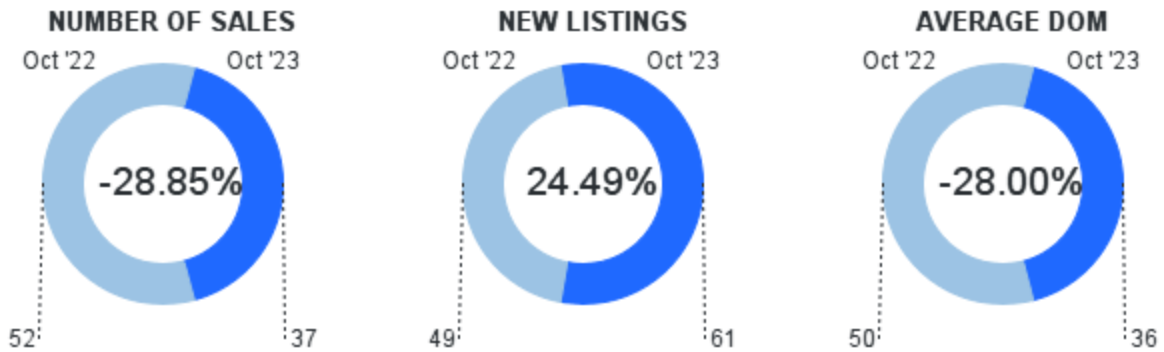



NORWALK | October 2023


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



2.90% 


MEDIAN SALES PRICE
SINGLE FAMILY HOMES

0.53% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-4.09% 

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-2.82% 

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Oct '22  Oct '23

AREA REPORT

NORWALK

FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	61	49	24.49% ↑	538	664	-18.98% ↓
Sold Listings	37	52	-28.85% ↓	433	558	-22.4% ↓
Median List Price (Solds)	\$575,000	\$599,500	-4.09% ↓	\$599,000	\$589,000	1.7% ↑
Median Sold Price	\$620,000	\$602,500	2.9% ↑	\$632,000	\$603,950	4.64% ↑
Median Days on Market	19	35	-45.71% ↓	23	32	-28.13% ↓
Average List Price (Solds)	\$700,472	\$720,809	-2.82% ↓	\$726,589	\$701,930	3.51% ↑
Average Sold Price	\$739,801	\$735,881	0.53% ↑	\$759,315	\$727,062	4.44% ↑
Average Days on Market	36	50	-28% ↓	38	46	-17.39% ↓
List/Sold Price Ratio	107%	102.2%	4.74% ↑	105.4%	103.7%	1.62% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

