

AREA REPORT

NORWALK

FULL MARKET SUMMARY

December 2020 | Single Family Homes ?

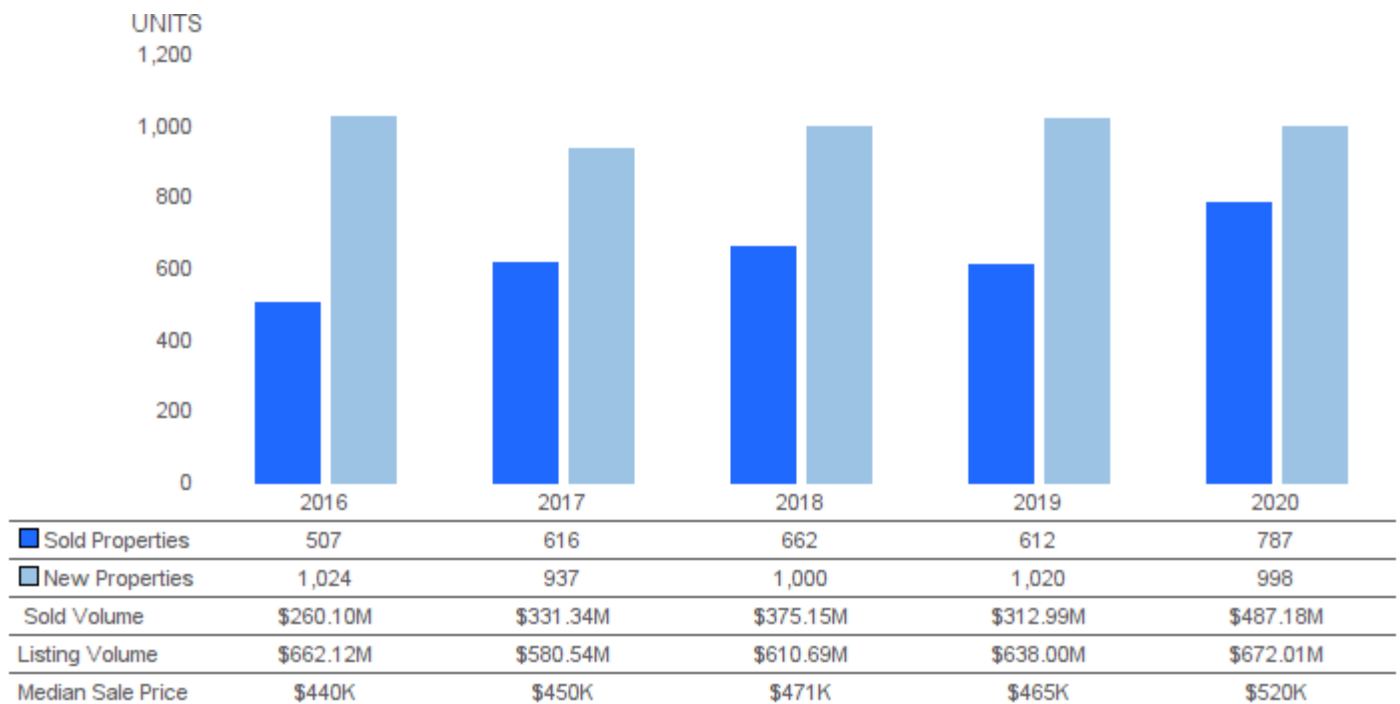
	Month to Date			Year to Date		
	December 2020	December 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	29	32	-9.38% ↓	998	1020	-2.16% ↓
Sold Listings	85	56	51.79% ↑	787	612	28.59% ↑
Median List Price (Solds)	\$549,000	\$475,000	15.58% ↑	\$525,000	\$476,000	10.29% ↑
Median Sold Price	\$560,000	\$458,000	22.27% ↑	\$520,000	\$465,000	11.83% ↑
Median Days on Market	49	70	-30% ↓	56	66	-15.15% ↓
Average List Price (Solds)	\$708,753	\$582,081	21.76% ↑	\$631,122	\$526,894	19.78% ↑
Average Sold Price	\$705,976	\$556,186	26.93% ↑	\$619,032	\$511,417	21.04% ↑
Average Days on Market	60	86	-30.23% ↓	80	83	-3.61% ↓
List/Sold Price Ratio	100.5%	96.4%	4.2% ↑	98.8%	97.5%	1.33% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

