

AREA REPORT

NORWALK

FULL MARKET SUMMARY

June 2020 | Single Family Homes ?

	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	120	98	22.45% ↑	492	630	-21.9% ↓
Sold Listings	51	84	-39.29% ↓	290	290	0%
Median Listing Price	\$519,000	\$455,000	14.07% ↑	\$499,000	\$472,500	5.61% ↑
Median Selling Price	\$505,000	\$450,000	12.22% ↑	\$485,000	\$459,950	5.45% ↑
Median Days on Market	48	57	-15.79% ↓	59	67	-11.94% ↓
Average Listing Price	\$674,650	\$498,601	35.31% ↑	\$560,900	\$519,149	8.04% ↑
Average Selling Price	\$659,672	\$489,576	34.74% ↑	\$546,575	\$505,151	8.2% ↑
Average Days on Market	75	65	15.38% ↑	89	88	1.14% ↑
List/Sell Price Ratio	98.2%	98.3%	-0.15% ↓	97.8%	97.7%	0.06% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | 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

June 2020 | 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.

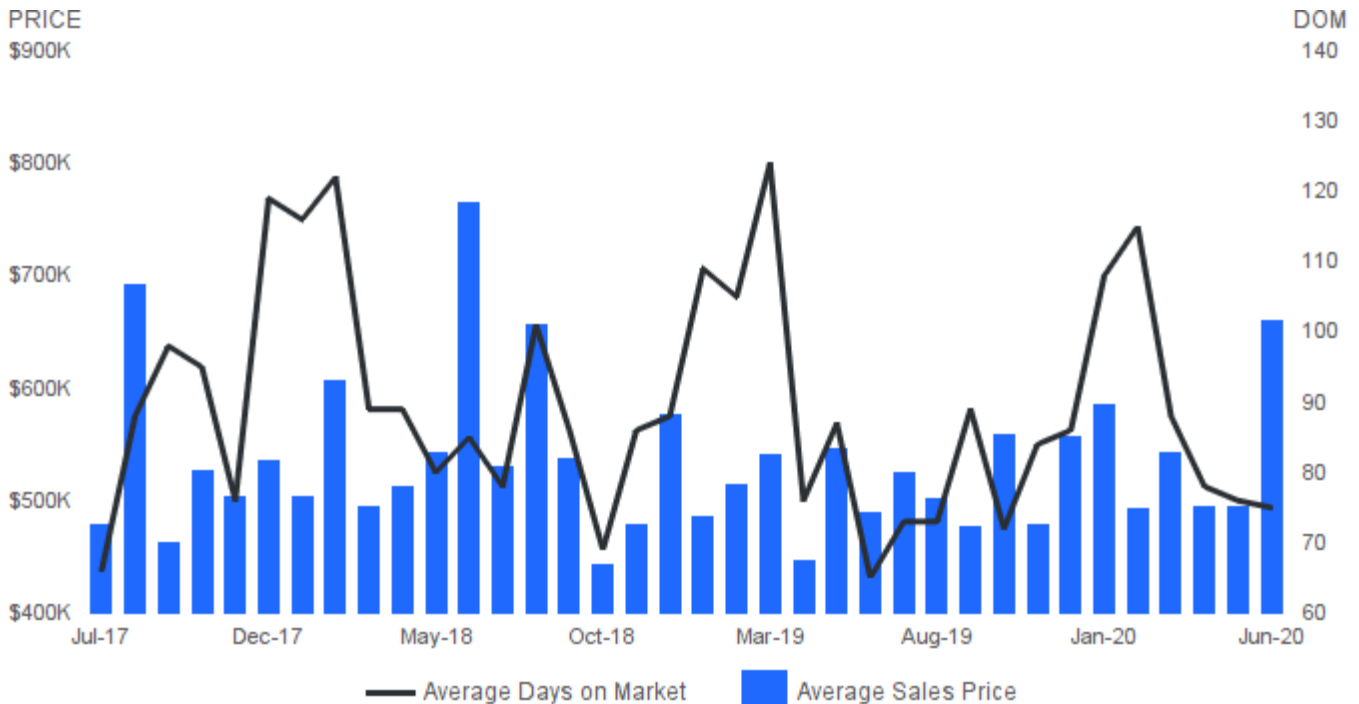


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | 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