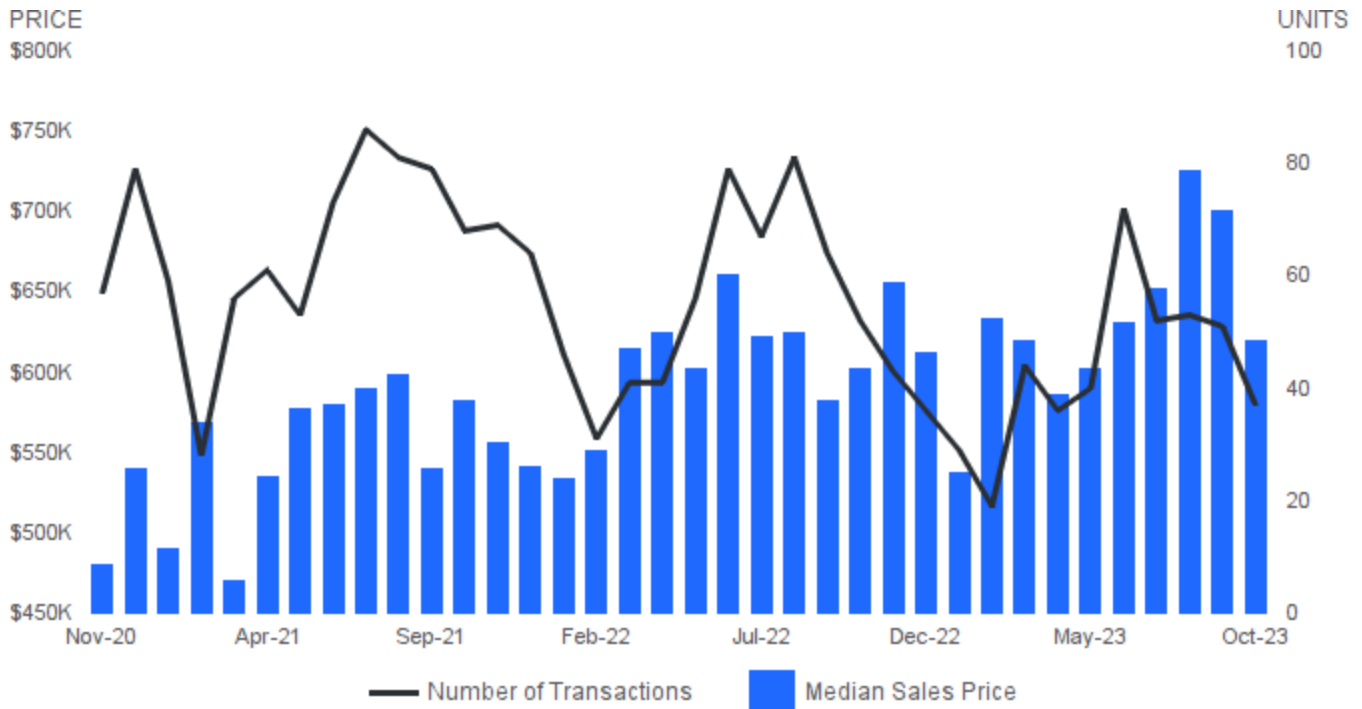


MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | 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.

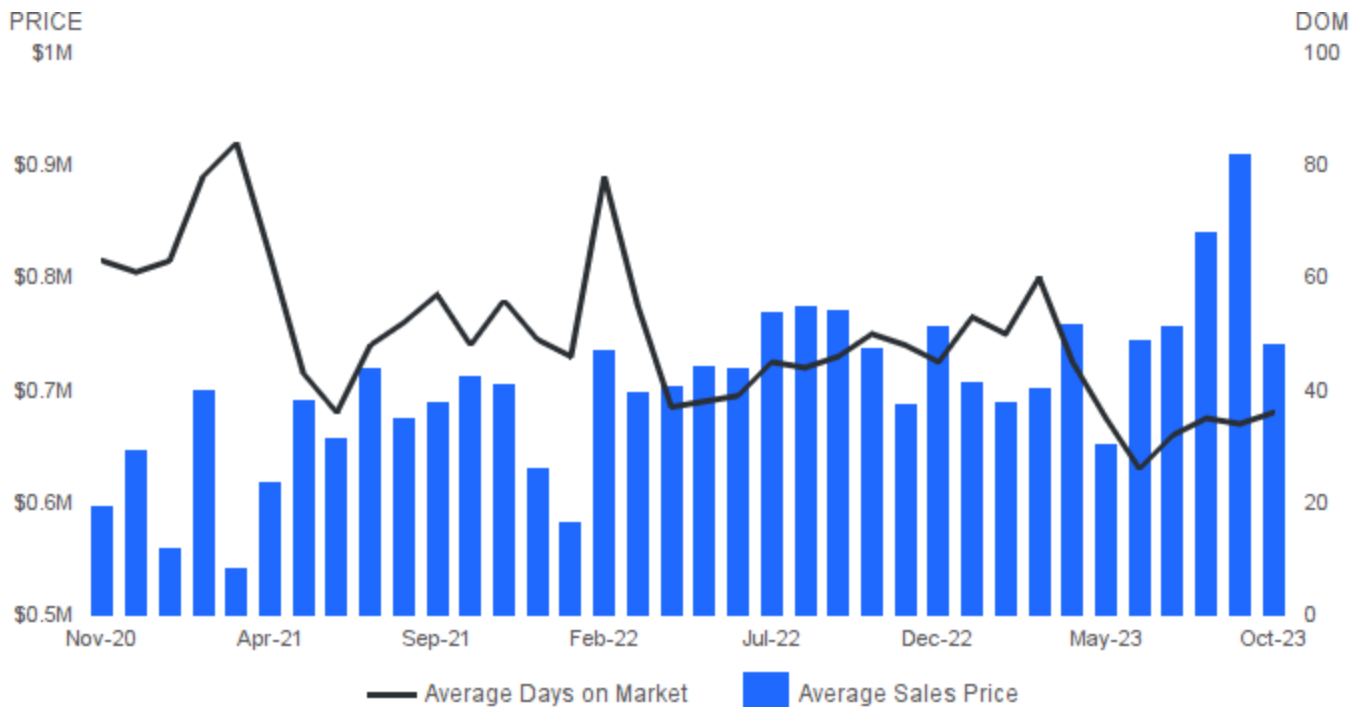


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family Homes ?

