

AREA REPORT

NORWALK

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

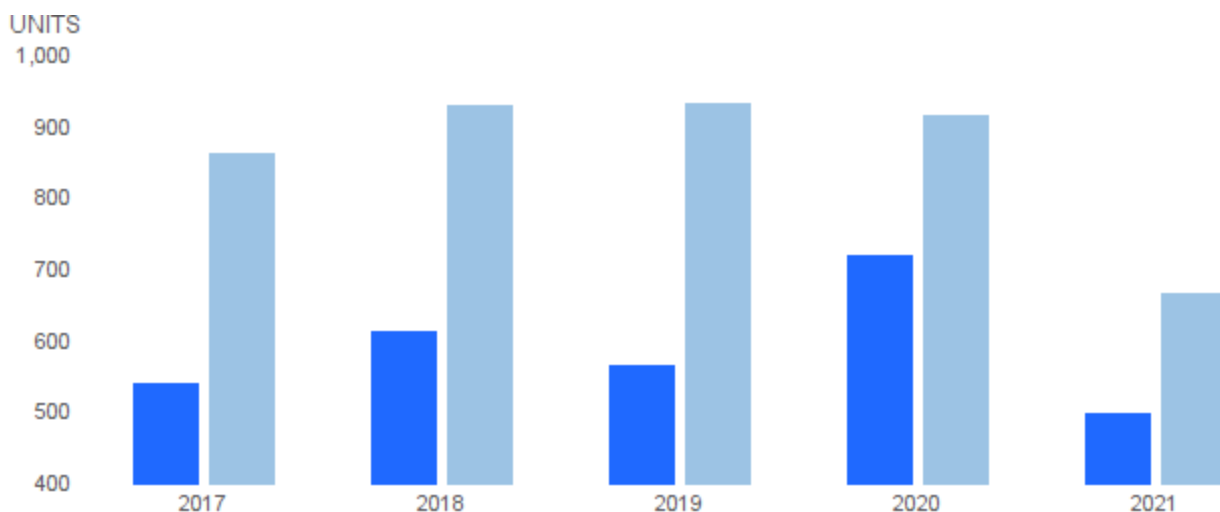
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	72	79	-8.86% ↓	665	632	5.22% ↑
Sold Listings	77	66	16.67% ↑	493	423	16.55% ↑
Median List Price (Solds)	\$560,000	\$554,450	1% ↑	\$549,000	\$499,900	9.82% ↑
Median Sold Price	\$580,000	\$559,012	3.75% ↑	\$559,900	\$499,000	12.2% ↑
Median Days on Market	42	51	-17.65% ↓	40	59	-32.2% ↓
Average List Price (Solds)	\$645,515	\$636,022	1.49% ↑	\$635,025	\$564,914	12.41% ↑
Average Sold Price	\$658,954	\$628,317	4.88% ↑	\$644,267	\$552,183	16.68% ↑
Average Days on Market	51	64	-20.31% ↓	56	86	-34.88% ↓
List/Sold Price Ratio	102.3%	99.2%	3.12% ↑	102%	98.1%	3.92% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



