

AREA REPORT

NORWALK

FULL MARKET SUMMARY

November 2021 | All Property Types ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	90	101	-10.89% ↓	1455	1400	3.93% ↑
Sold Listings	102	99	3.03% ↑	1192	1011	17.9% ↑
Median List Price (Solds)	\$489,000	\$427,000	14.52% ↑	\$450,000	\$439,000	2.51% ↑
Median Sold Price	\$486,250	\$420,000	15.77% ↑	\$457,875	\$430,000	6.48% ↑
Median Days on Market	39	50	-22% ↓	40	55	-27.27% ↓
Average List Price (Solds)	\$577,604	\$484,287	19.27% ↑	\$519,165	\$486,474	6.72% ↑
Average Sold Price	\$569,554	\$475,429	19.8% ↑	\$521,775	\$477,011	9.38% ↑
Average Days on Market	50	65	-23.08% ↓	54	77	-29.87% ↓
List/Sold Price Ratio	100%	98.8%	1.24% ↑	100.8%	98.4%	2.43% ↑

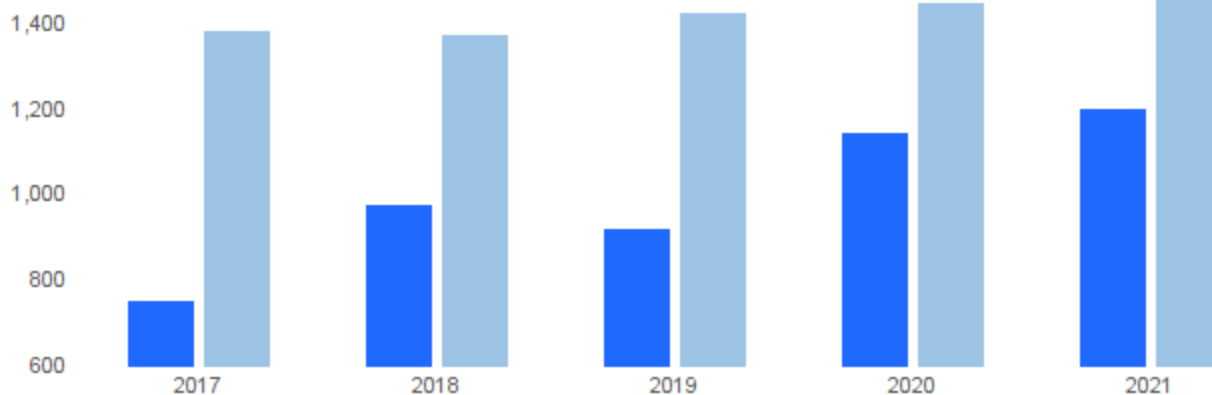
SOLD AND NEW PROPERTIES (UNITS)