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

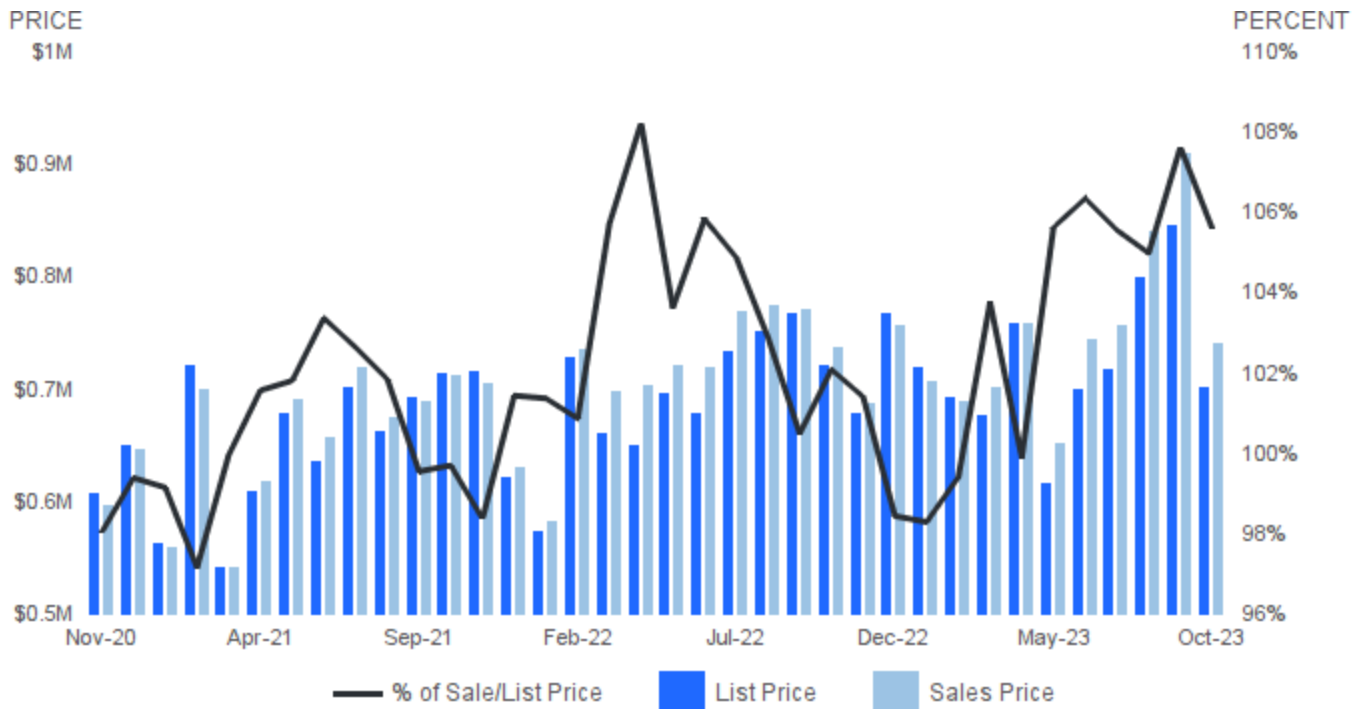
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | Single Family Homes ?

