

# AREA REPORT

## NORWALK

### FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

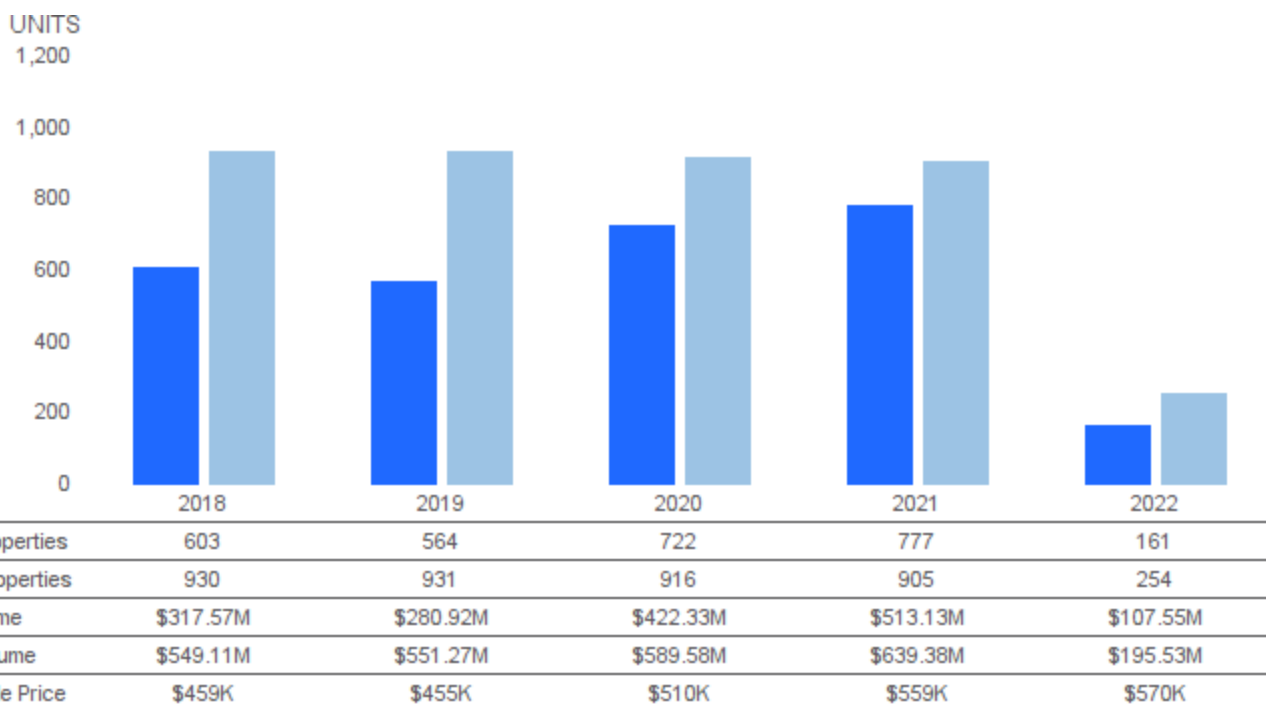
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	83	112	-25.89% ↓	244	281	-13.17% ↓
Sold Listings	41	61	-32.79% ↓	158	204	-22.55% ↓
Median List Price (Solds)	\$569,000	\$520,000	9.42% ↑	\$556,500	\$499,450	11.42% ↑
Median Sold Price	\$625,000	\$535,000	16.82% ↑	\$567,500	\$512,500	10.73% ↑
Median Days on Market	24	35	-31.43% ↓	36	52	-30.77% ↓
Average List Price (Solds)	\$649,212	\$608,186	6.75% ↑	\$642,406	\$592,032	8.51% ↑
Average Sold Price	\$703,236	\$617,739	13.84% ↑	\$668,643	\$590,632	13.21% ↑
Average Days on Market	35	63	-44.44% ↓	51	71	-28.17% ↓
List/Sold Price Ratio	107.4%	102.3%	4.91% ↑	103.7%	100.4%	3.3% ↑

### SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

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

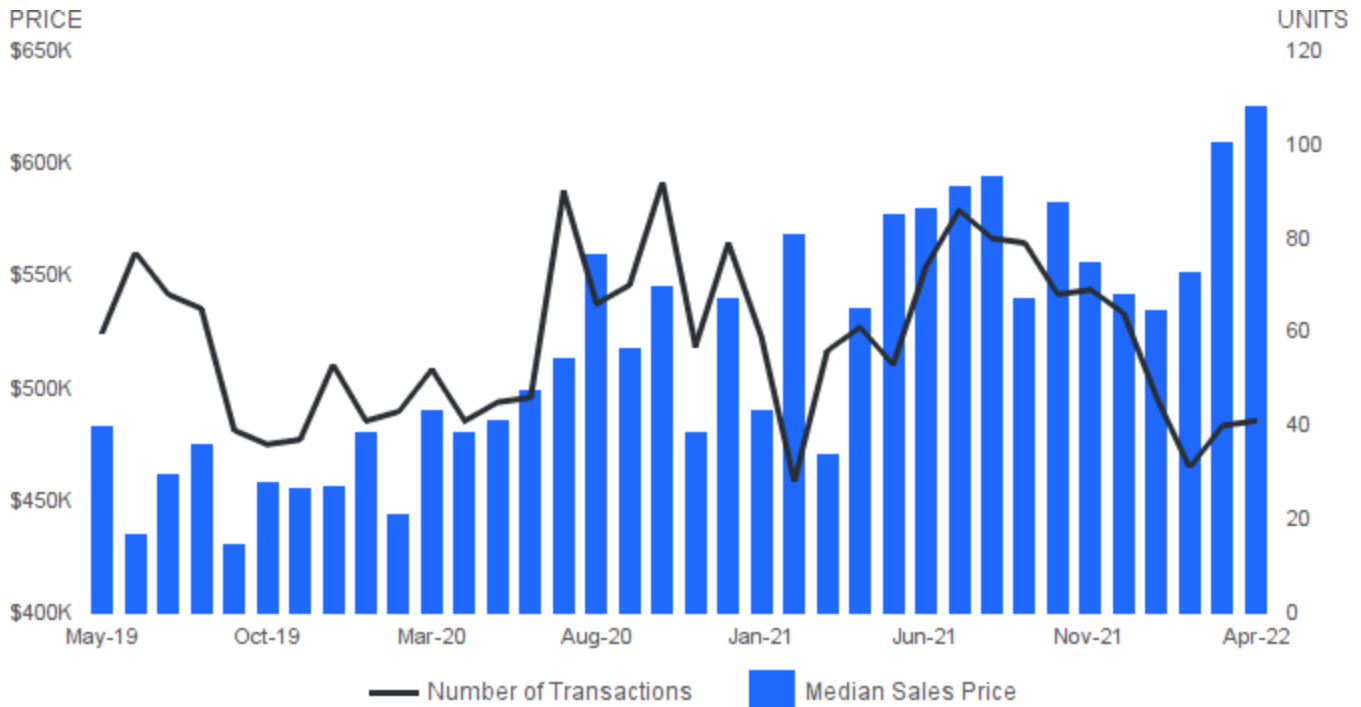


## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