November 2021 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
1,600

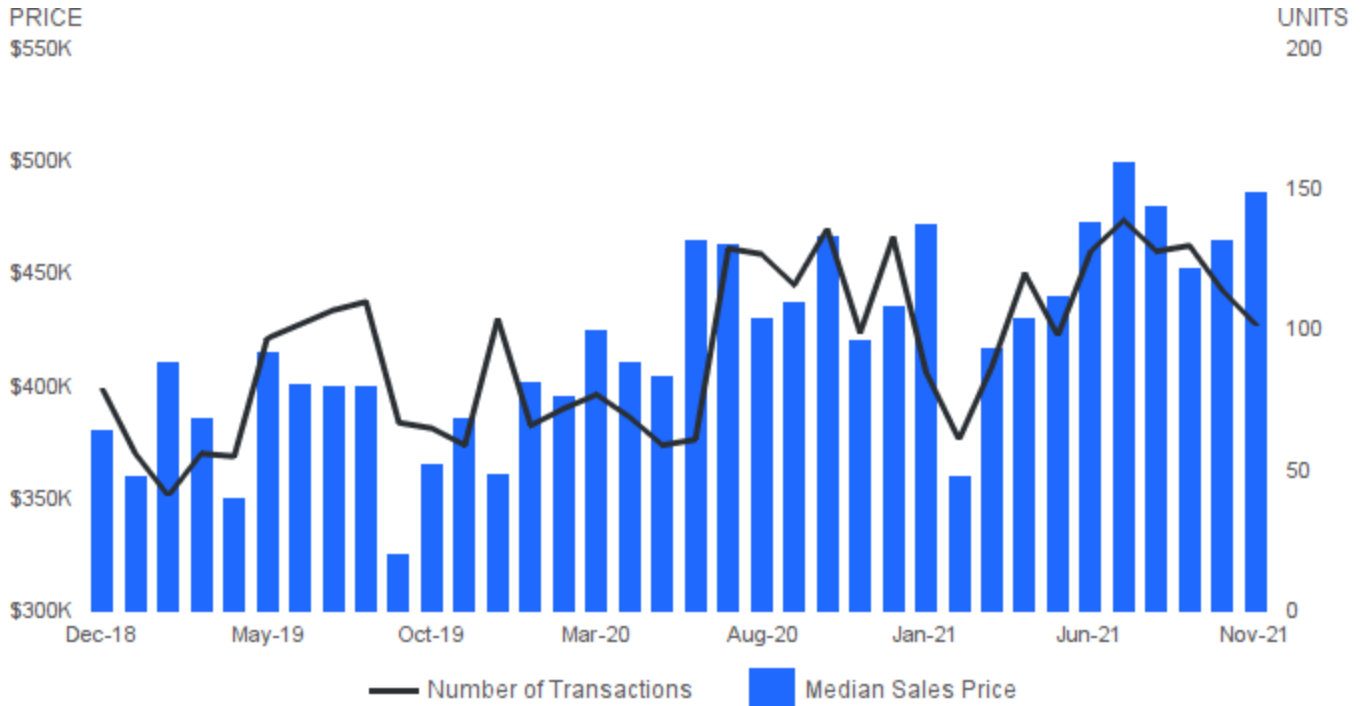


Sold Properties	751	973	919	1,144	1,200
New Properties	1,382	1,372	1,424	1,447	1,470
Sold Volume	\$297.83M	\$422.52M	\$383.62M	\$548.67M	\$626.36M
Listing Volume	\$657.39M	\$683.49M	\$697.29M	\$752.37M	\$810.66M
Median Sale Price	\$375K	\$400K	\$385K	\$430K	\$459K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2021 | All Property Types [?](#)

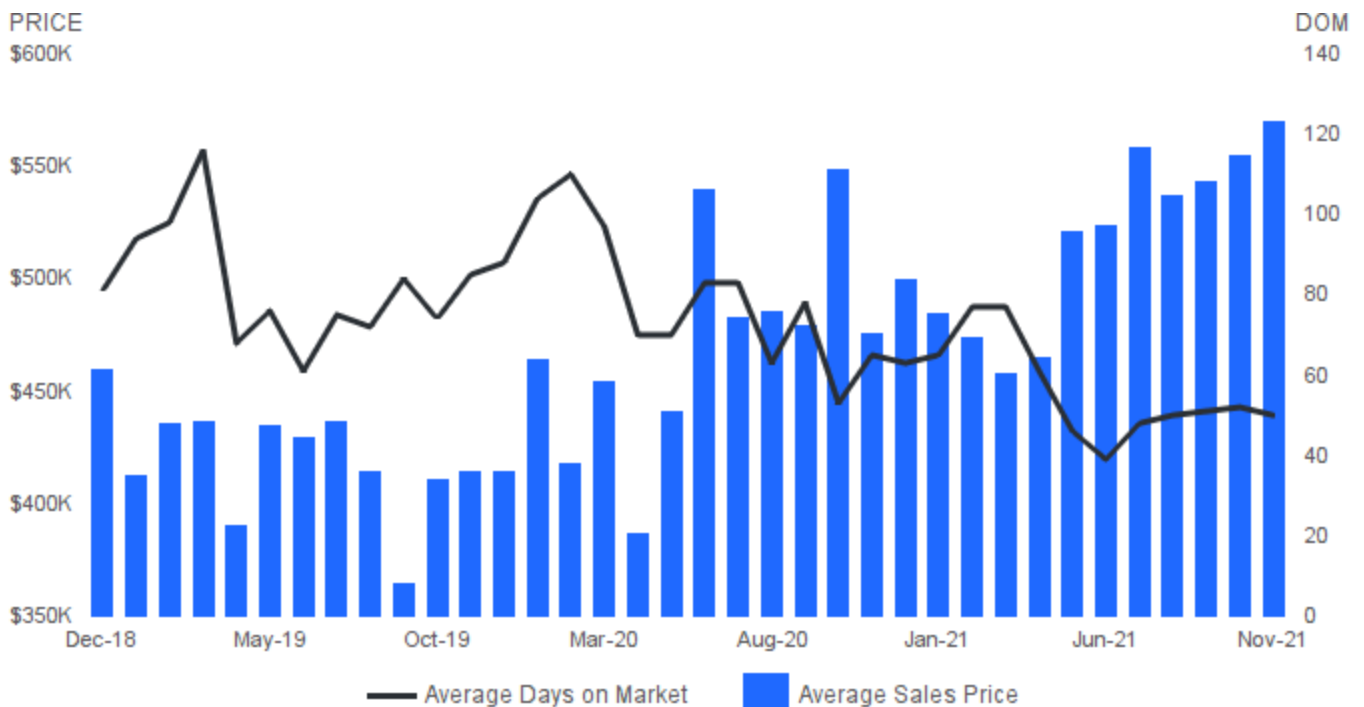
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2021 | All Property Types [?](#)

