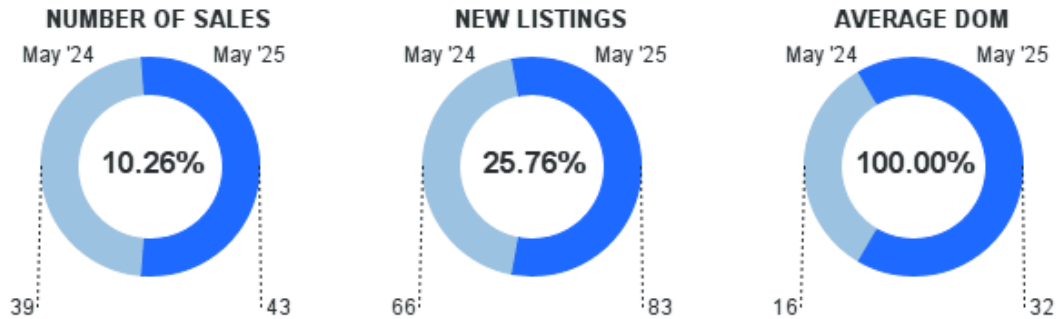



NORWALK | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes




0.68% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-12.35% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

7.39% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-12.01% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 May '24  May '25

AREA REPORT

NORWALK

FULL MARKET SUMMARY

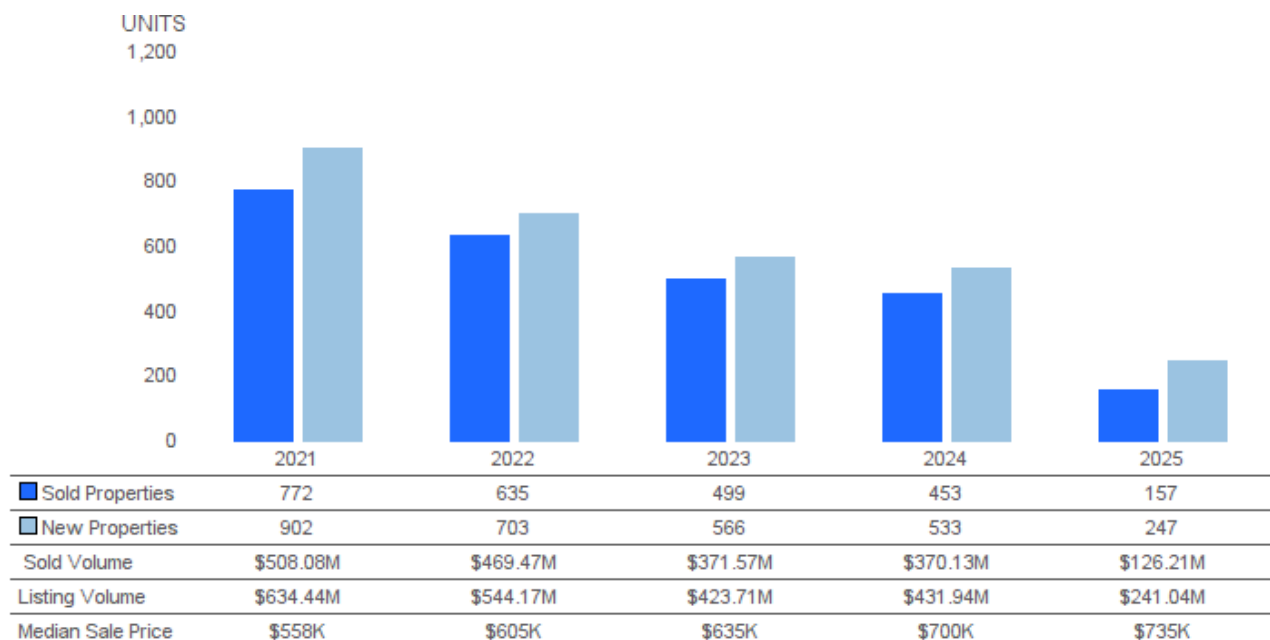
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	83	66	25.76% ↑	247	252	-1.98% ↓
Sold Listings	43	39	10.26% ↑	157	159	-1.26% ↓
Median List Price (Solds)	\$739,923	\$689,000	7.39% ↑	\$699,000	\$629,000	11.13% ↑
Median Sold Price	\$735,000	\$730,000	0.68% ↑	\$735,000	\$670,000	9.7% ↑
Median Days on Market	13	8	62.5% ↑	13	15	-13.33% ↓
Average List Price (Solds)	\$776,993	\$883,089	-12.01% ↓	\$768,744	\$731,572	5.08% ↑
Average Sold Price	\$804,340	\$917,724	-12.35% ↓	\$803,881	\$767,016	4.81% ↑
Average Days on Market	32	16	100% ↑	32	27	18.52% ↑
List/Sold Price Ratio	103.8%	105.5%	-1.56% ↓	105.2%	105.4%	-0.18% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