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

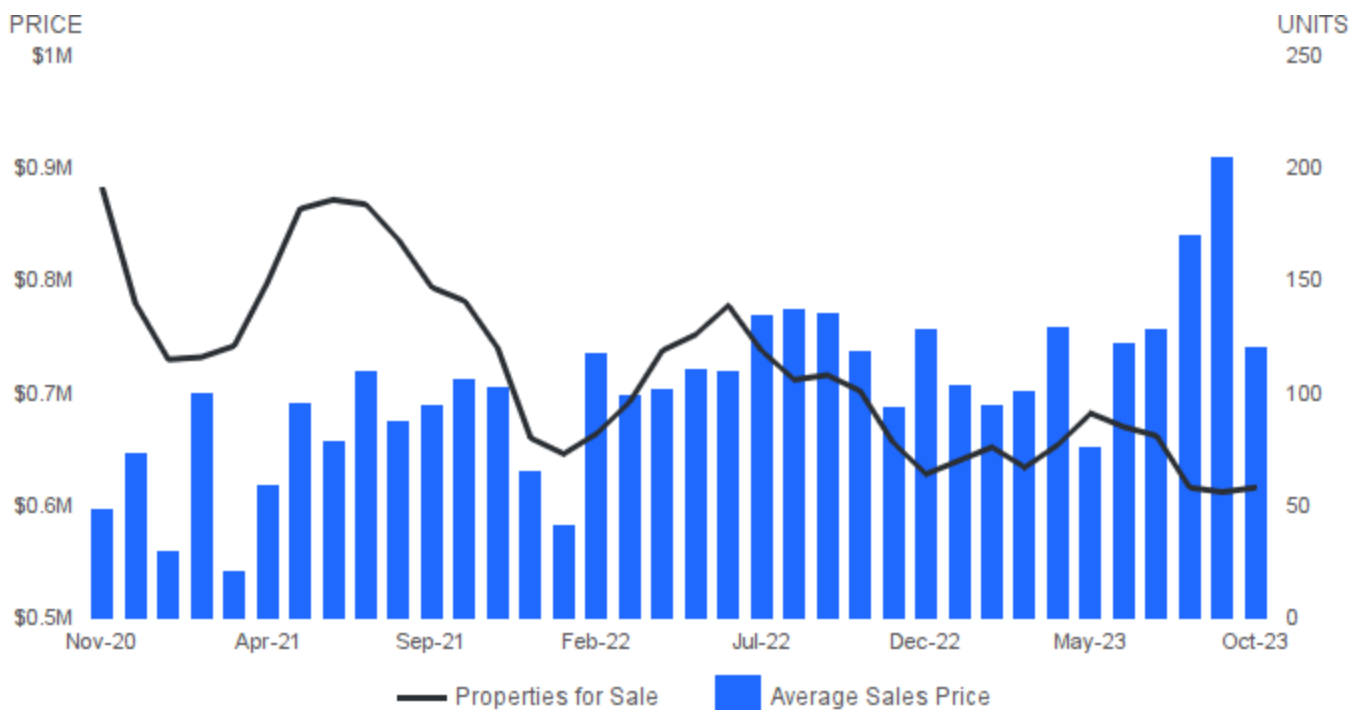


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2023 | 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

October 2023 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



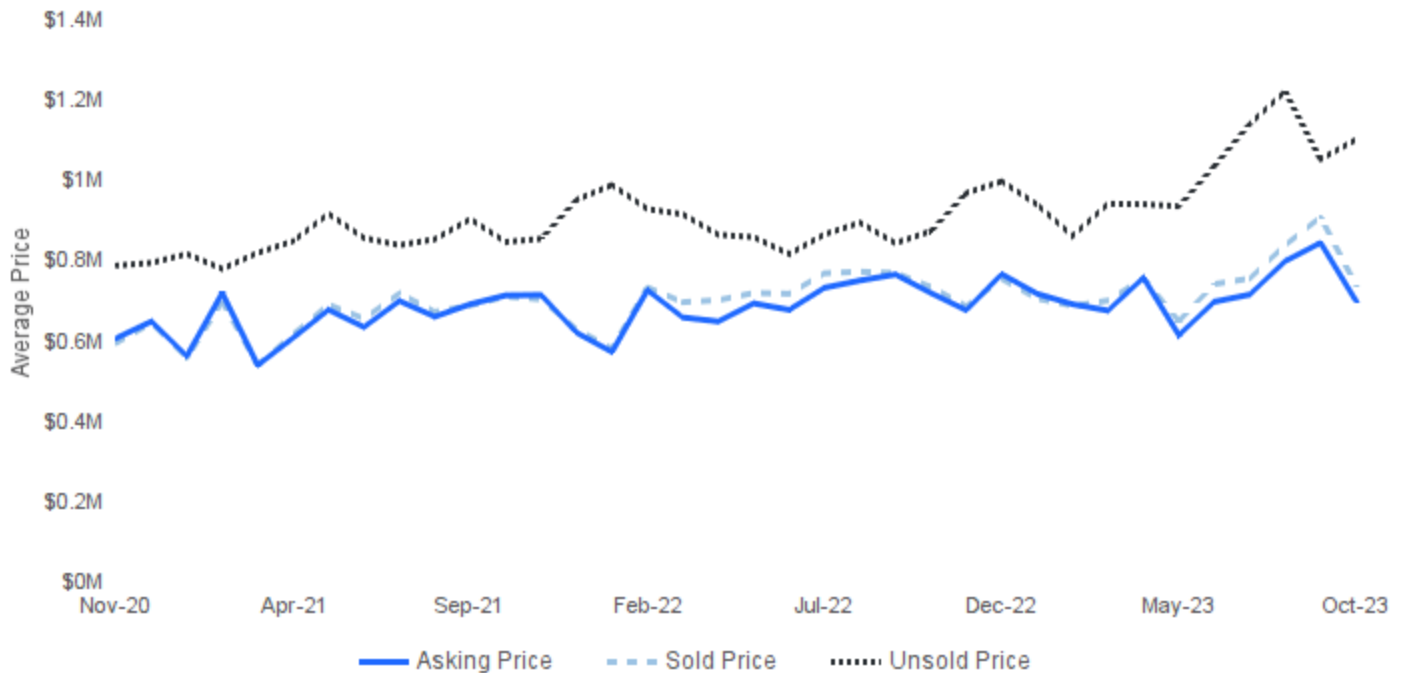
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