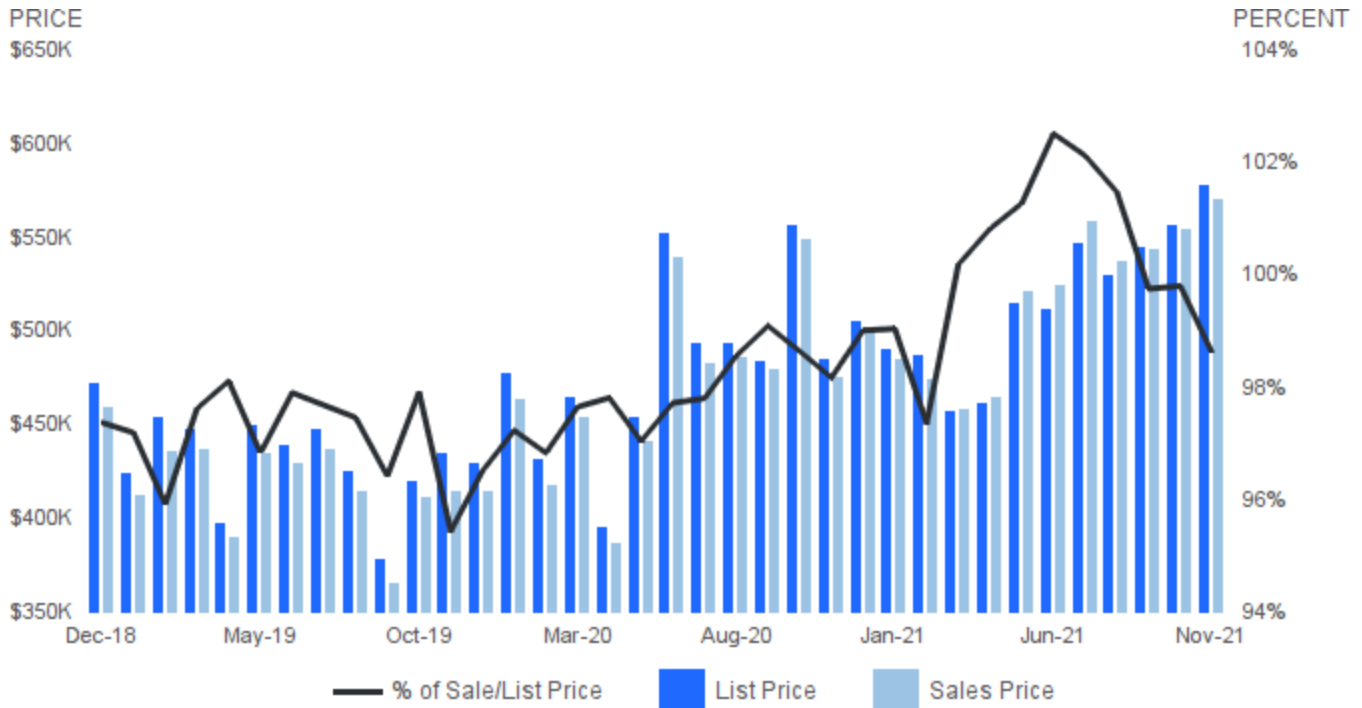
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2021 | All Property Types [?](#)

