

AREA REPORT

NORWALK

FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

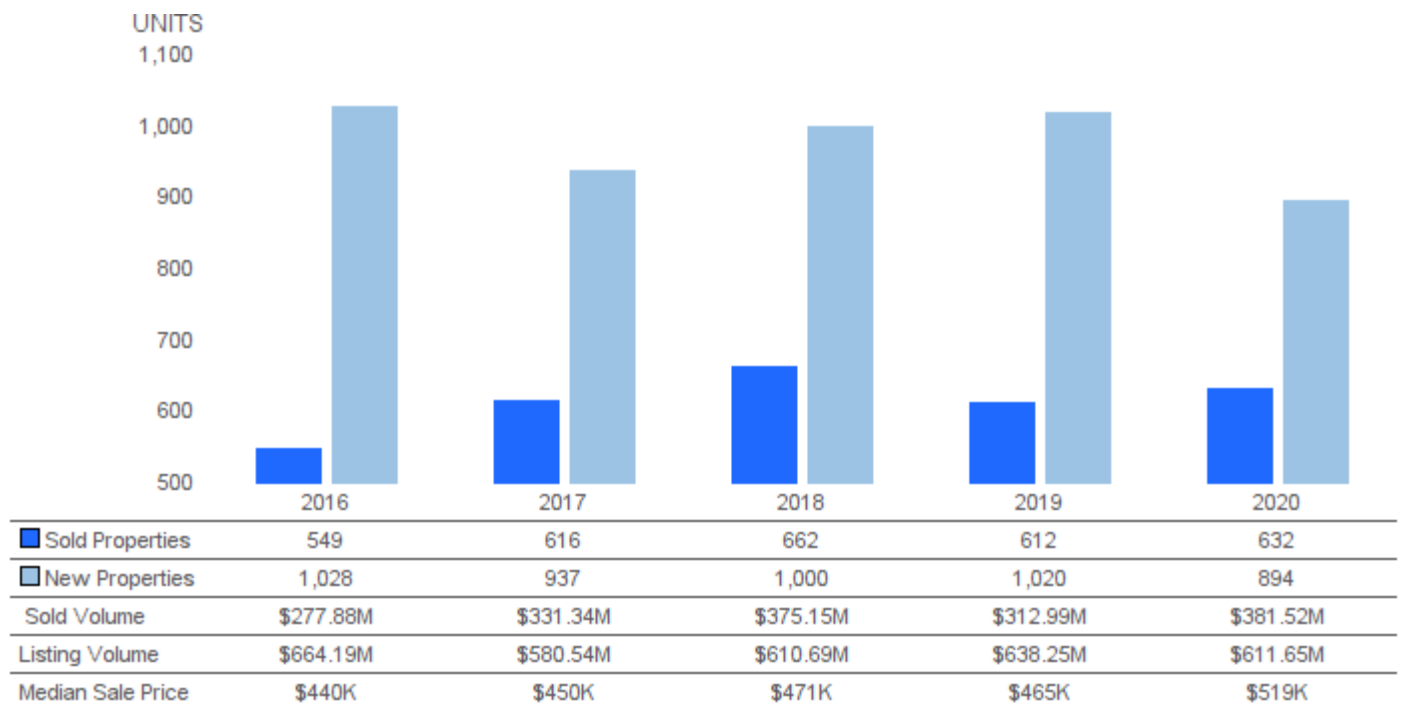
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	91	81	12.35% ↑	893	952	-6.2% ↓
Sold Listings	95	39	143.59% ↑	631	516	22.29% ↑
Median List Price (Solds)	\$554,000	\$479,000	15.66% ↑	\$525,000	\$478,000	9.83% ↑
Median Sold Price	\$555,000	\$470,000	18.09% ↑	\$518,000	\$466,000	11.16% ↑
Median Days on Market	41	60	-31.67% ↓	57	67	-14.93% ↓
Average List Price (Solds)	\$761,459	\$567,082	34.28% ↑	\$616,193	\$522,845	17.85% ↑
Average Sold Price	\$746,536	\$559,220	33.5% ↑	\$603,668	\$509,141	18.57% ↑
Average Days on Market	57	72	-20.83% ↓	84	83	1.2% ↑
List/Sold Price Ratio	99.4%	99.1%	0.3% ↑	98.6%	97.8%	0.8% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

