

# AREA REPORT

## NORWALK

### FULL MARKET SUMMARY

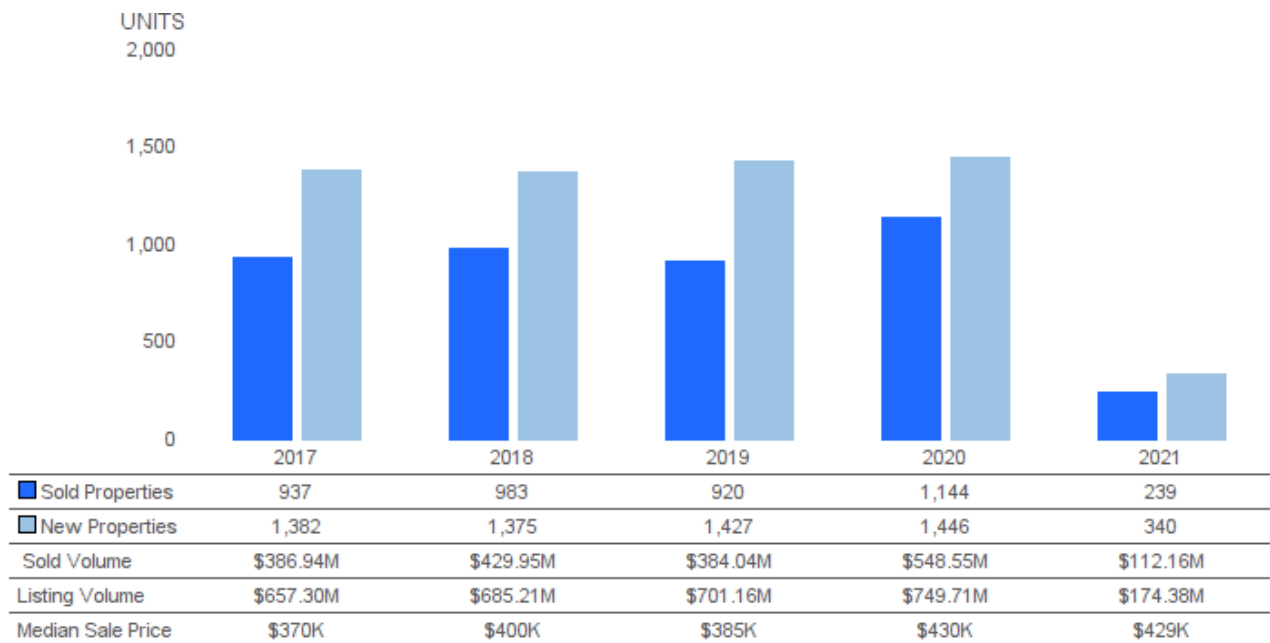
March 2021 | All Property Types ?

	Month to Date			Year to Date		
	March 2021	March 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	149	123	21.14% ↑	324	323	0.31% ↑
Sold Listings	86	77	11.69% ↑	232	215	7.91% ↑
Median List Price (Solds)	\$409,949	\$439,900	-6.81% ↓	\$434,997	\$409,000	6.36% ↑
Median Sold Price	\$418,150	\$425,000	-1.61% ↓	\$432,450	\$402,000	7.57% ↑
Median Days on Market	60	70	-14.29% ↓	58	78	-25.64% ↓
Average List Price (Solds)	\$458,685	\$464,706	-1.3% ↓	\$477,356	\$457,085	4.43% ↑
Average Sold Price	\$459,382	\$453,801	1.23% ↑	\$472,502	\$444,547	6.29% ↑
Average Days on Market	77	97	-20.62% ↓	73	104	-29.81% ↓
List/Sold Price Ratio	100.1%	97.9%	2.22% ↑	99.2%	97.5%	1.75% ↑

### SOLD AND NEW PROPERTIES (UNITS)

March 2021 | All Property Types ?

