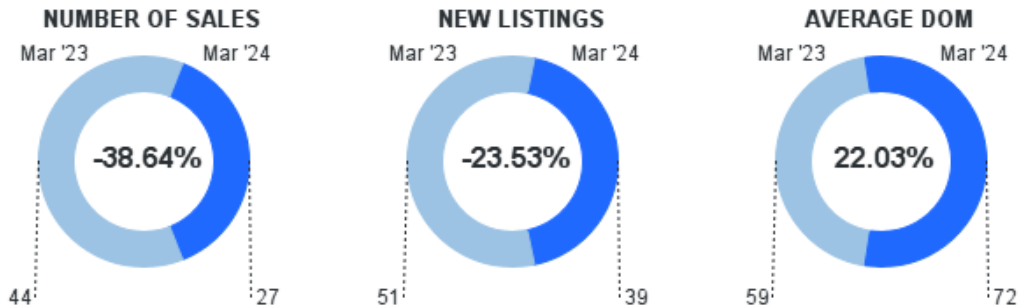


NORWALK | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



9.68%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

26.11%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

14.02%

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

28.48%

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

Mar '23 Mar '24

AREA REPORT

NORWALK

FULL MARKET SUMMARY

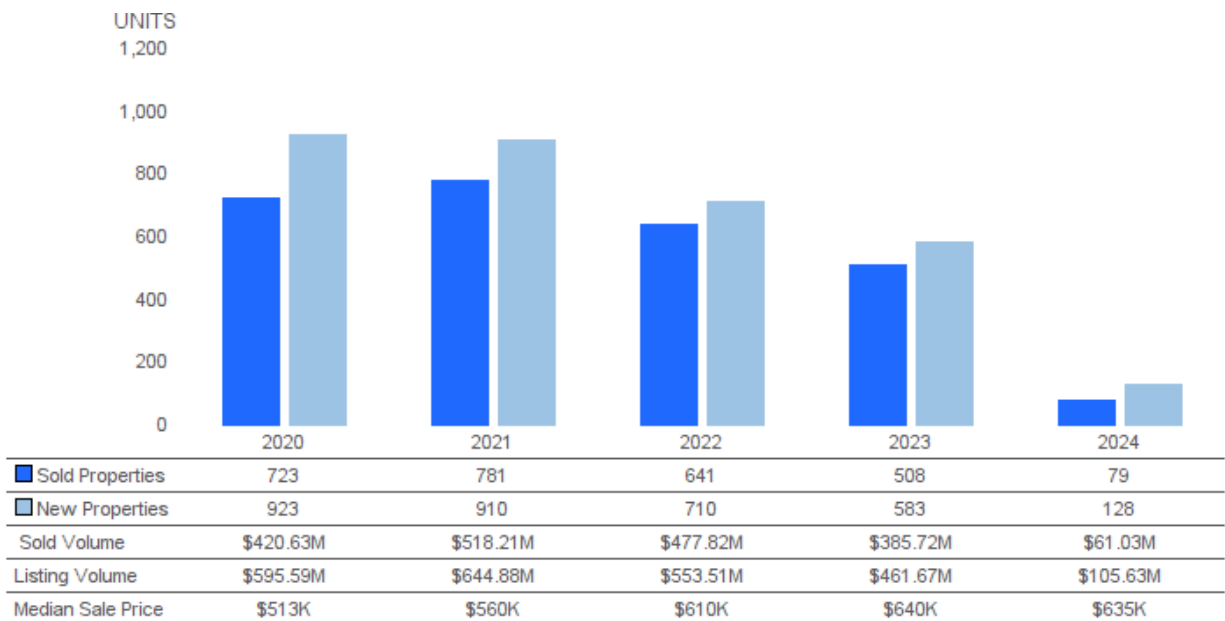
March 2024 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	39	51	-23.53% ↓	128	142	-9.86% ↓
Sold Listings	27	44	-38.64% ↓	79	92	-14.13% ↓
Median List Price (Solds)	\$683,000	\$599,000	14.02% ↑	\$600,000	\$589,900	1.71% ↑
Median Sold Price	\$680,000	\$620,000	9.68% ↑	\$635,450	\$607,140	4.66% ↑
Median Days on Market	52	39	33.33% ↑	41	42	-2.38% ↓
Average List Price (Solds)	\$868,982	\$676,364	28.48% ↑	\$750,529	\$693,070	8.29% ↑
Average Sold Price	\$885,026	\$701,777	26.11% ↑	\$772,516	\$700,499	10.28% ↑
Average Days on Market	72	59	22.03% ↑	52	55	-5.45% ↓
List/Sold Price Ratio	103.4%	102.5%	0.94% ↑	104.2%	100.9%	3.3% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes ?