June 2020 | Single Family Homes 

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

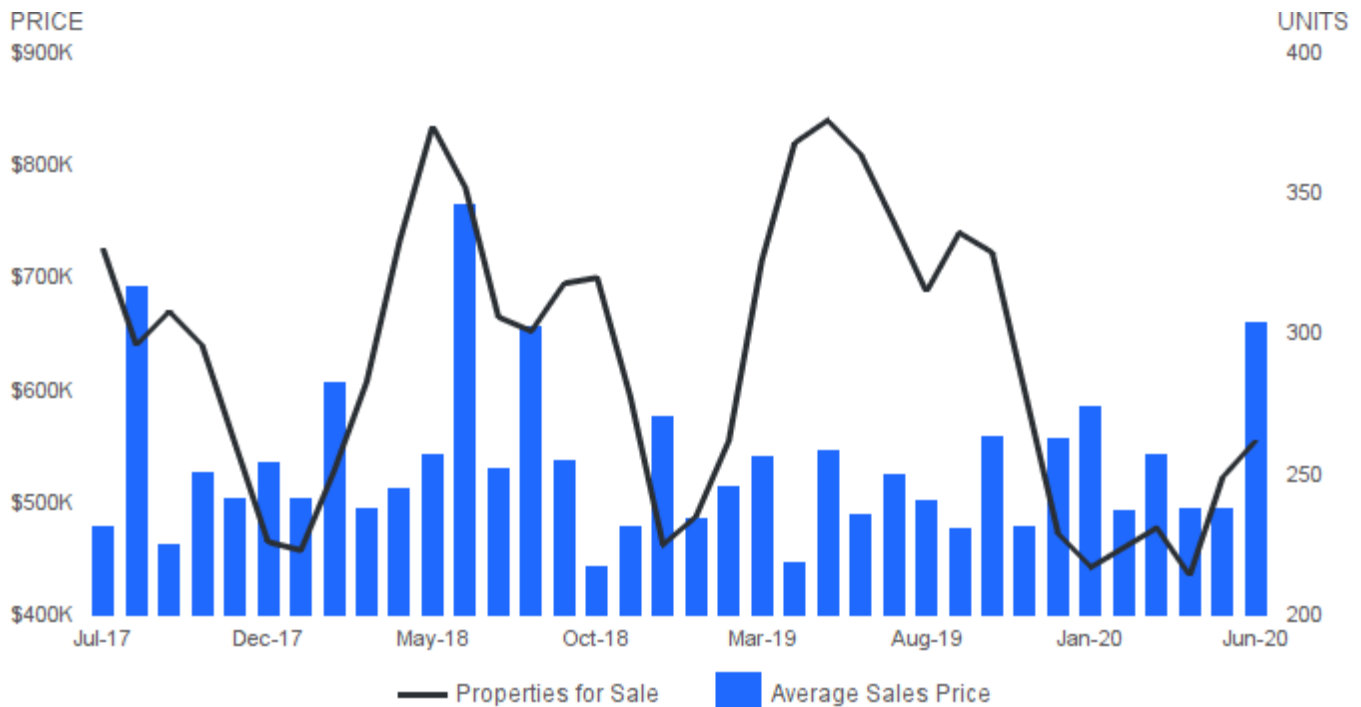


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