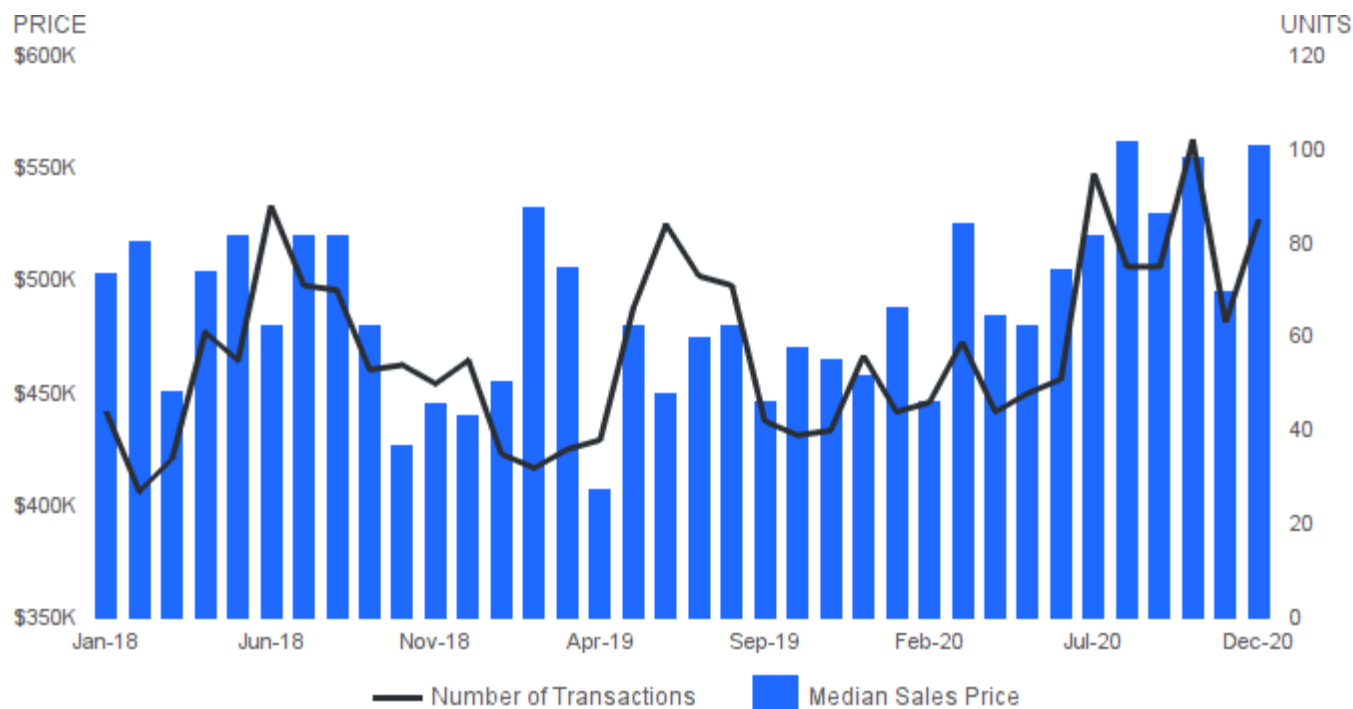


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 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

December 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

December 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.