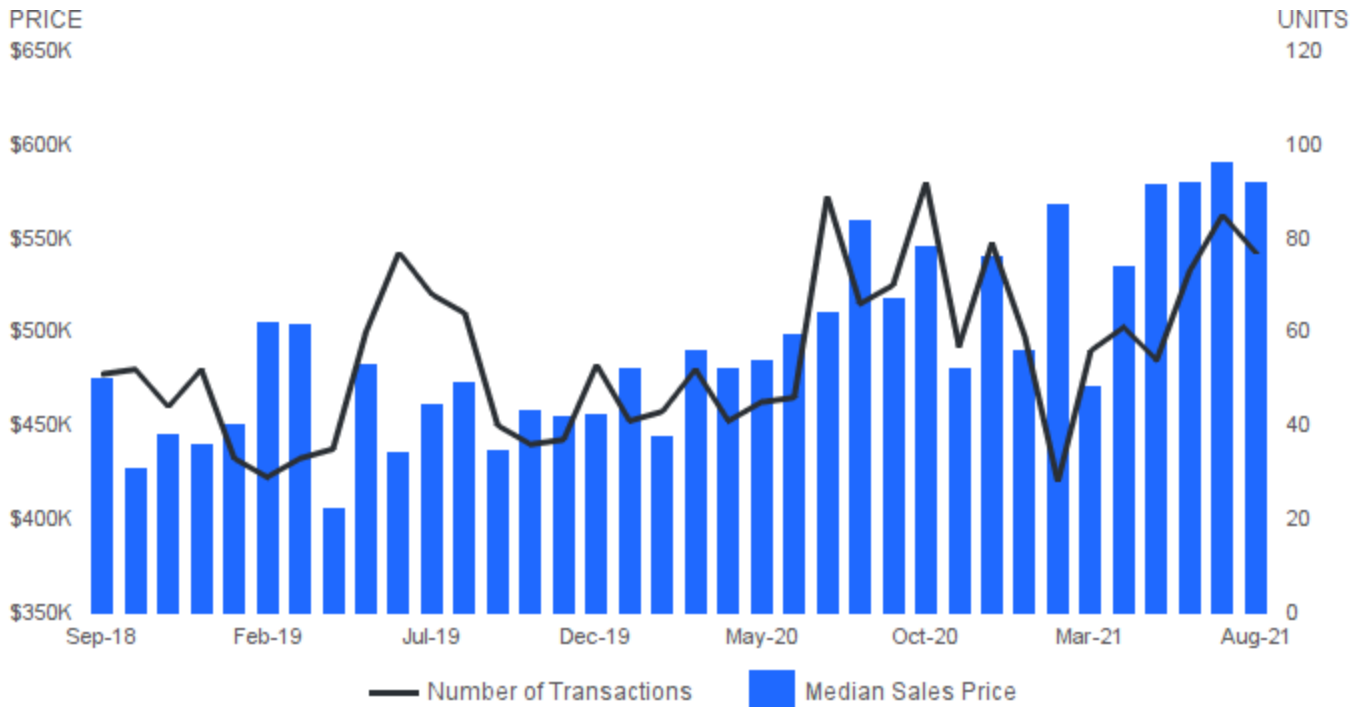
Sold Properties	541	614	565	721	497
New Properties	864	930	933	915	667
Sold Volume	\$262.82M	\$327.20M	\$281.74M	\$421.55M	\$319.85M
Listing Volume	\$506.48M	\$548.90M	\$554.73M	\$588.58M	\$468.42M
Median Sale Price	\$439K	\$460K	\$455K	\$510K	\$555K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 2021 | 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.