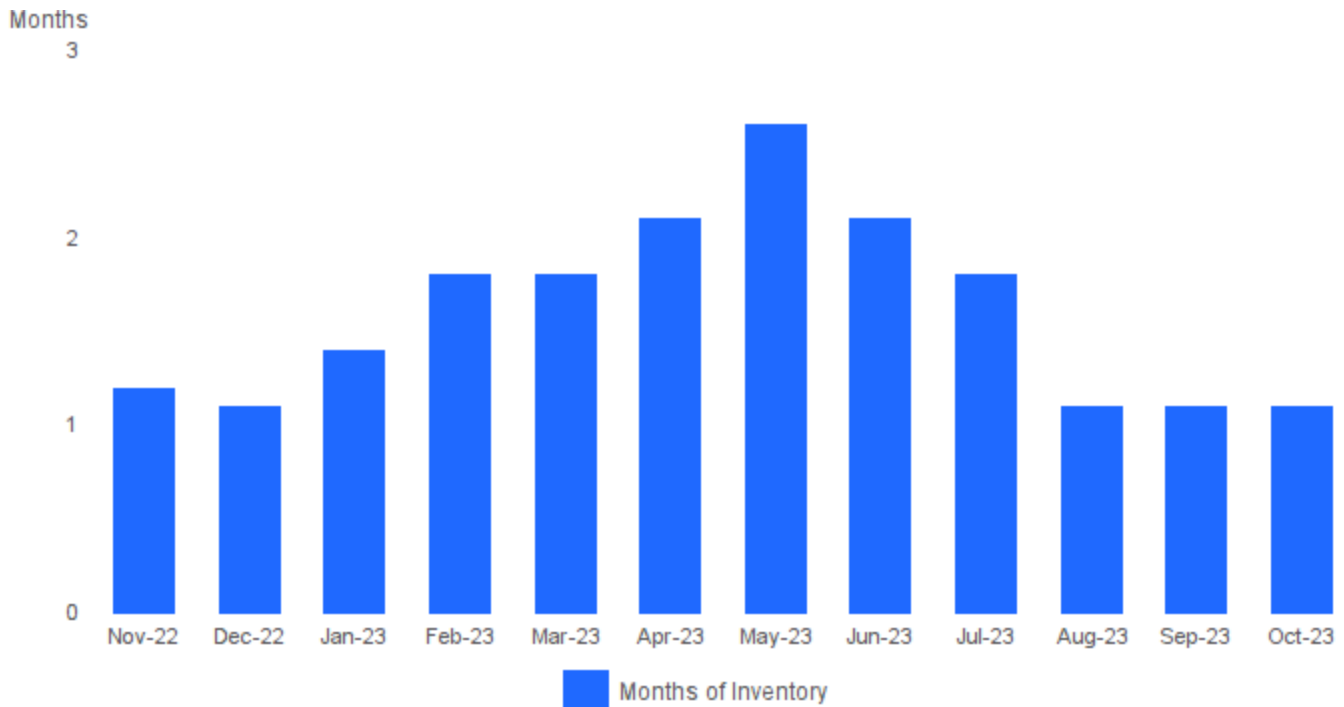
Unsold Price | the average active list price



ABSORPTION RATE

October 2023 | 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

October 2023 | 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.