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

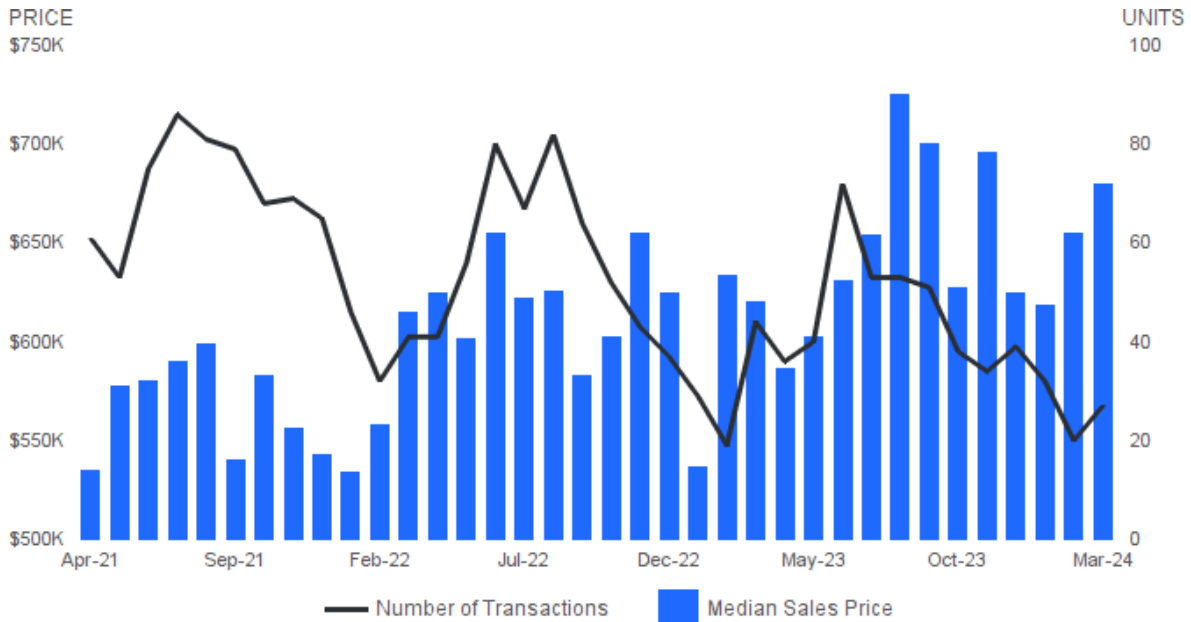


MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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.