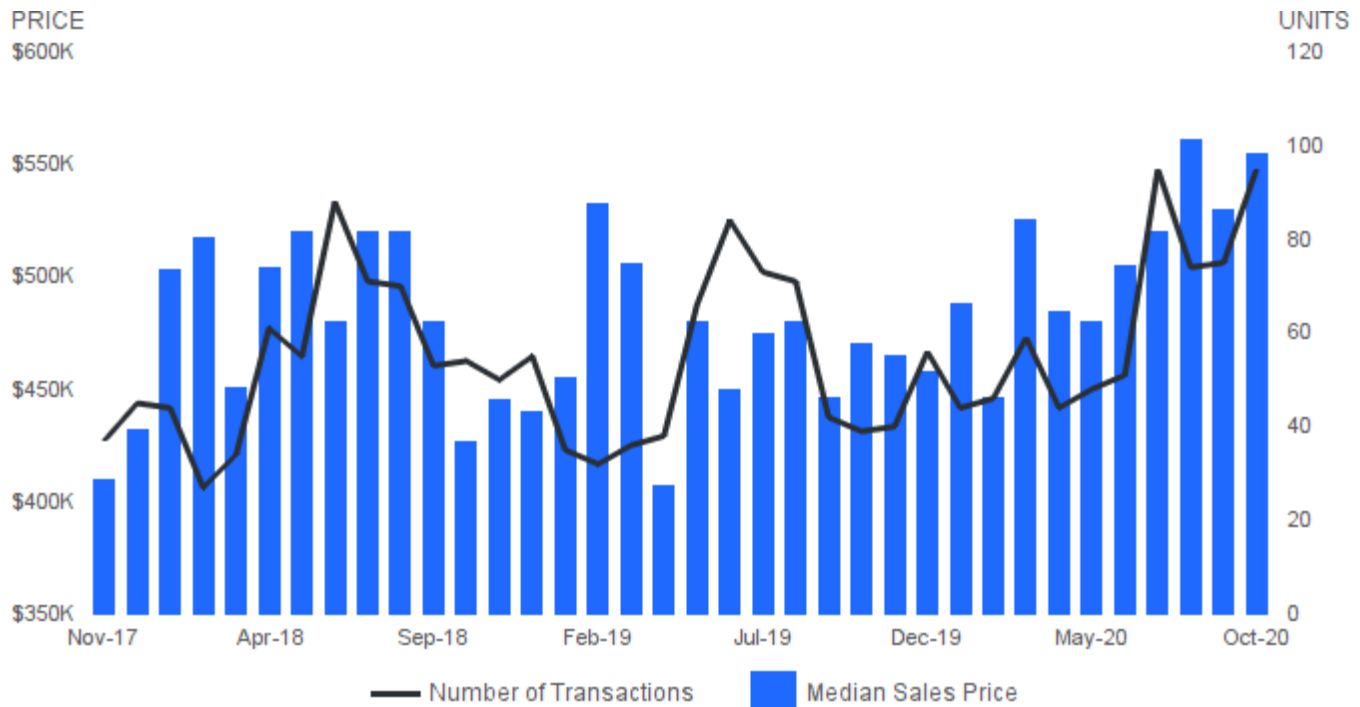


MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

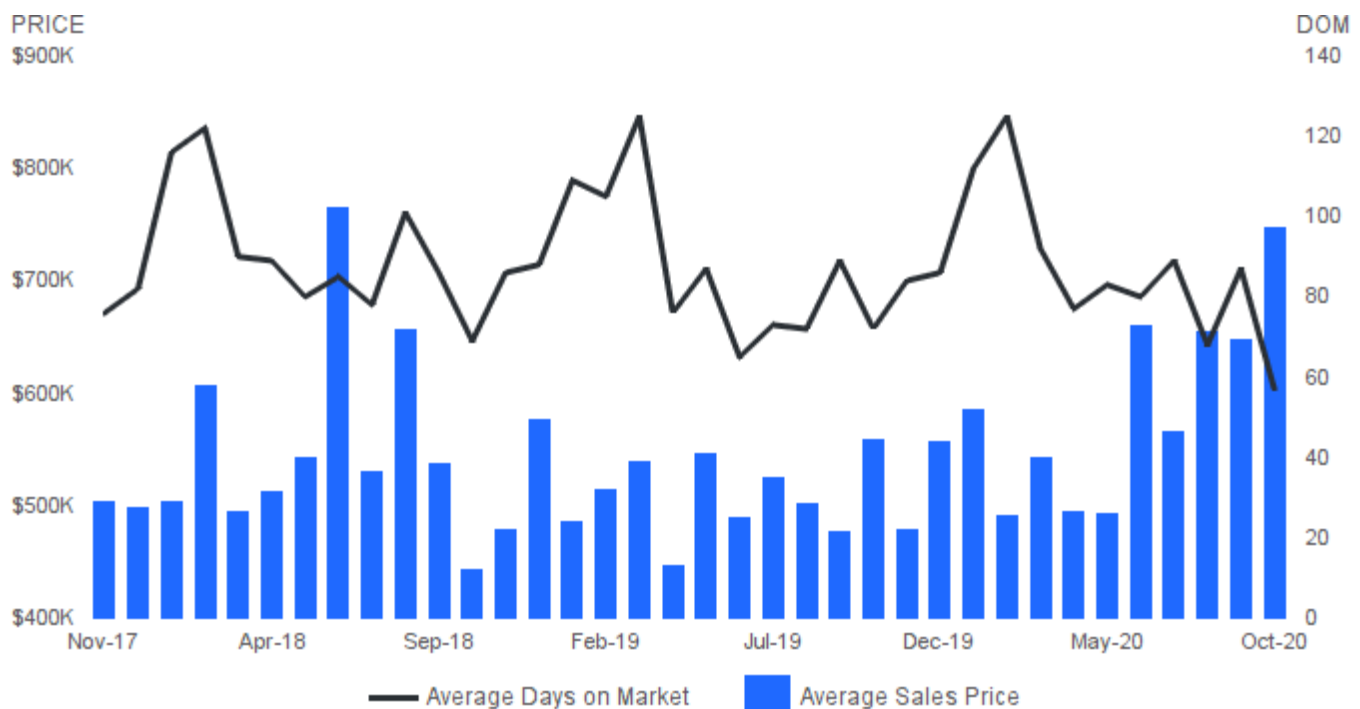


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 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

October 2020 | Single Family Homes ?