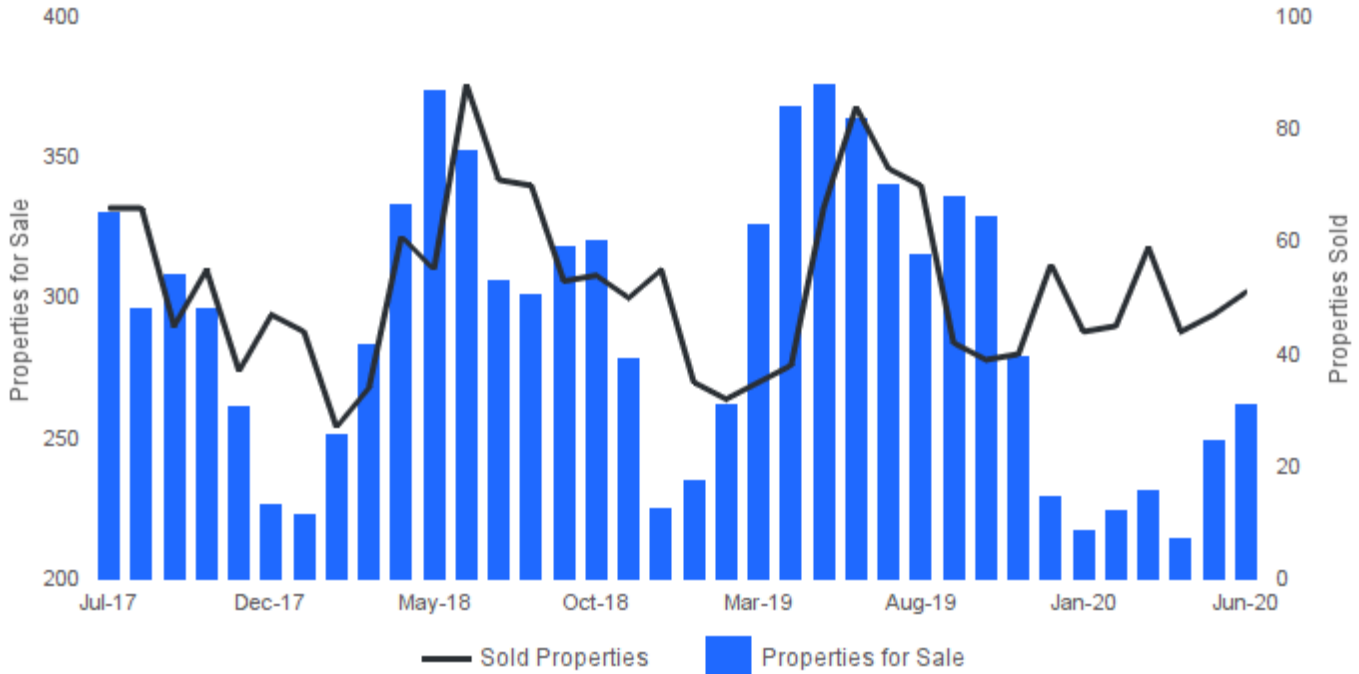


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



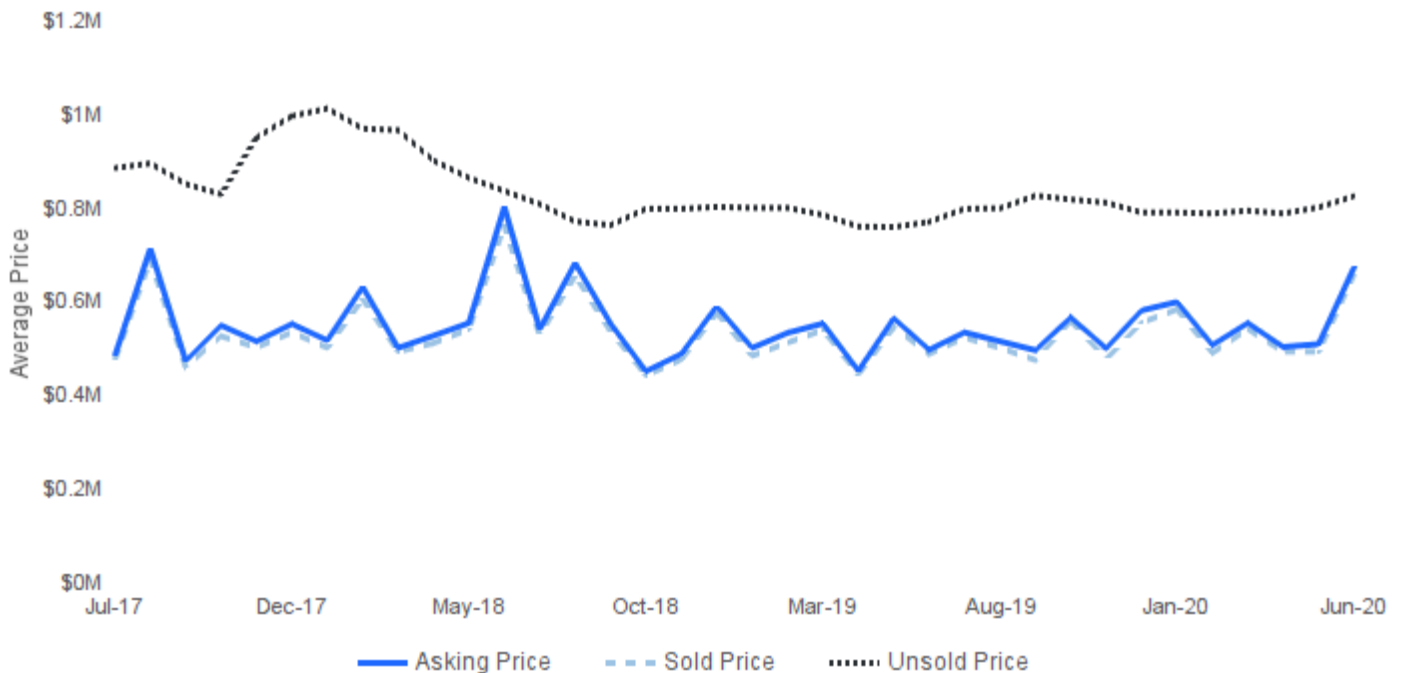
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