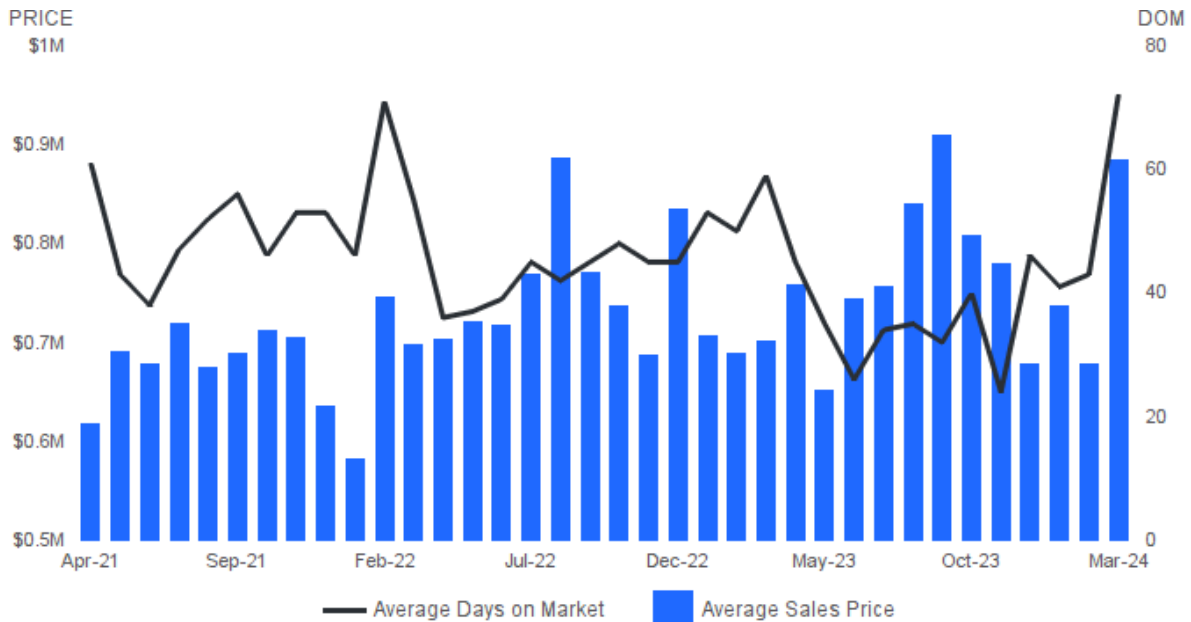


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | 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

March 2024 | 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

March 2024 | 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.

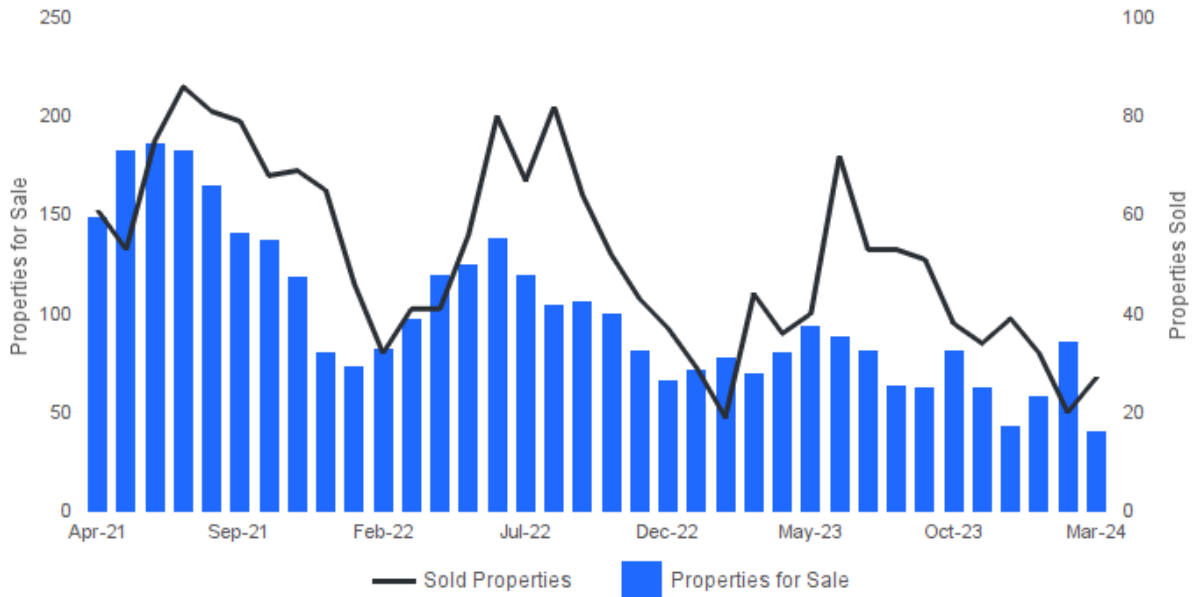


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family Homes ?