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

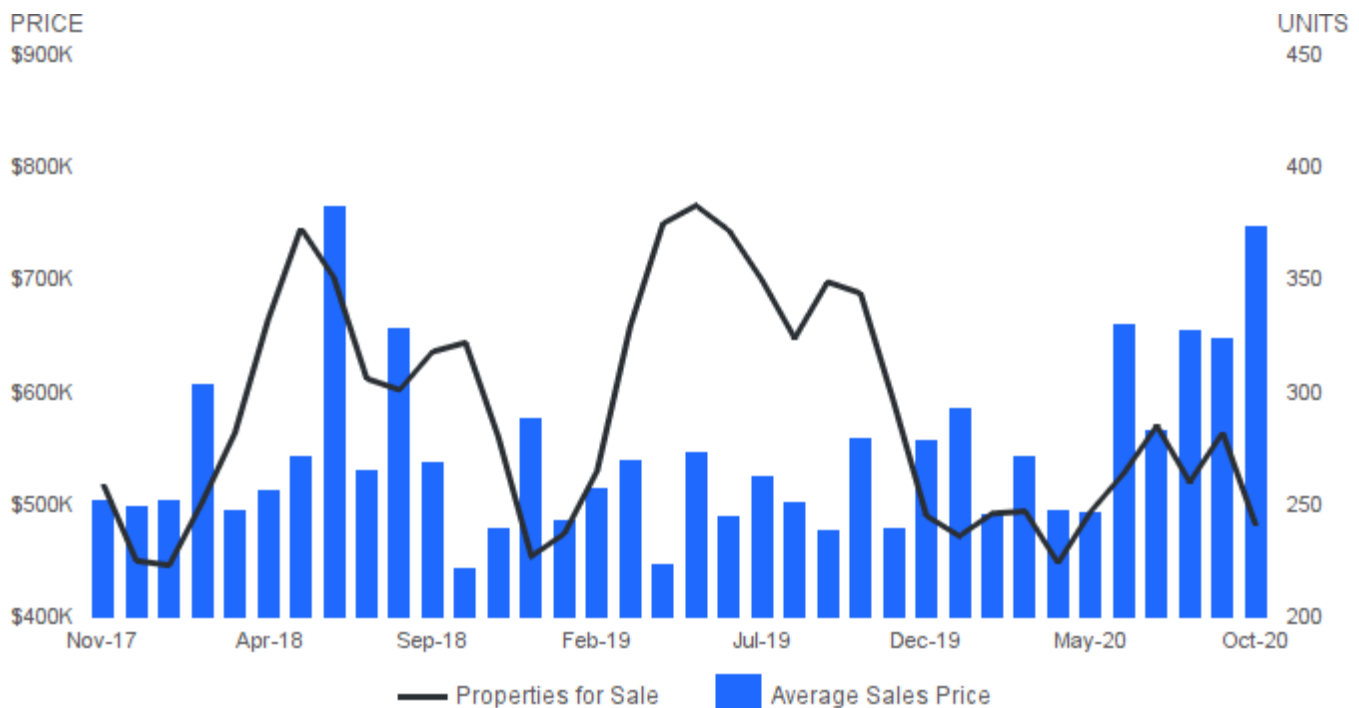


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