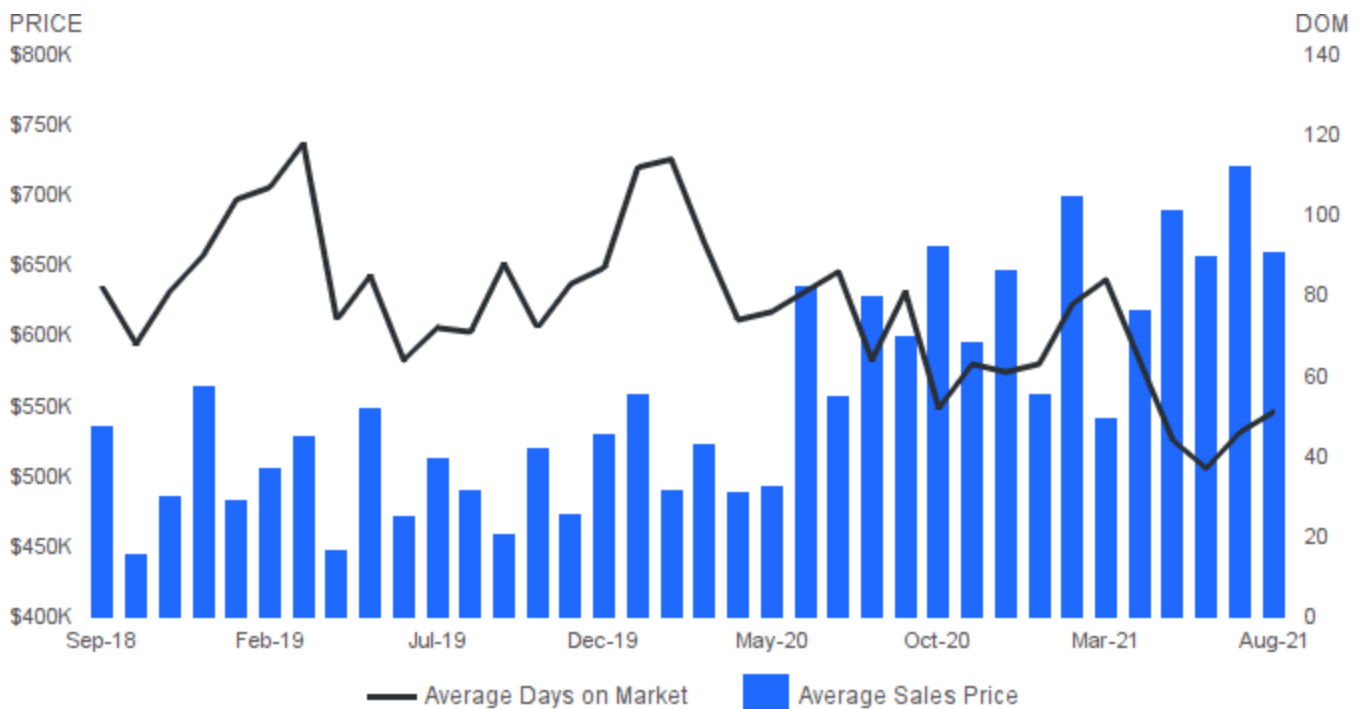


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes ?

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

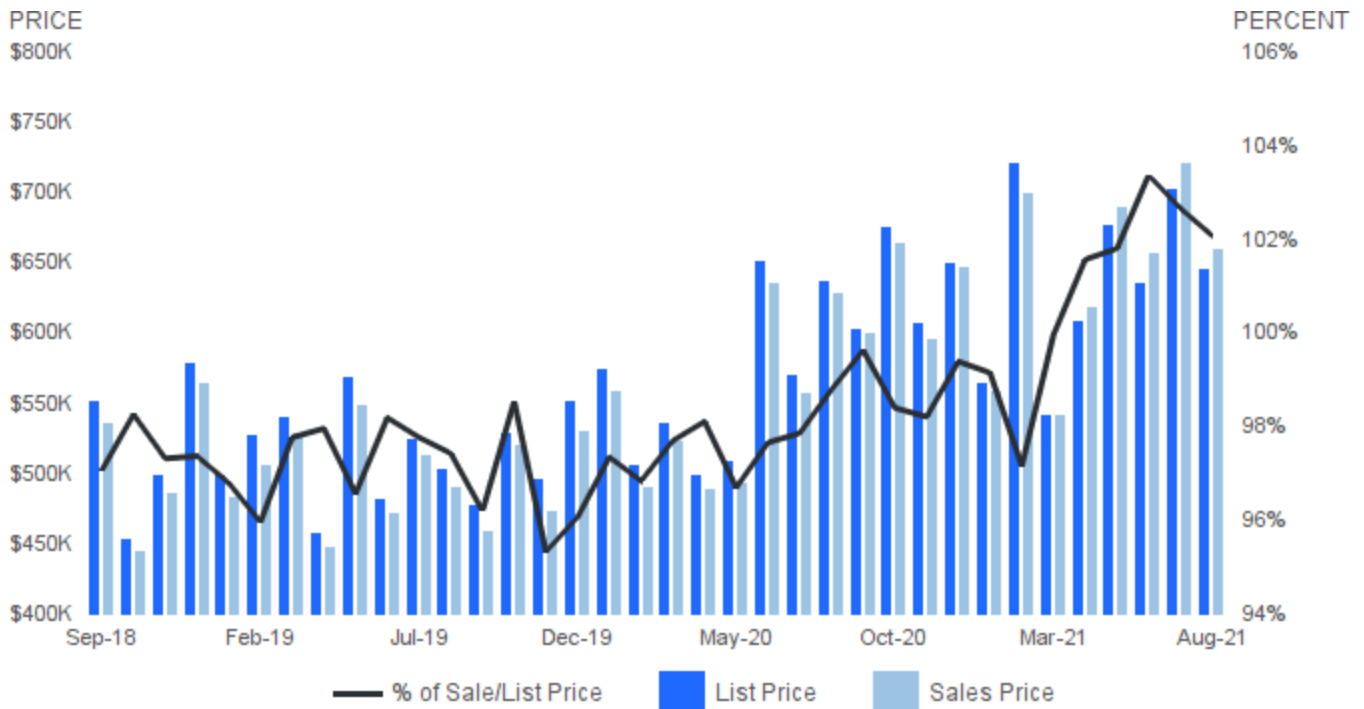
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