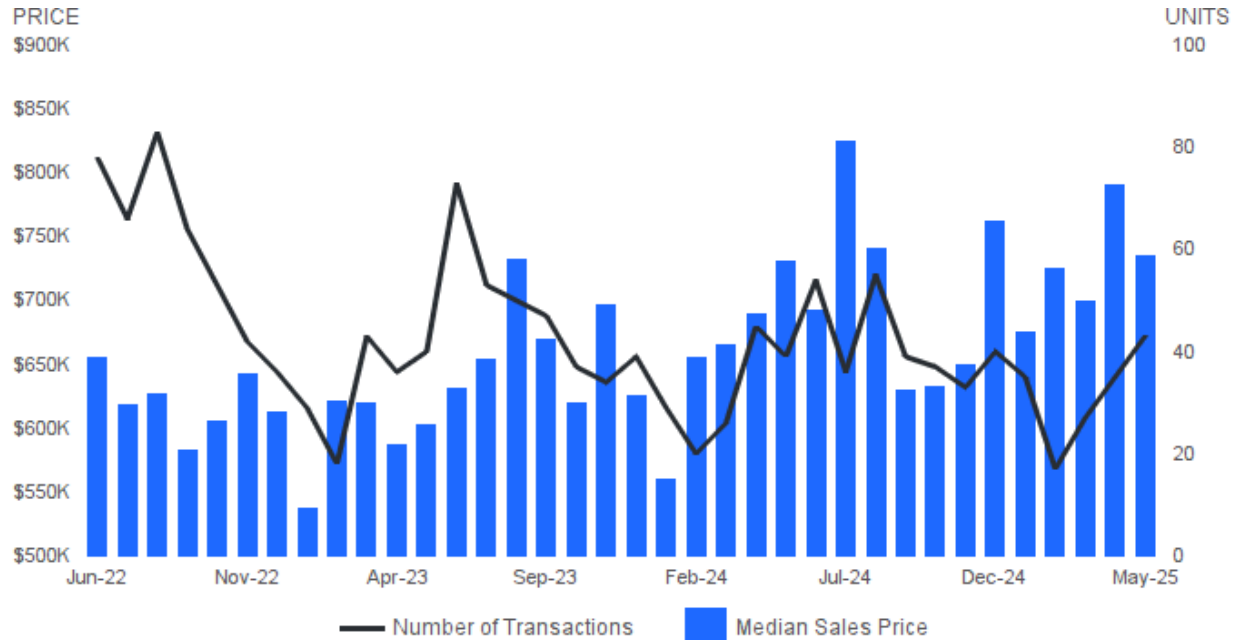
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

May 2025 | Single Family Homes ?