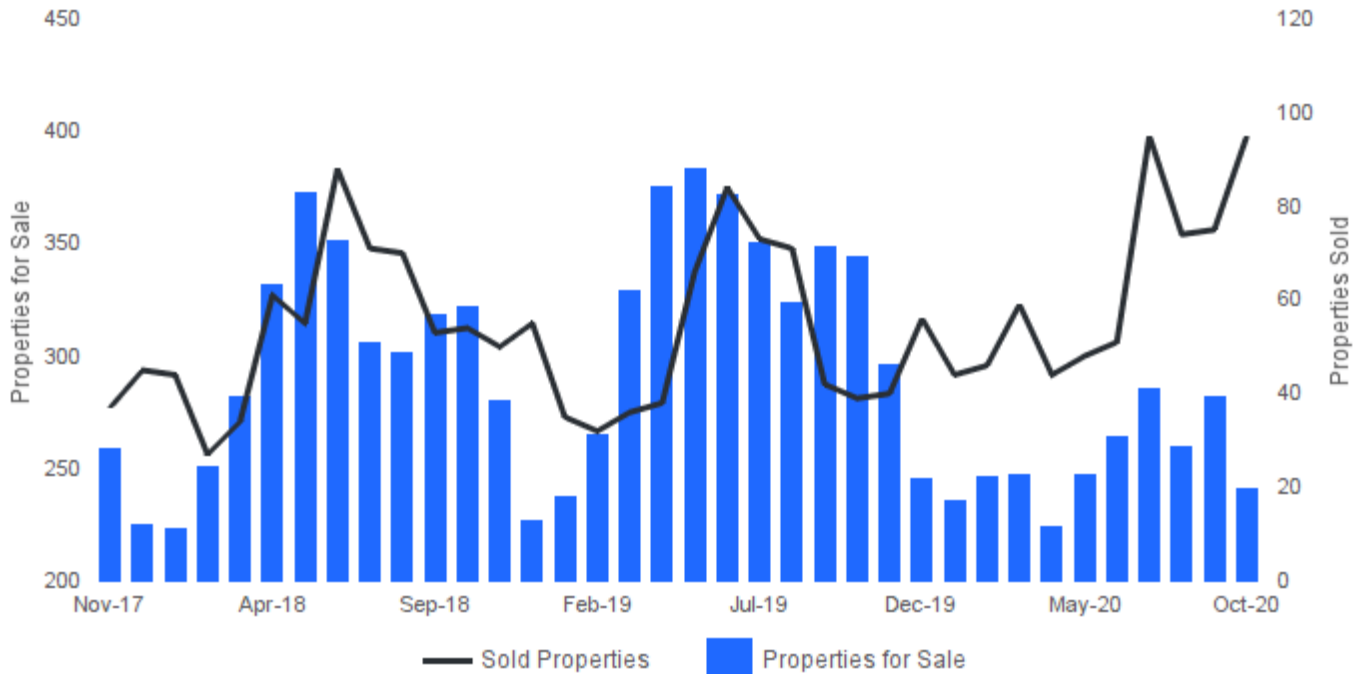


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



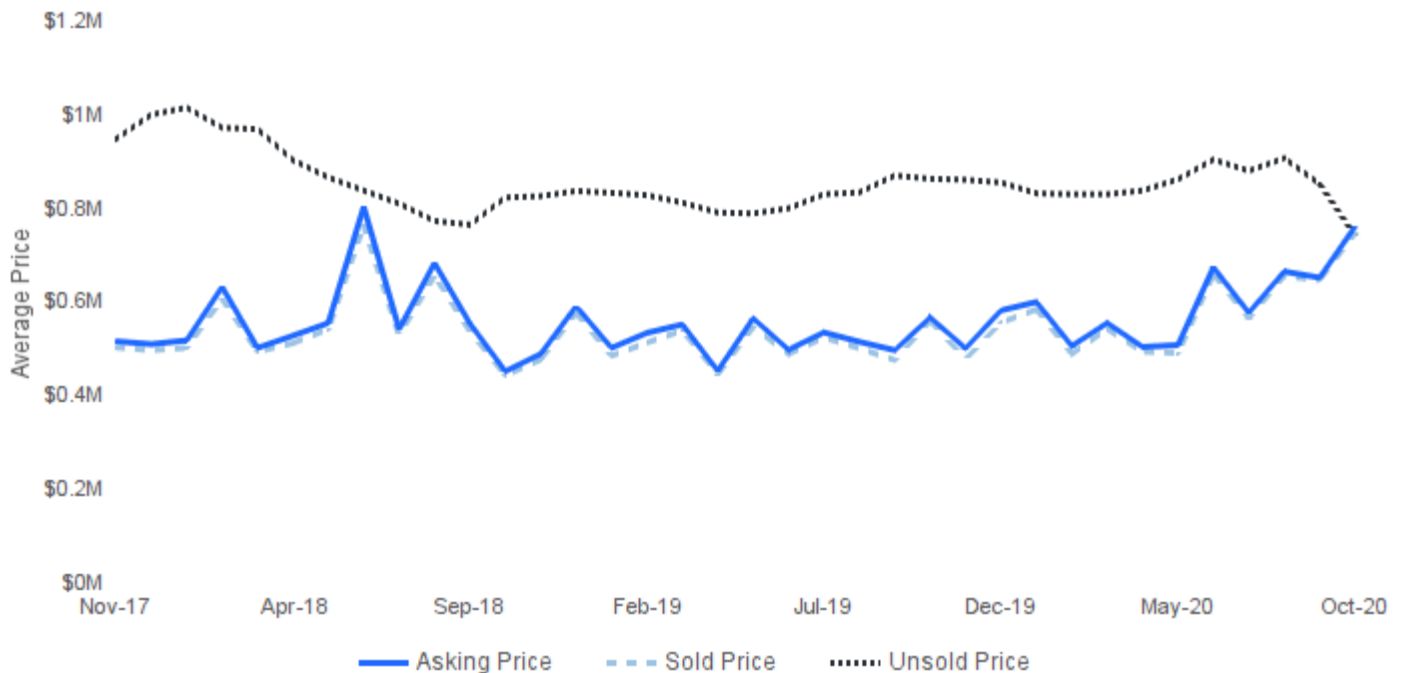
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