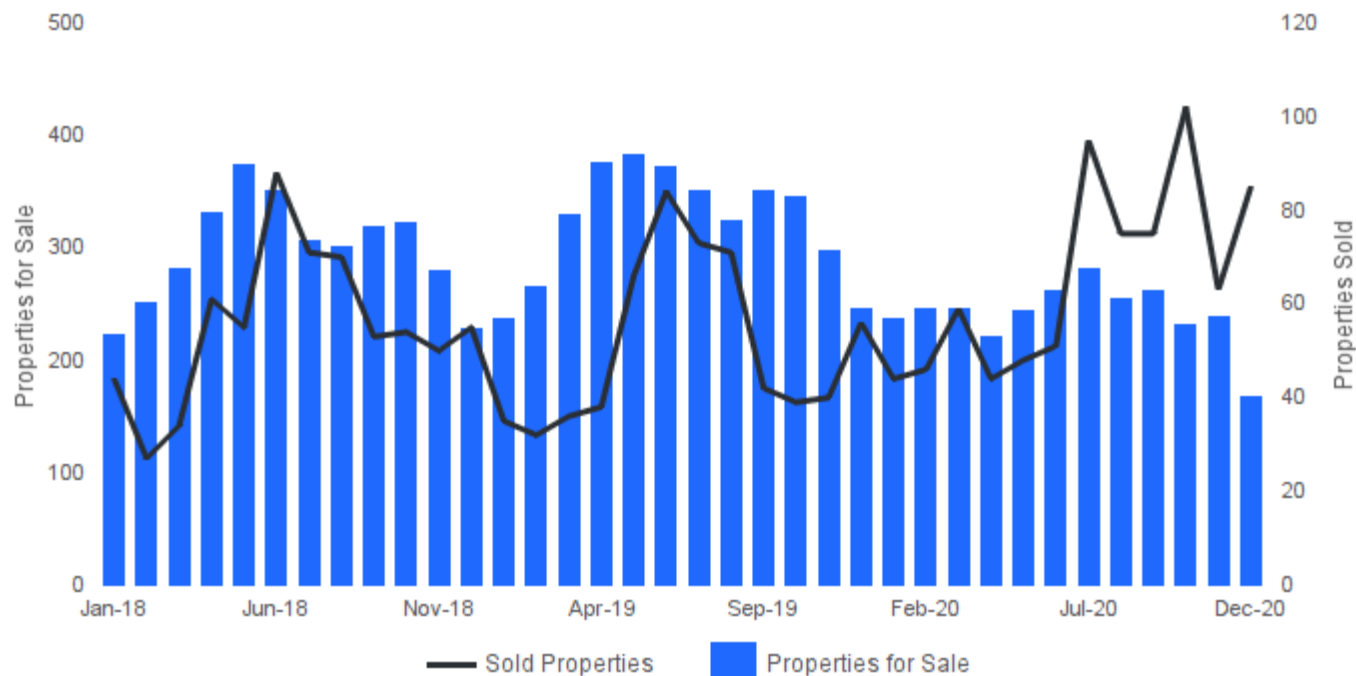


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



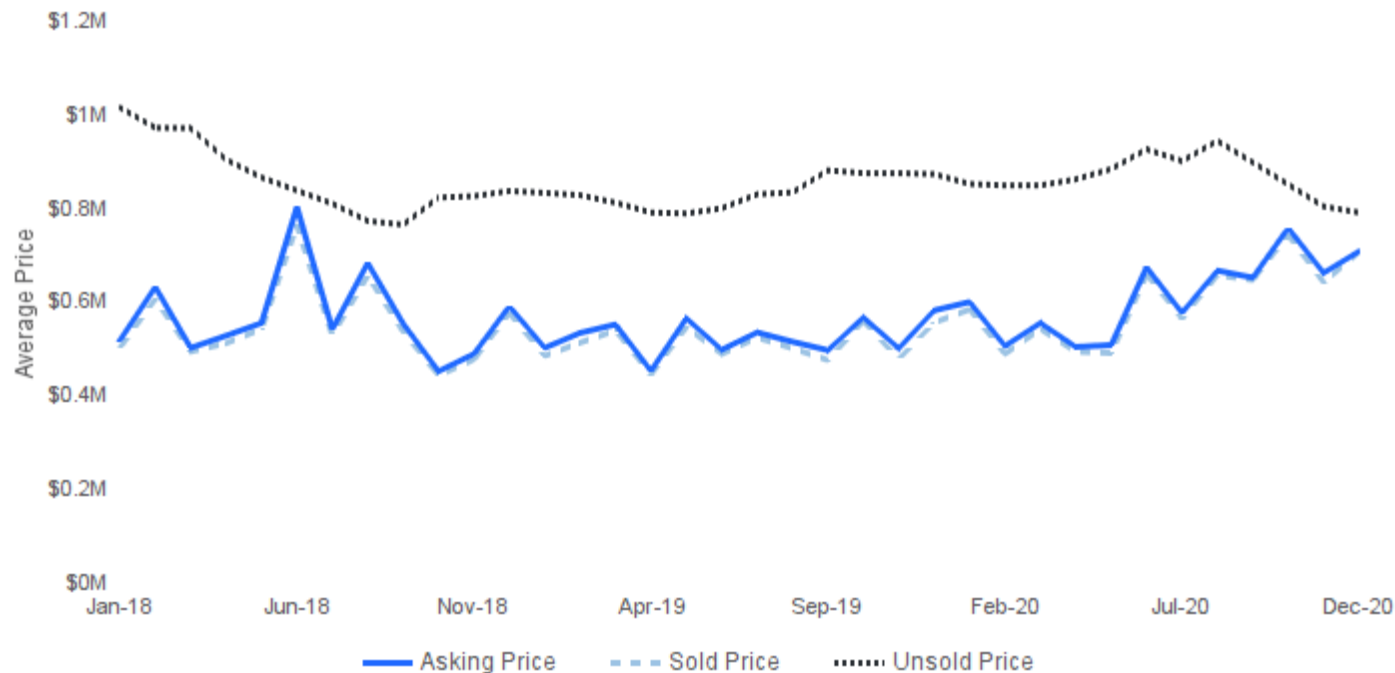
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