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

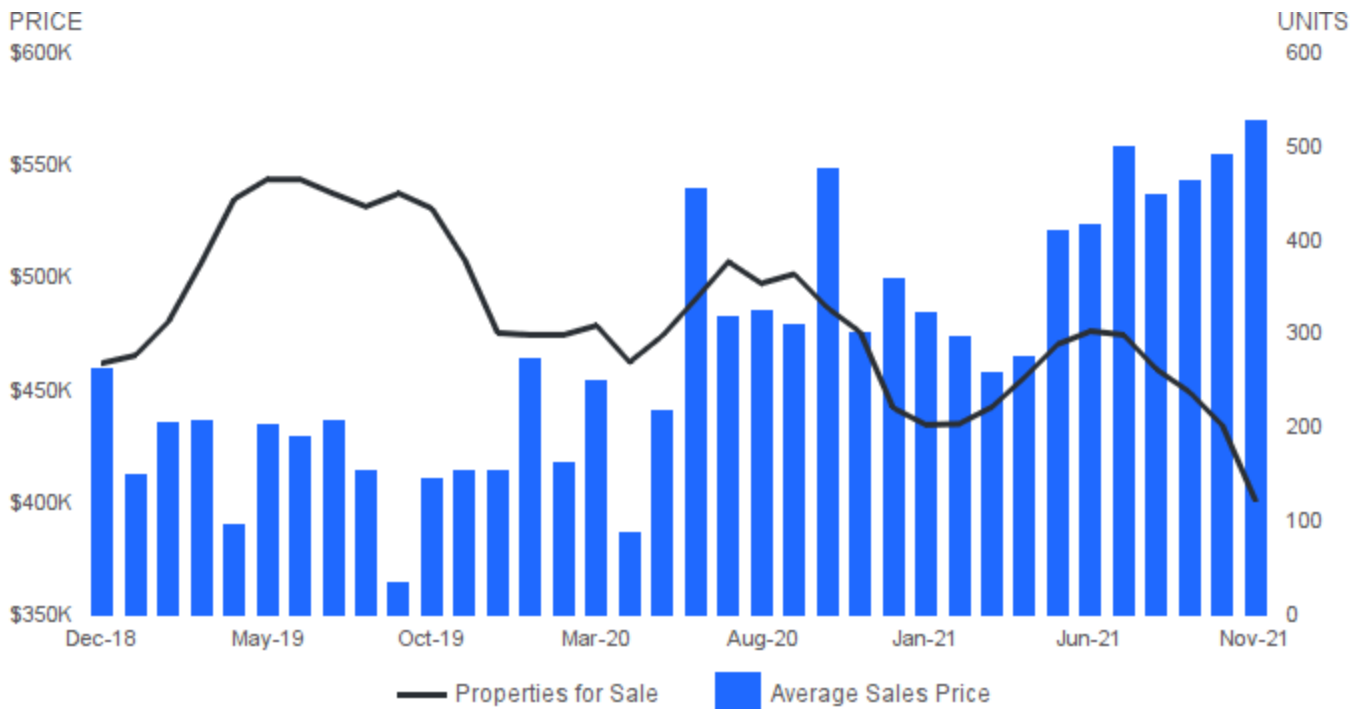


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | All Property Types [?](#)