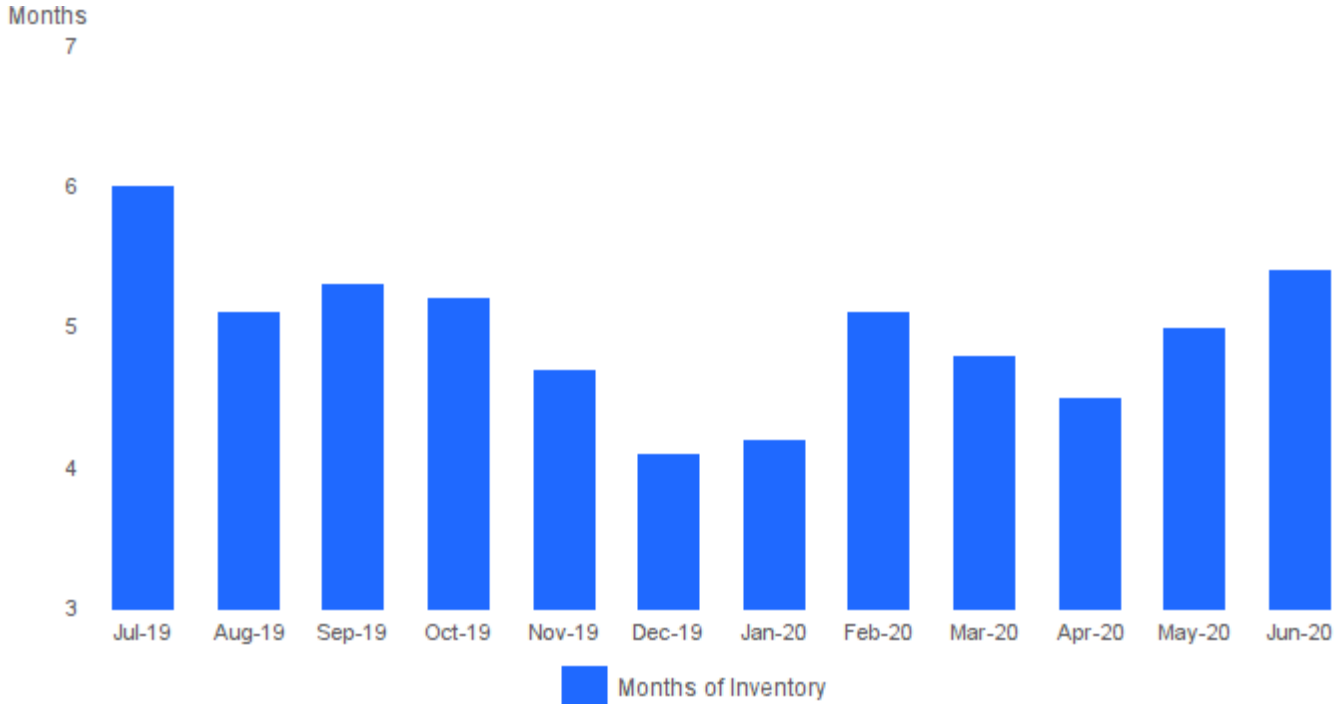
Sold Price | the average selling price



ABSORPTION RATE

June 2020 | 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

June 2020 | 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.