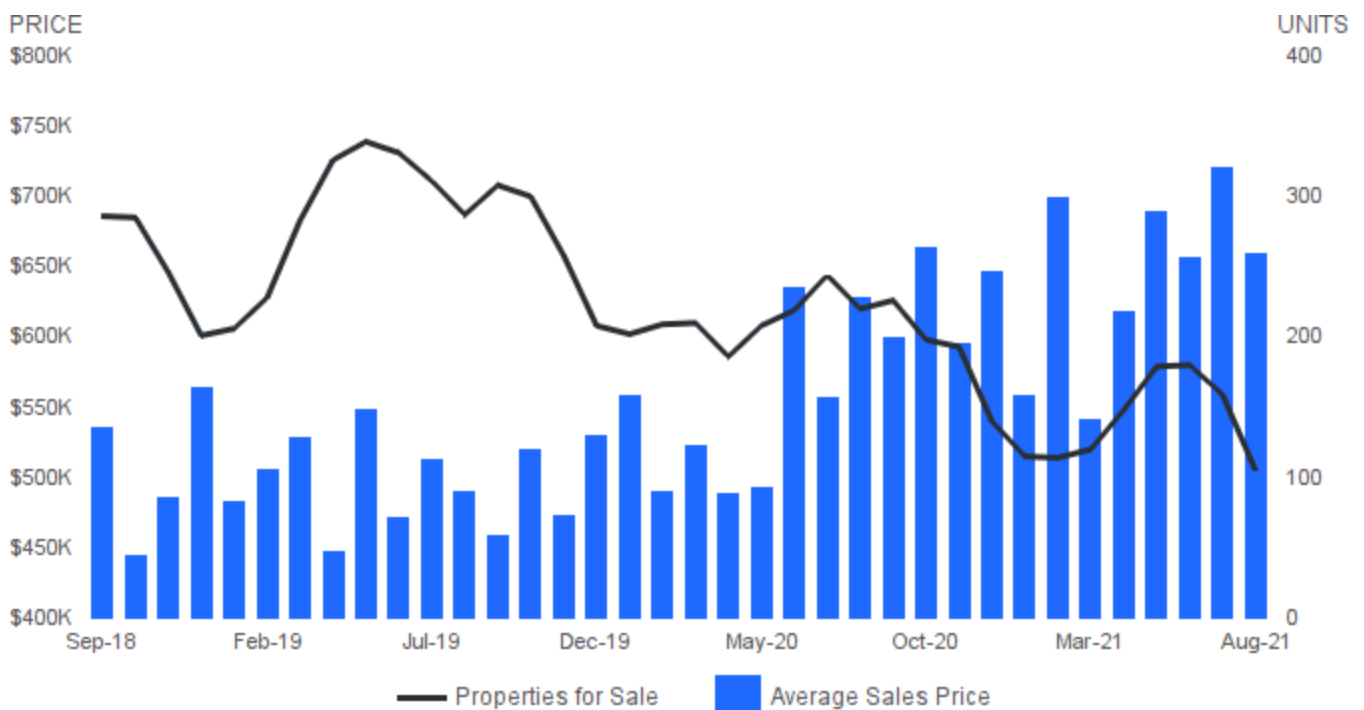


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2021 | 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.