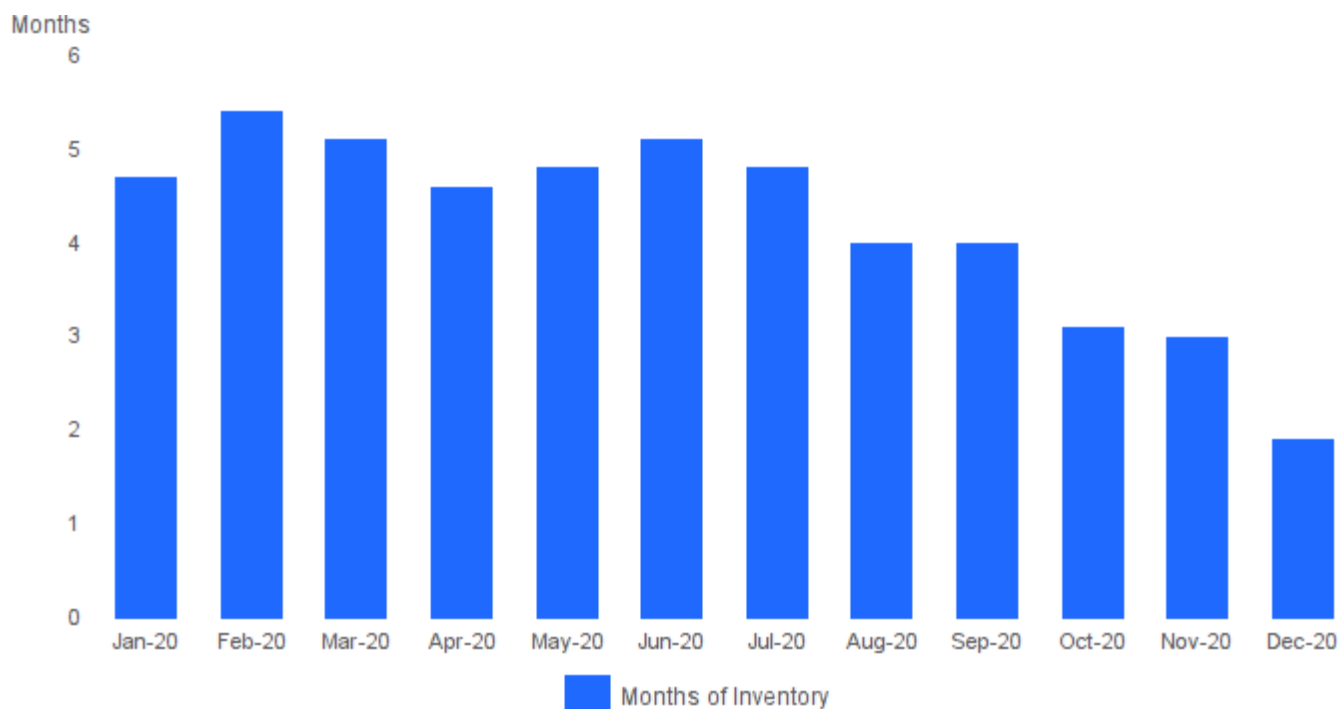
Sold Price | the average selling price



ABSORPTION RATE

December 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

December 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.