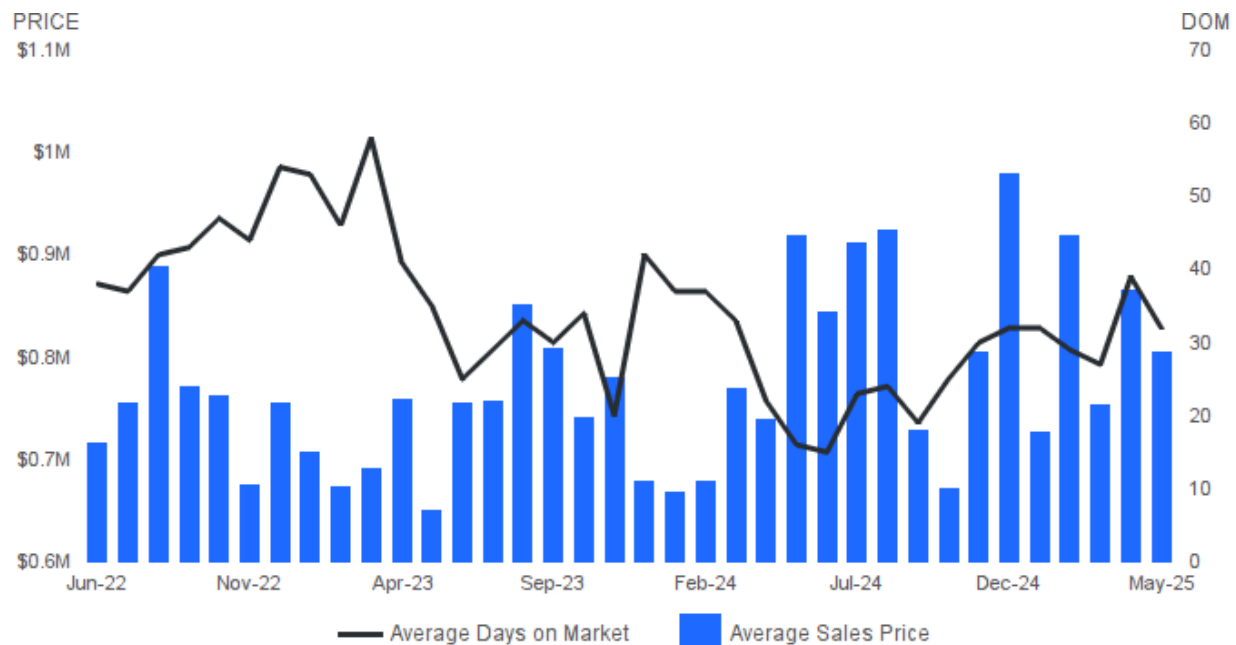
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2025 | Single Family Homes ?

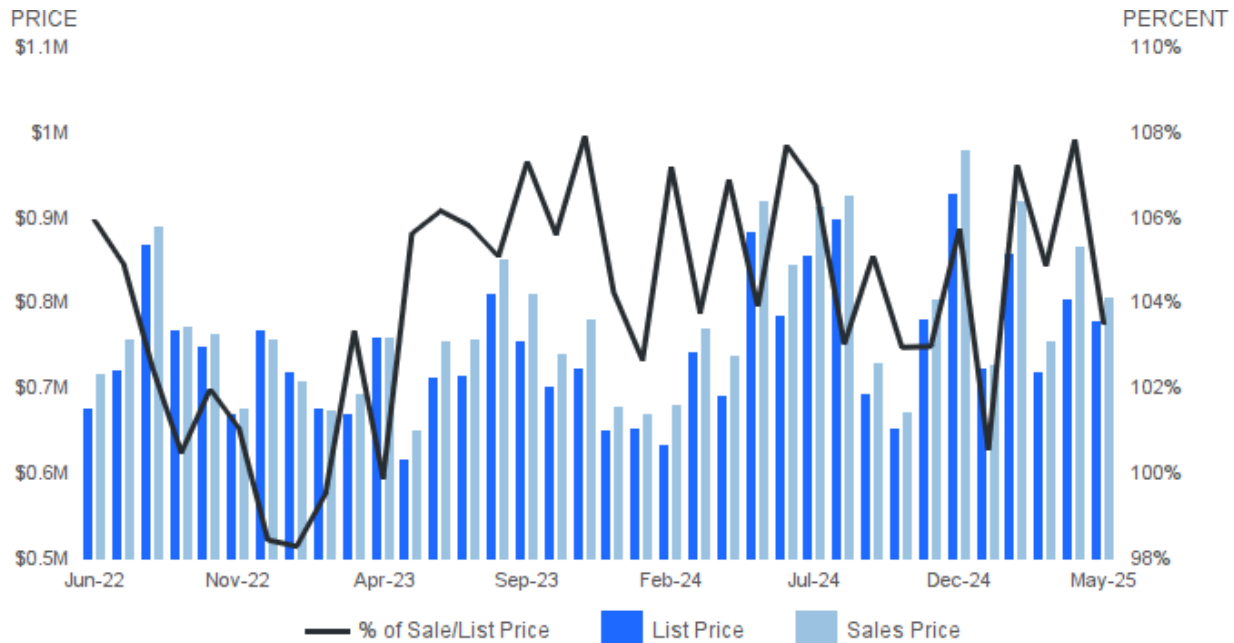
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2025 | Single Family Homes ?