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

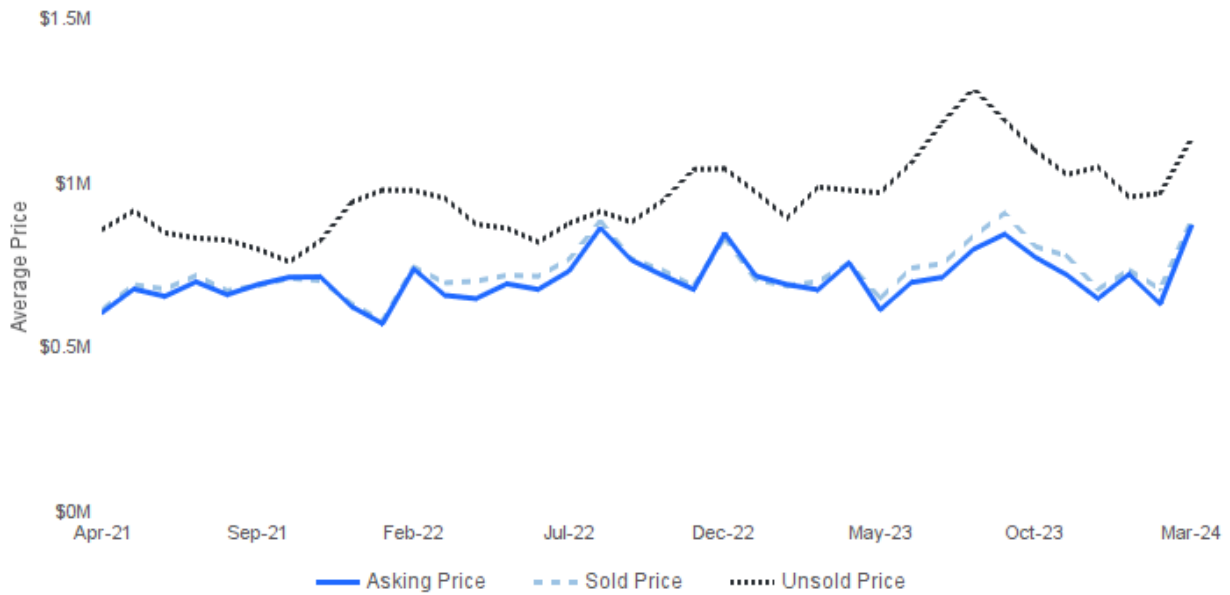
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family Homes ?

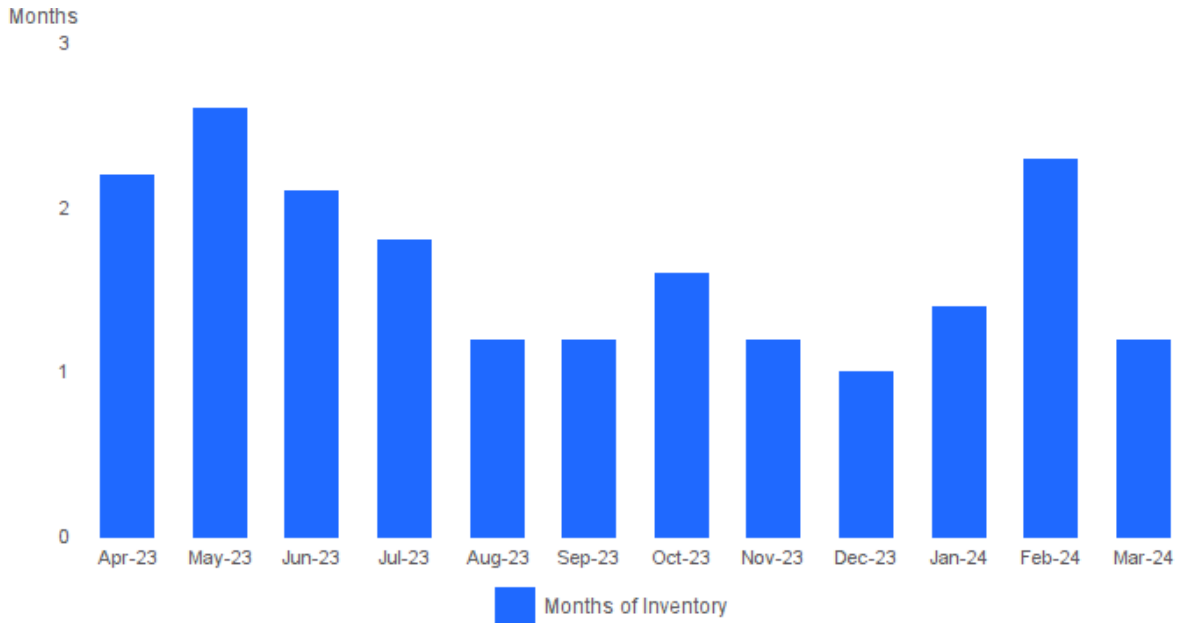
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | 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

March 2024 | 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.