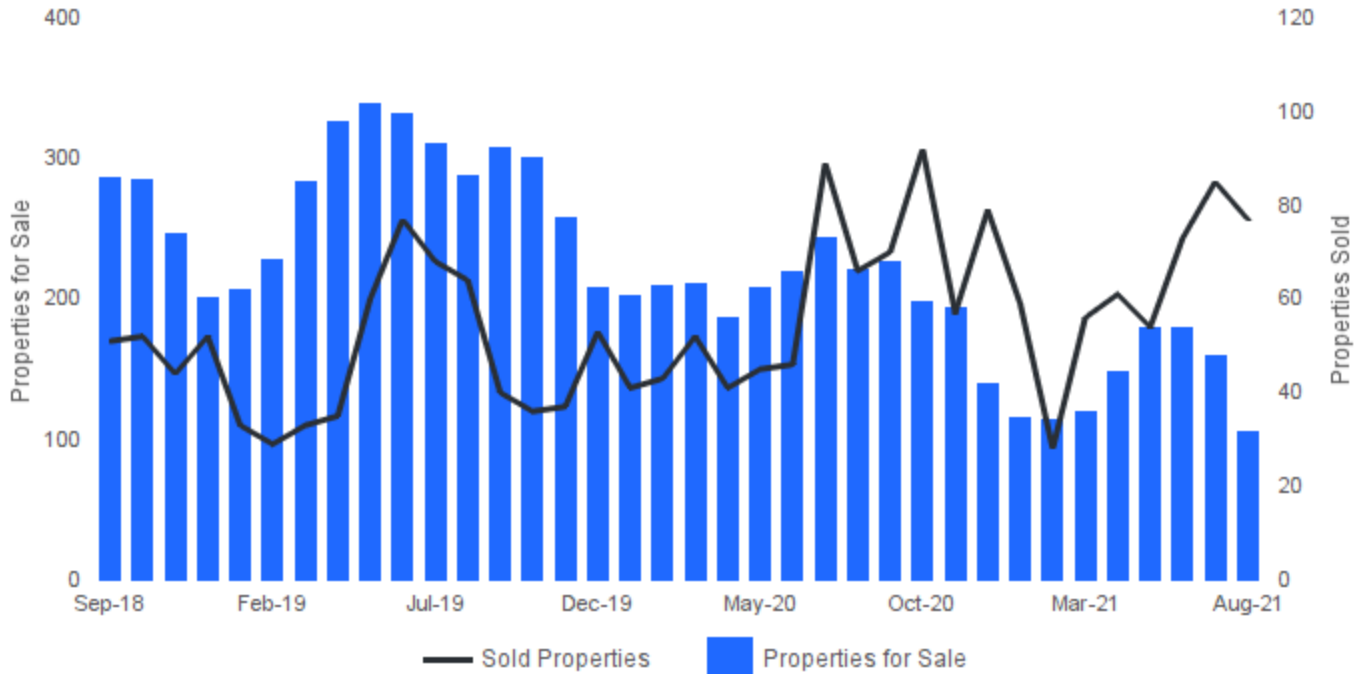


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



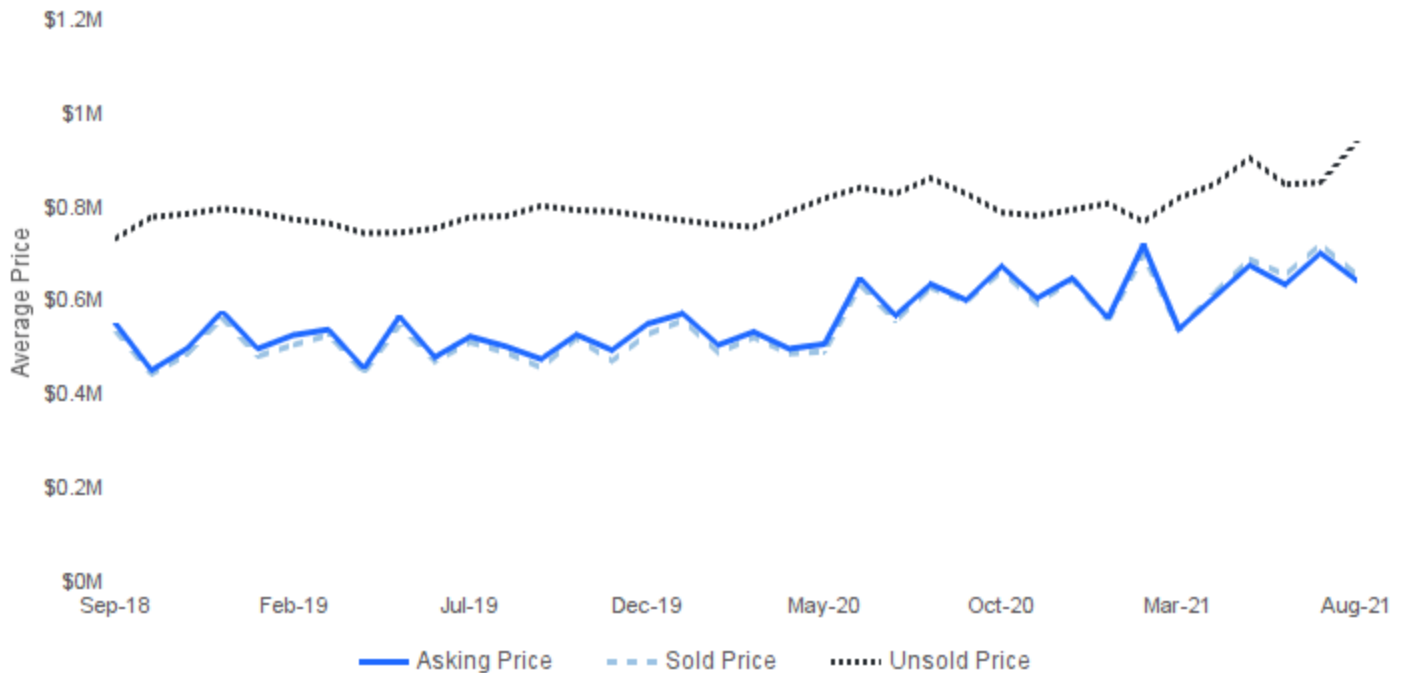
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