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

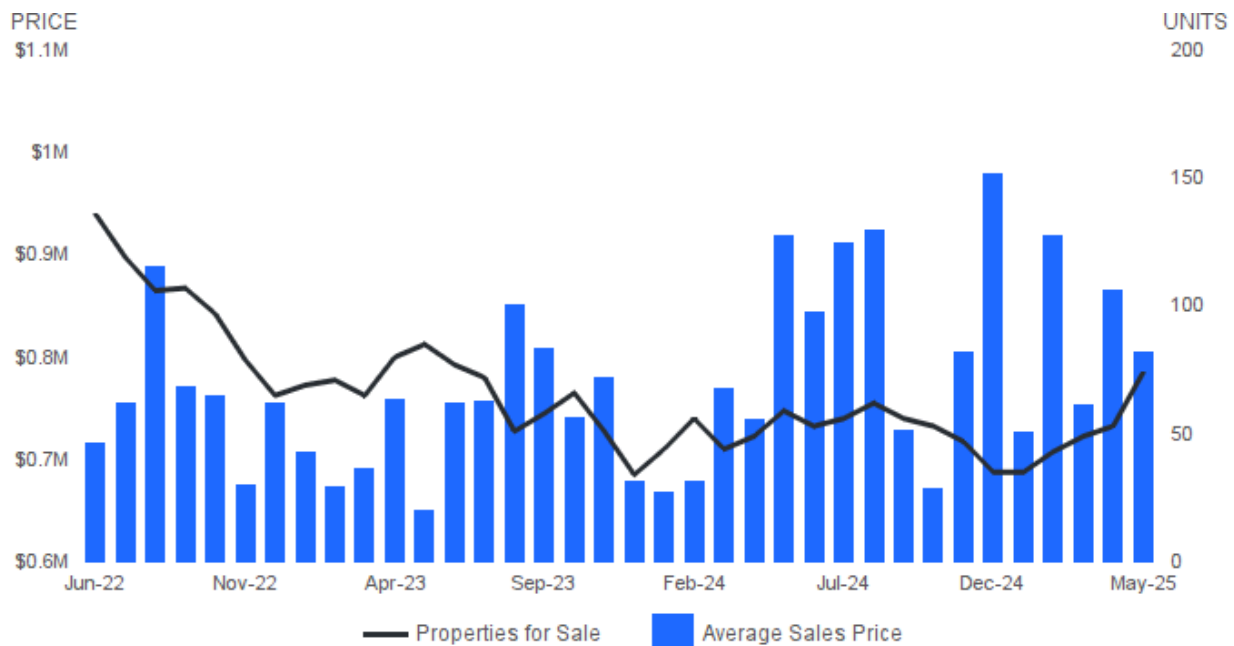


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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

