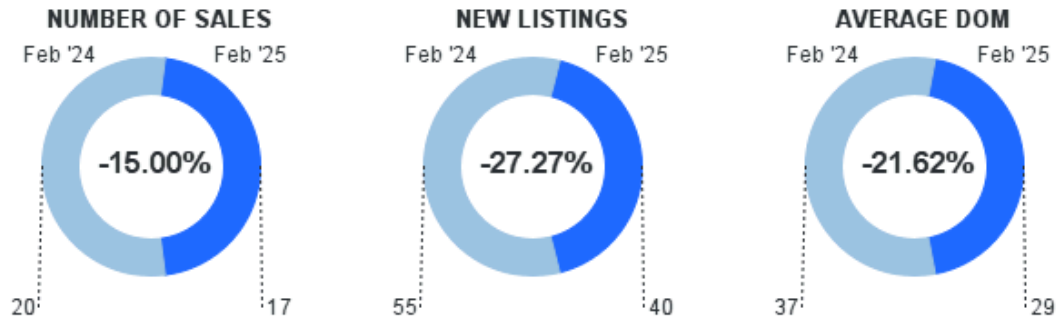


NORWALK | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



10.65% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

35.21% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

16.76% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

35.16% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '24  Feb '25

AREA REPORT

NORWALK

FULL MARKET SUMMARY

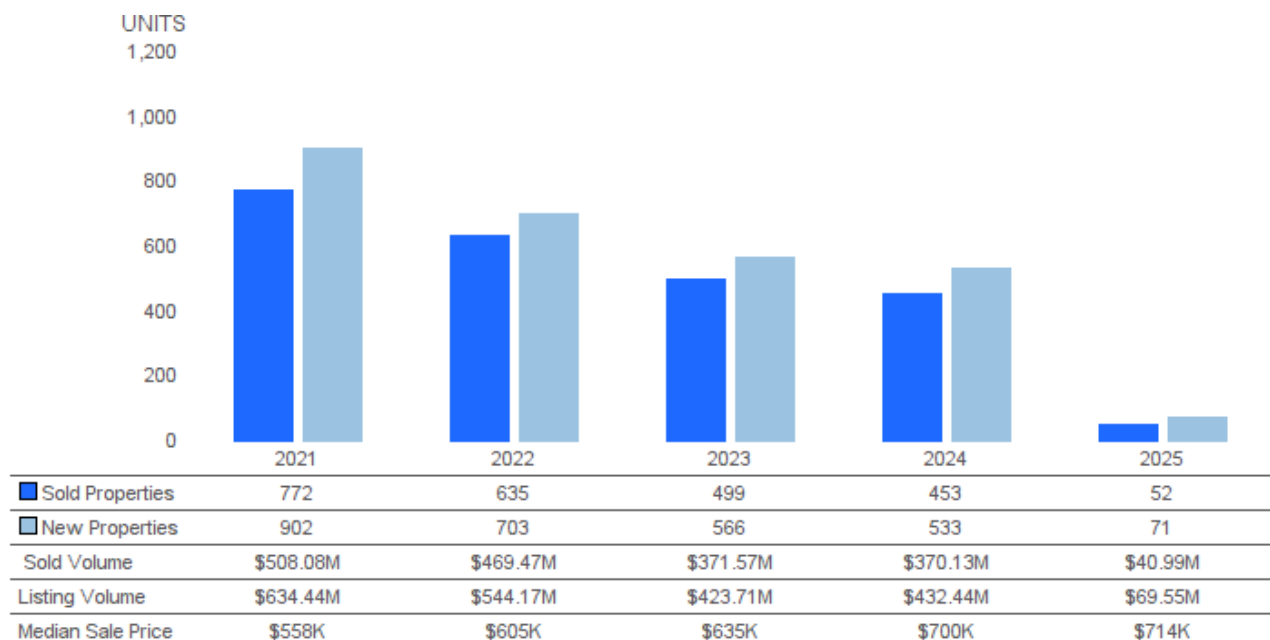
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	40	55	-27.27% ↓	71	88	-19.32% ↓
Sold Listings	17	20	-15% ↓	52	49	6.12% ↑
Median List Price (Solds)	\$700,000	\$599,500	16.76% ↑	\$689,500	\$579,000	19.08% ↑
Median Sold Price	\$725,000	\$655,225	10.65% ↑	\$714,000	\$620,000	15.16% ↑
Median Days on Market	8	16	-50% ↓	14	27	-48.15% ↓
Average List Price (Solds)	\$855,771	\$633,141	35.16% ↑	\$765,294	\$643,761	18.88% ↑
Average Sold Price	\$917,716	\$678,728	35.21% ↑	\$788,307	\$672,613	17.2% ↑
Average Days on Market	29	37	-21.62% ↓	31	37	-16.22% ↓
List/Sold Price Ratio	107.7%	107.1%	0.56% ↑	103.4%	104.7%	-1.23% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | 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