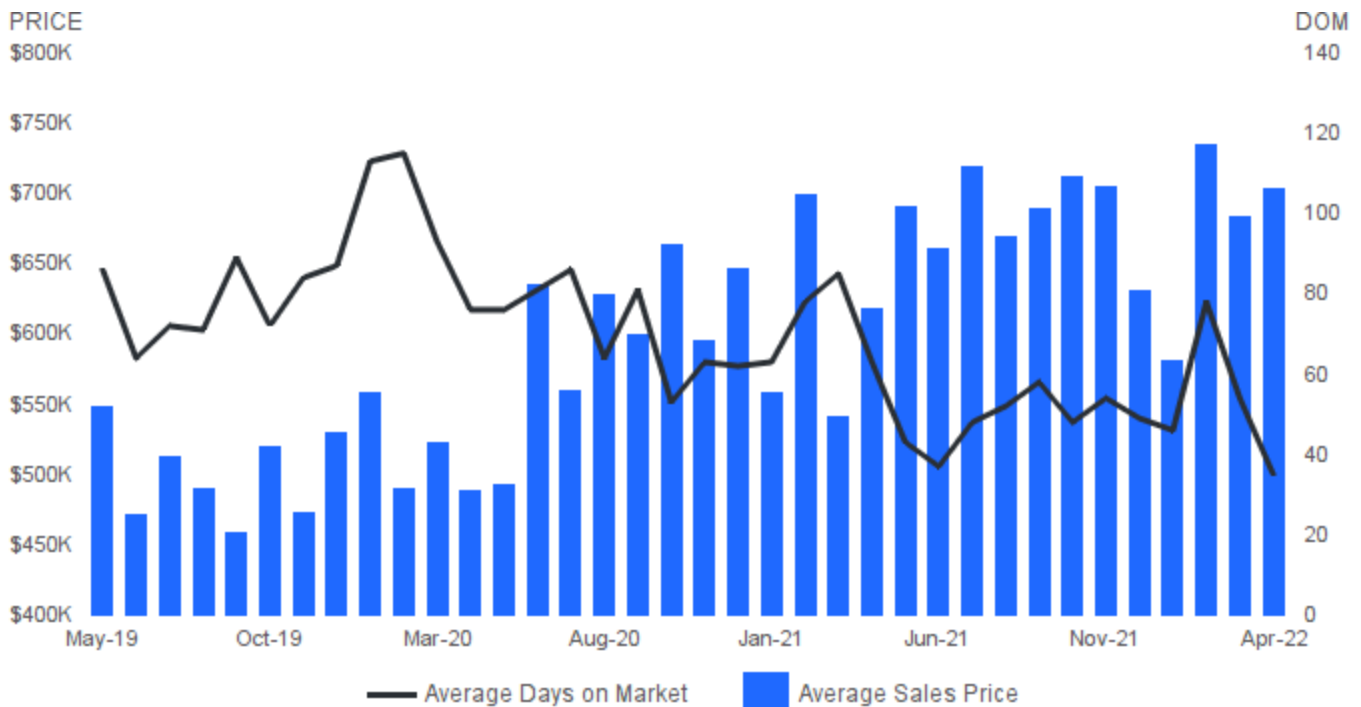


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

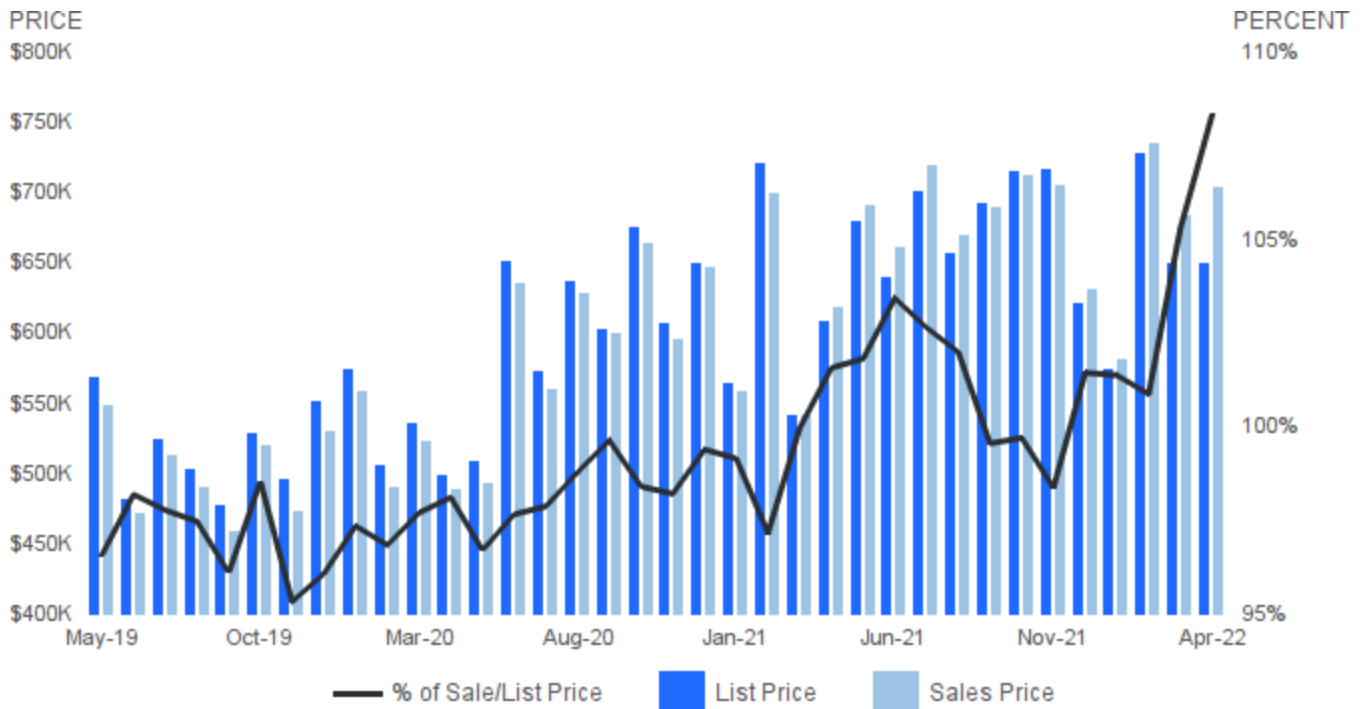
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