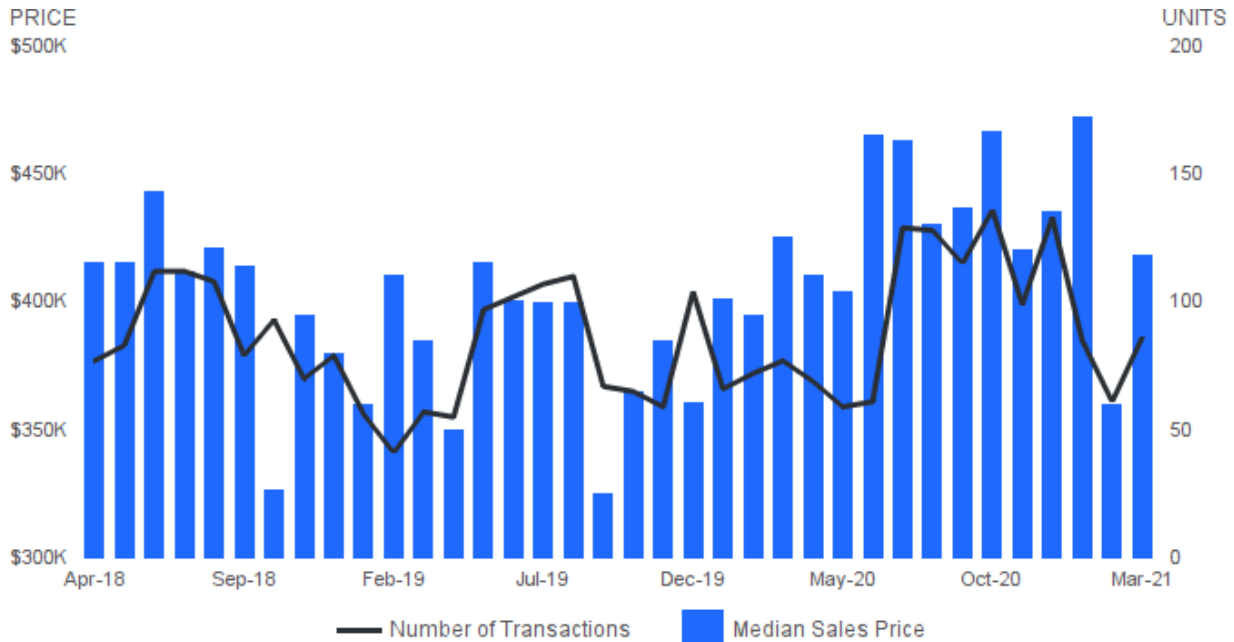
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2021 | All Property Types ?

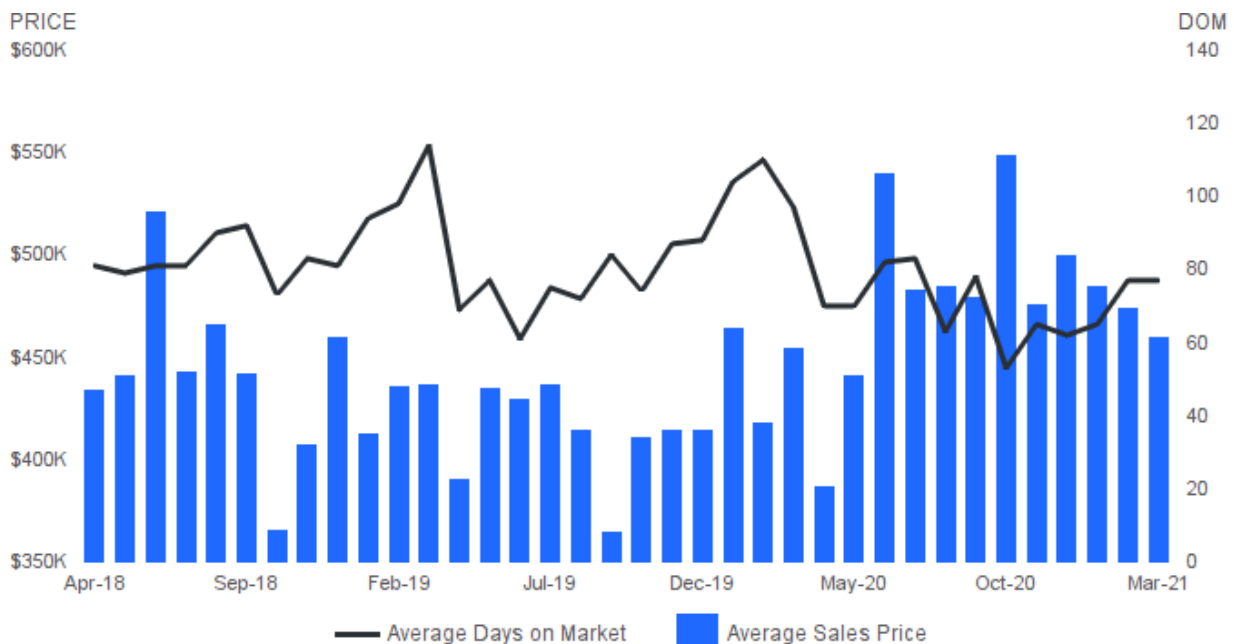
**Median Sales Price** | Price of the "middle" property sold - an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2021 | All Property Types ?