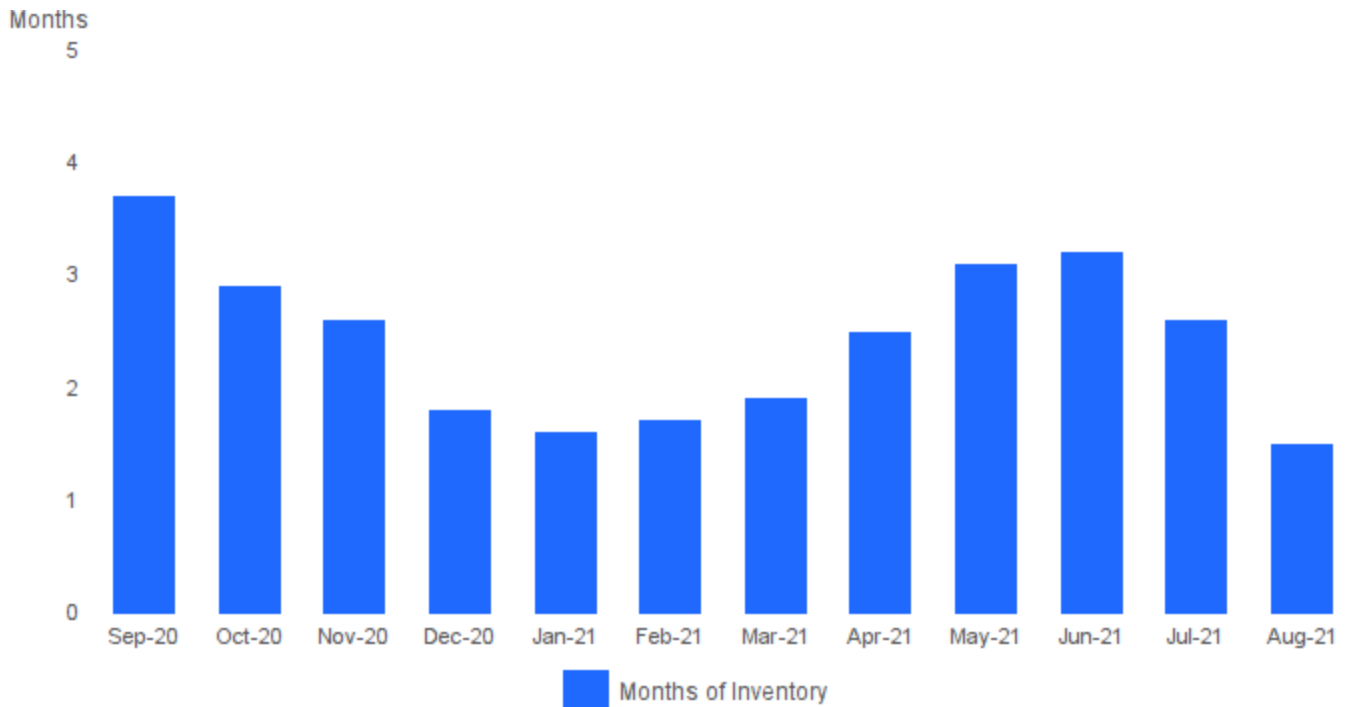
Sold Price | the average selling price



ABSORPTION RATE

August 2021 | 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.