May 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



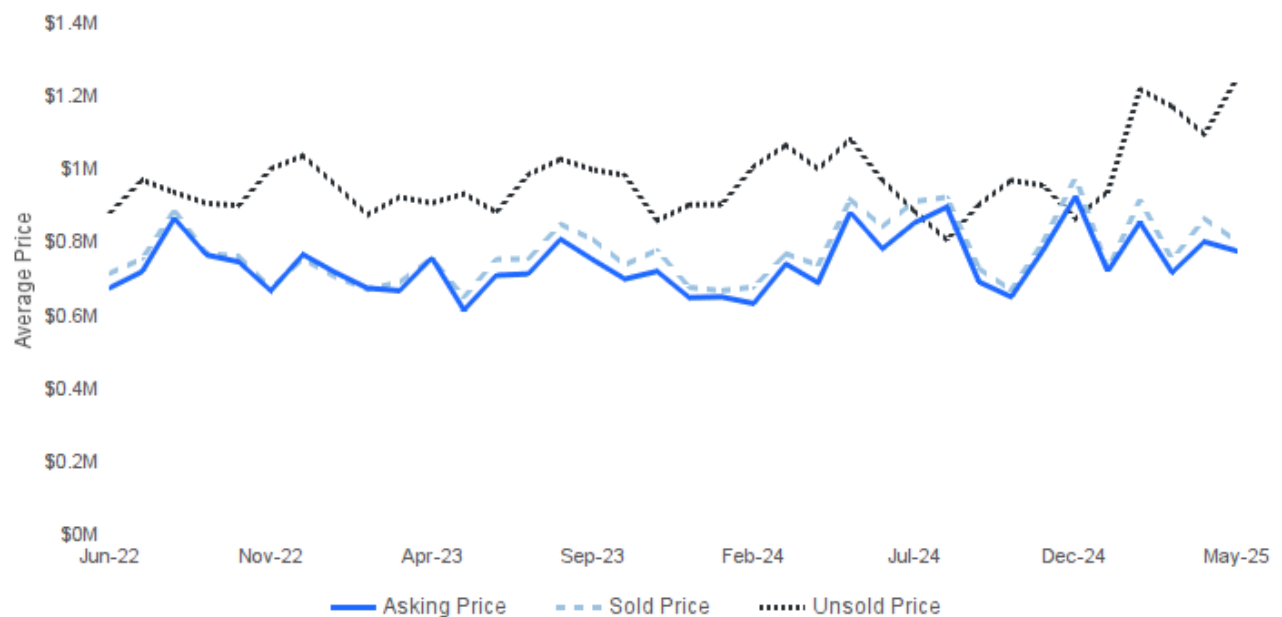
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

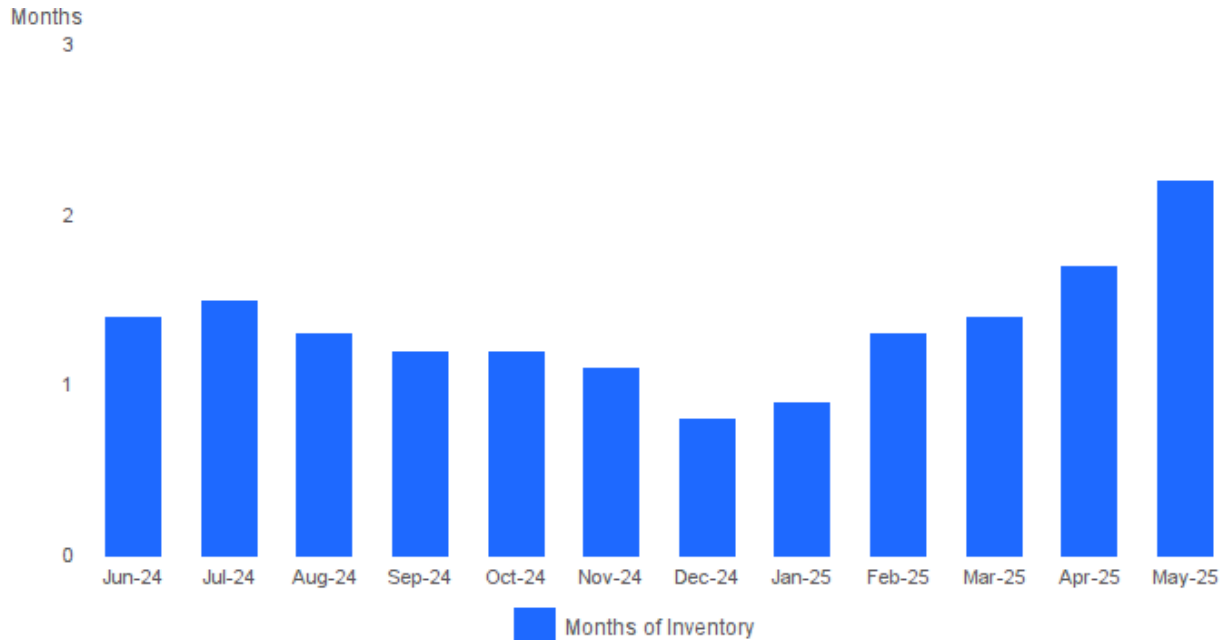
Unsold Price | the average active list price



ABSORPTION RATE

May 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

May 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.