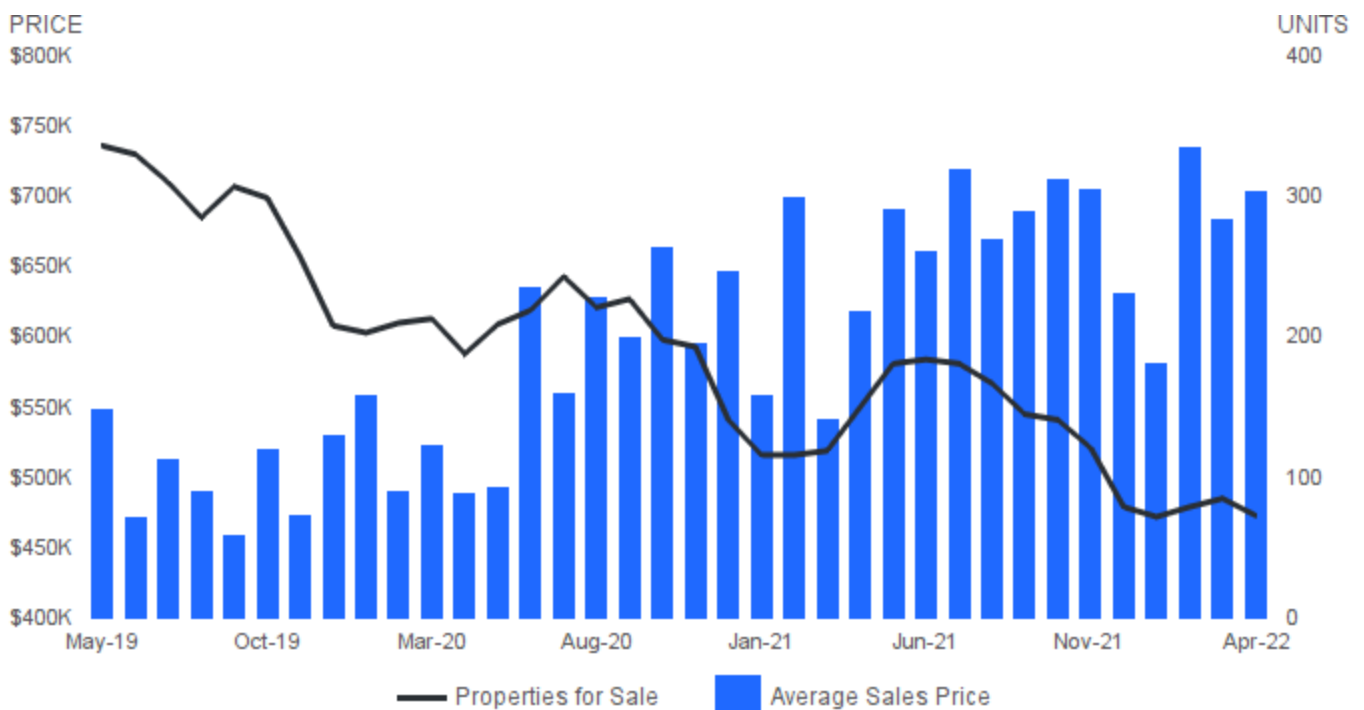


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2022 | 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.