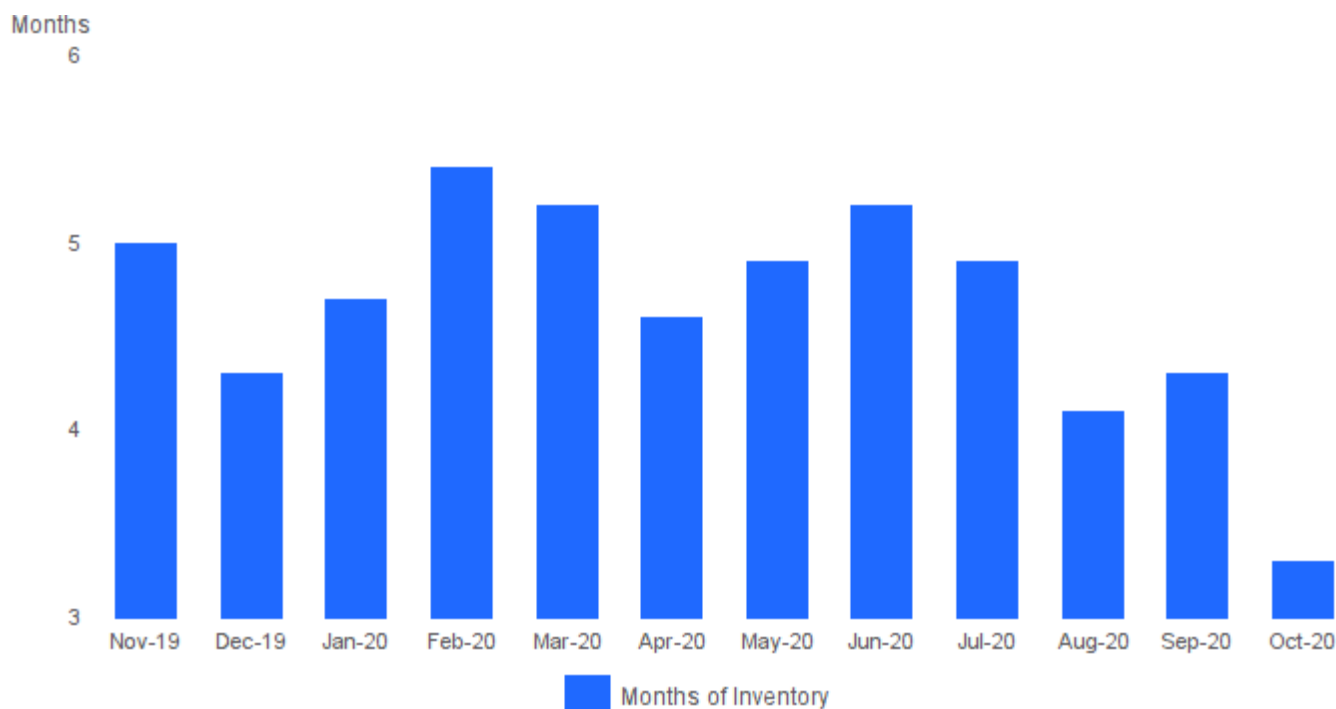
Sold Price | the average selling price



ABSORPTION RATE

October 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

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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.