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

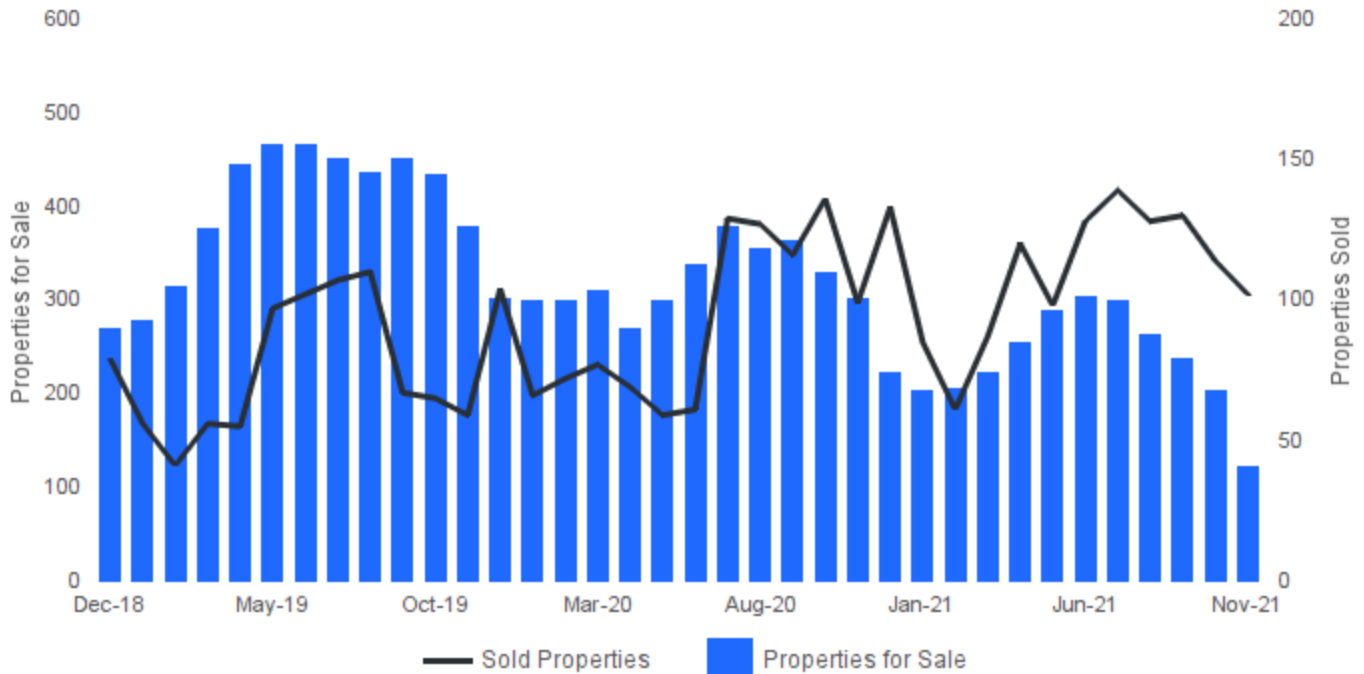
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2021 | All Property Types ?

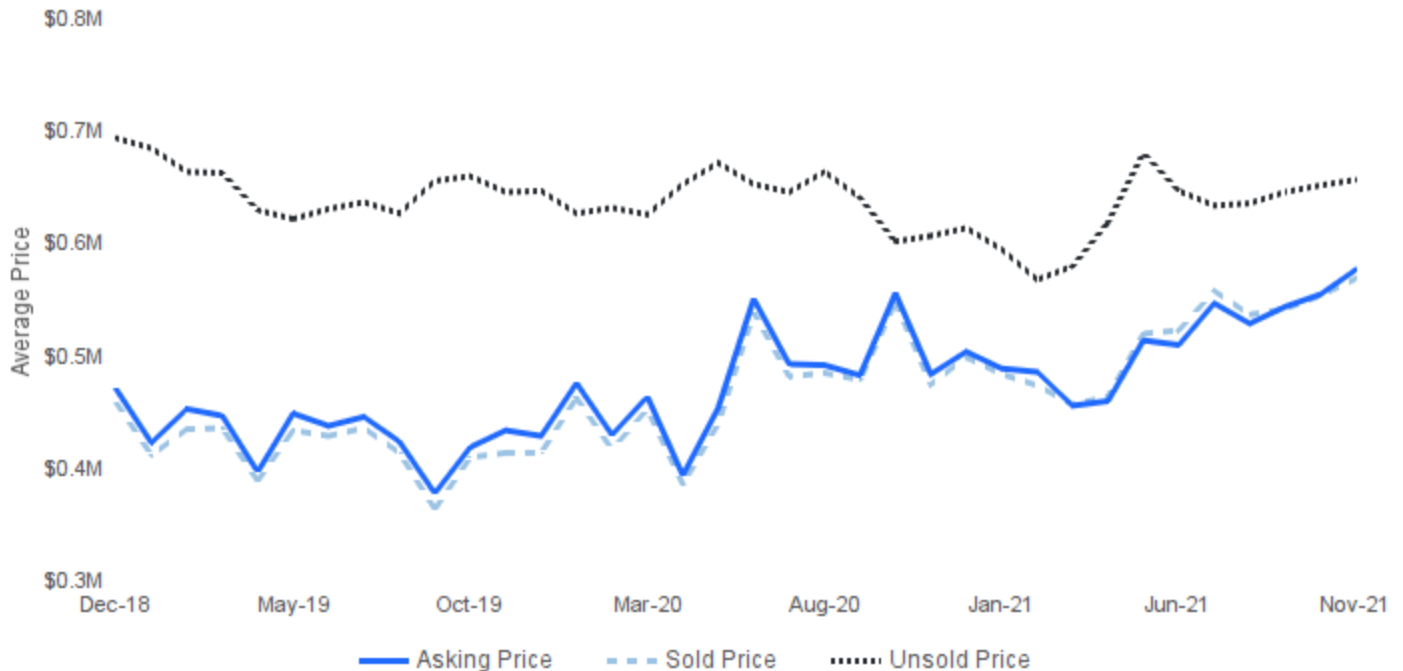
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2021 | All Property Types ?