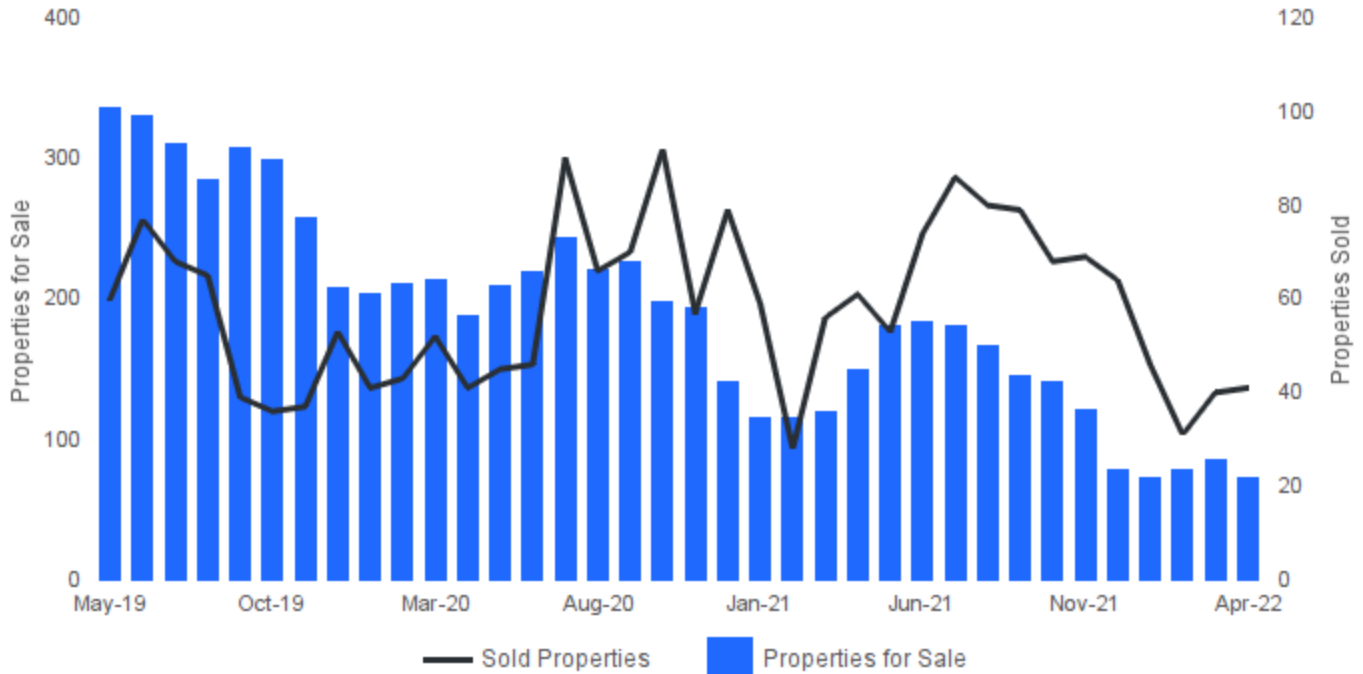


# PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2022 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



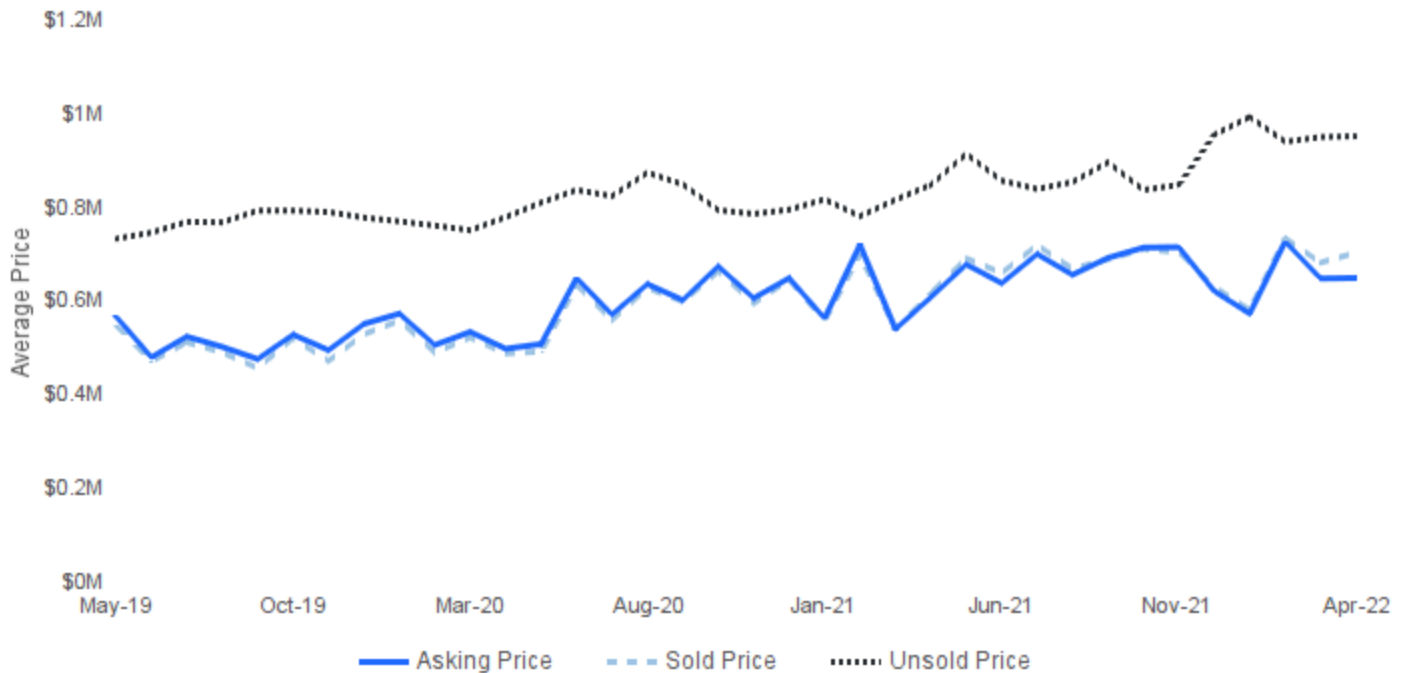
# AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