**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

## March 2021 | All Property Types ?

**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

### March 2021 | All Property Types ?

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

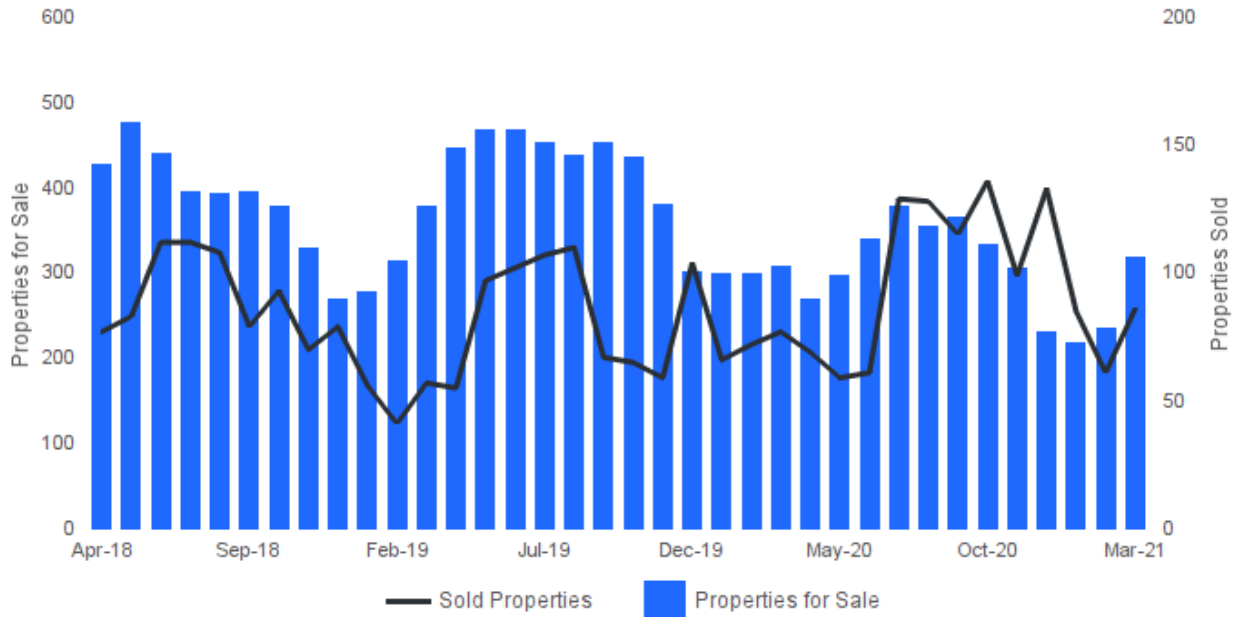
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2021 | All Property Types ?