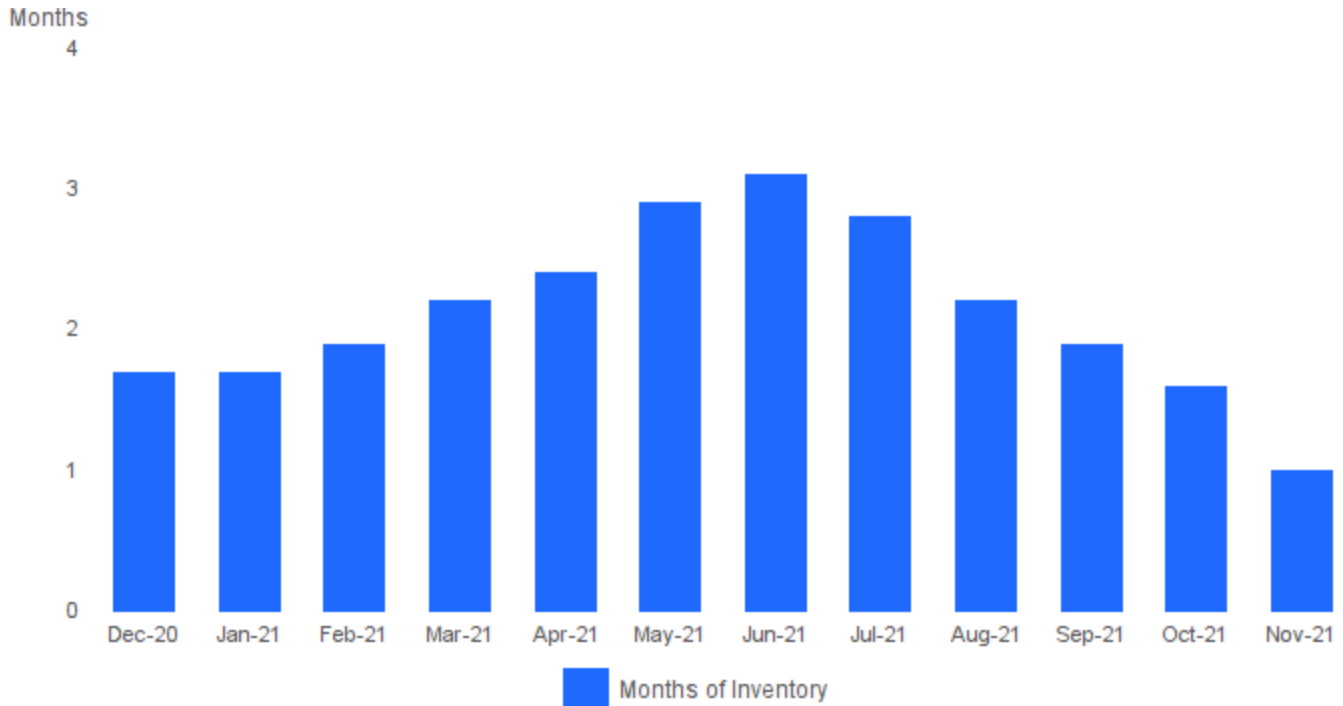
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

November 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

November 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.