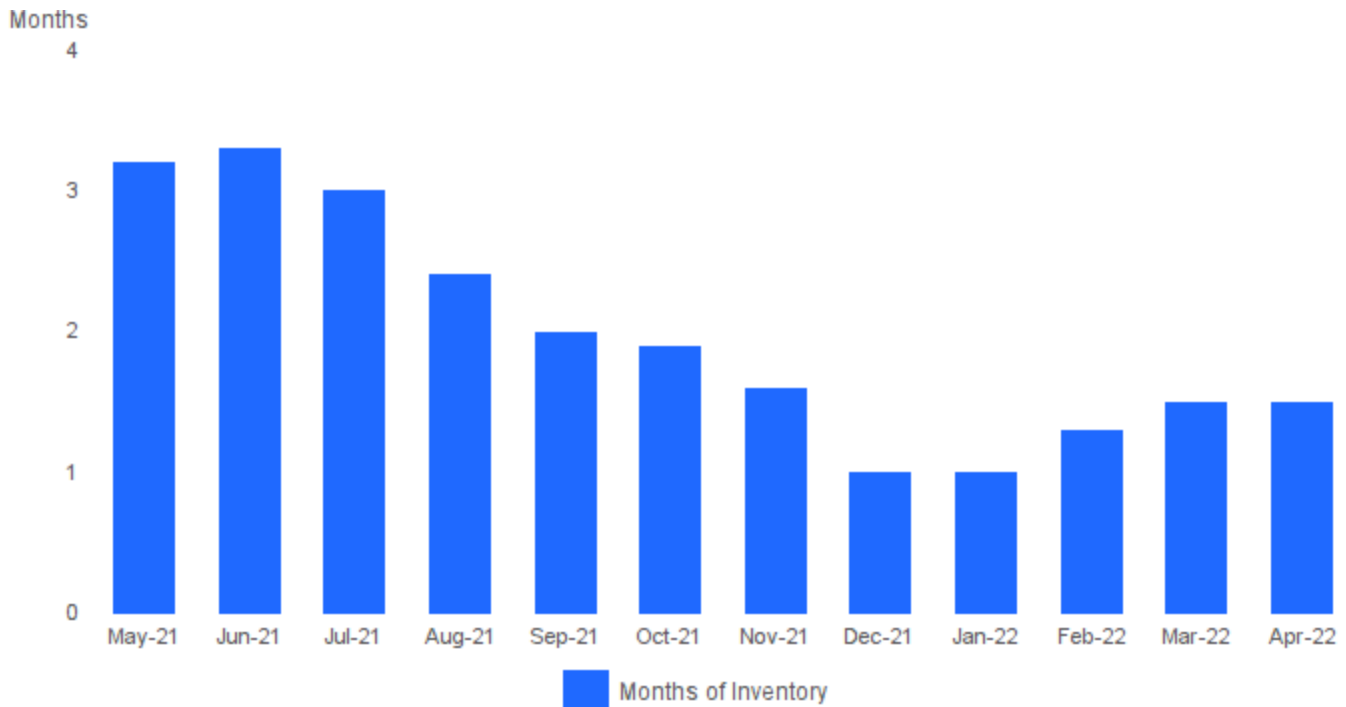
**Sold Price** | the average selling price



# ABSORPTION RATE

April 2022 | 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

April 2022 | 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.