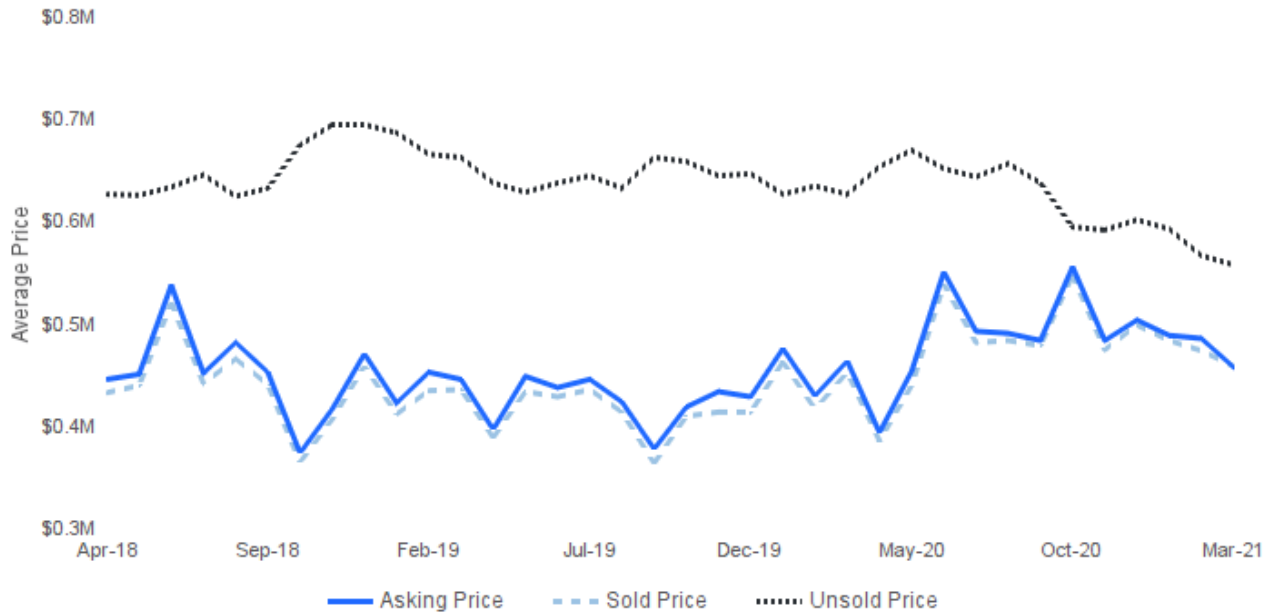
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2021 | All Property Types ?

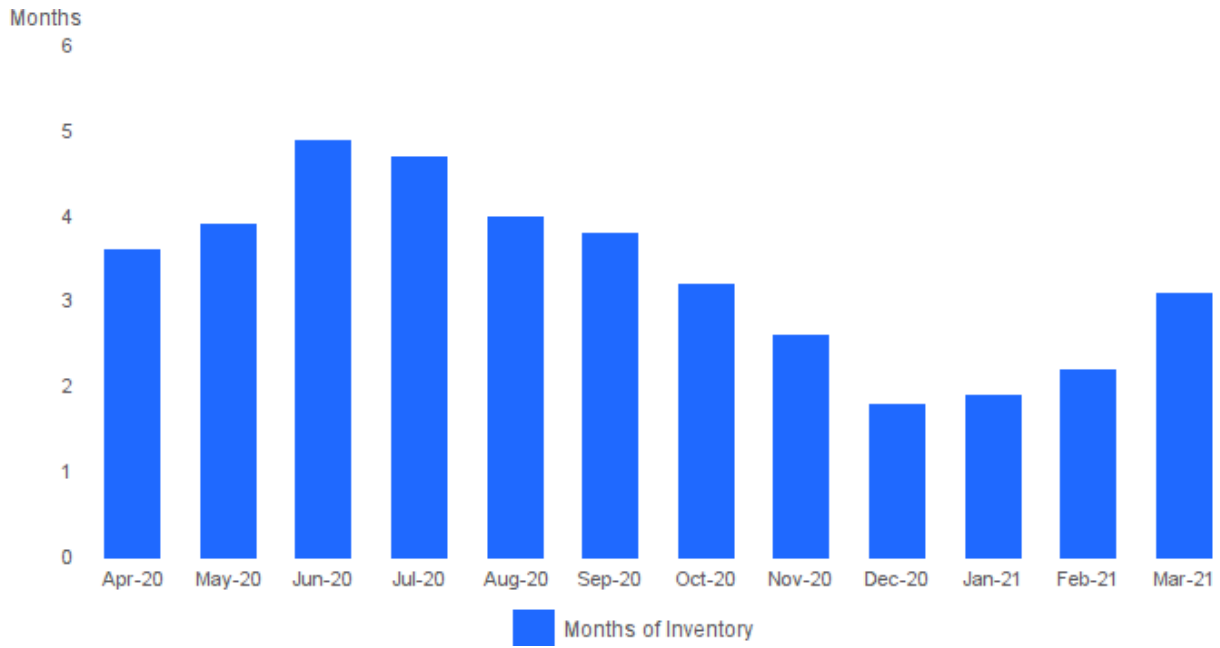
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

March 2021 | All Property Types ?

**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

March 2021 | All Property Types ?

**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.

