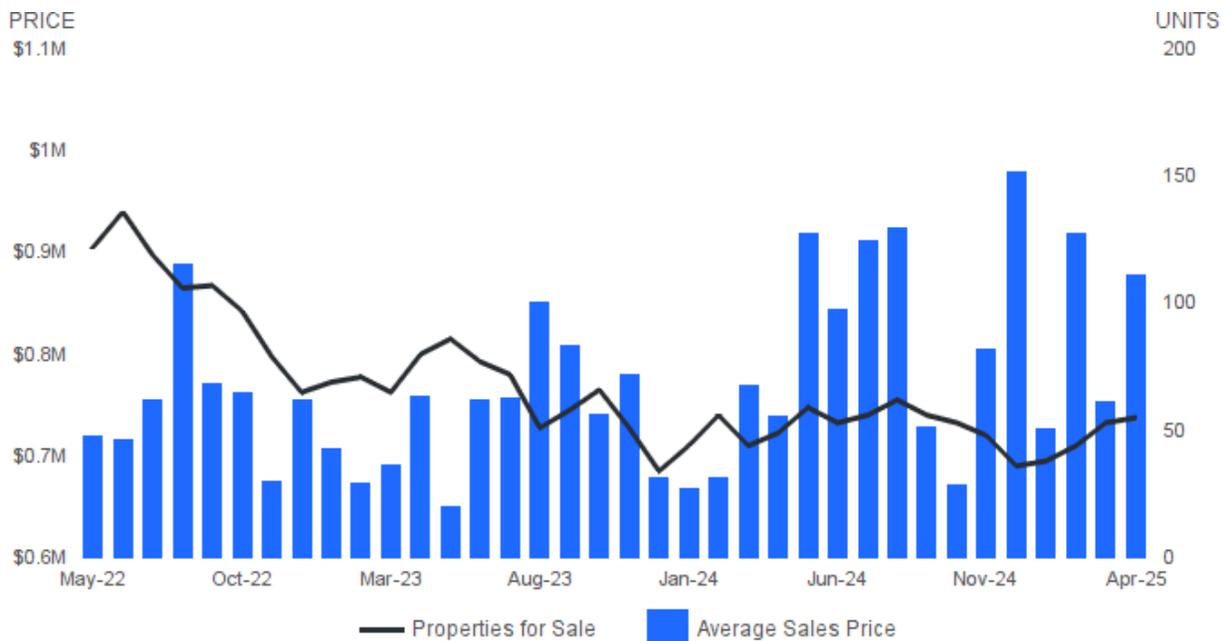


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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 ?

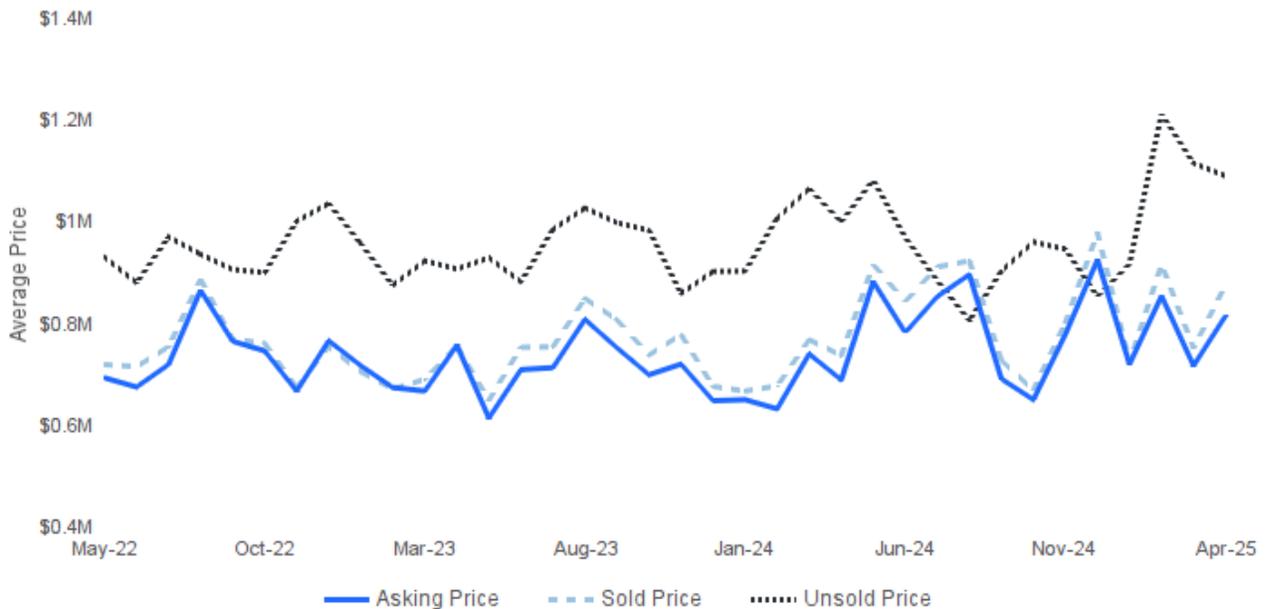
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

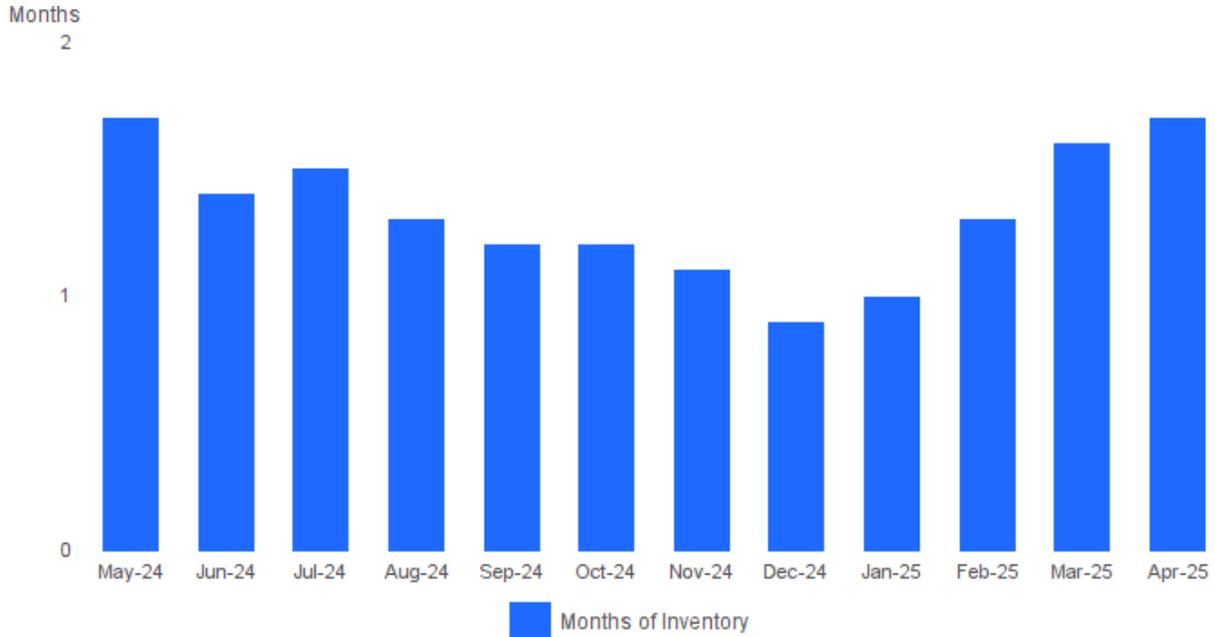
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



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.