February 2025 | 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

February 2025 | 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

February 2025 | Single Family Homes ?

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

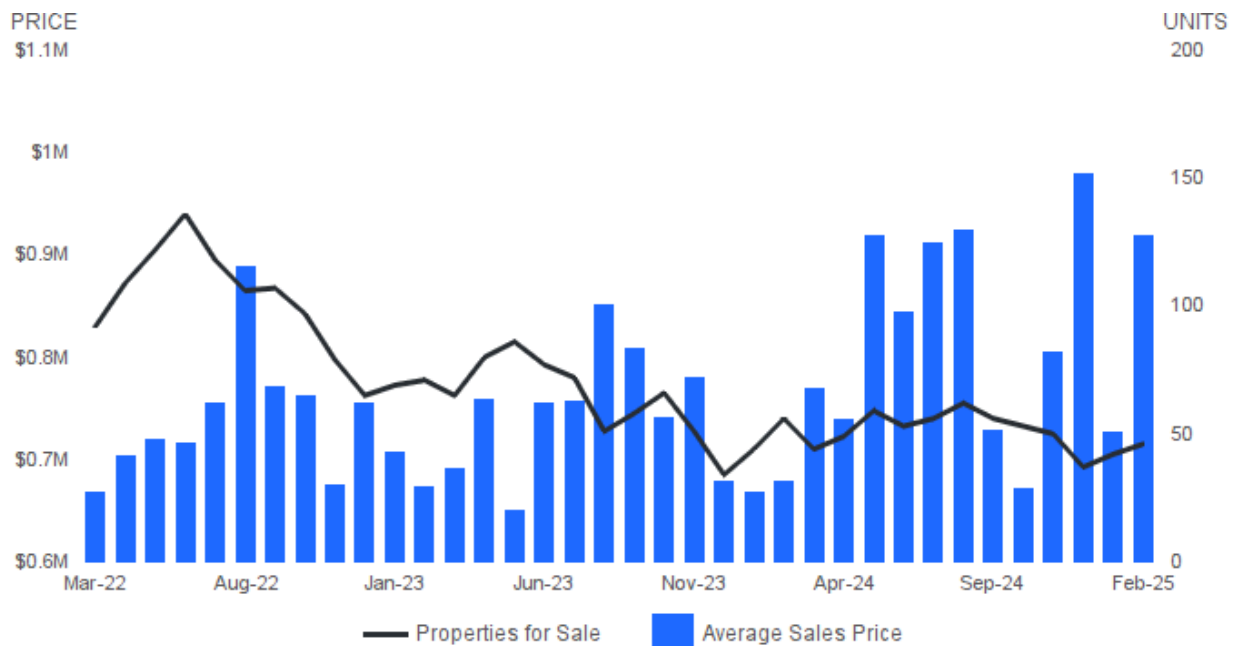


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

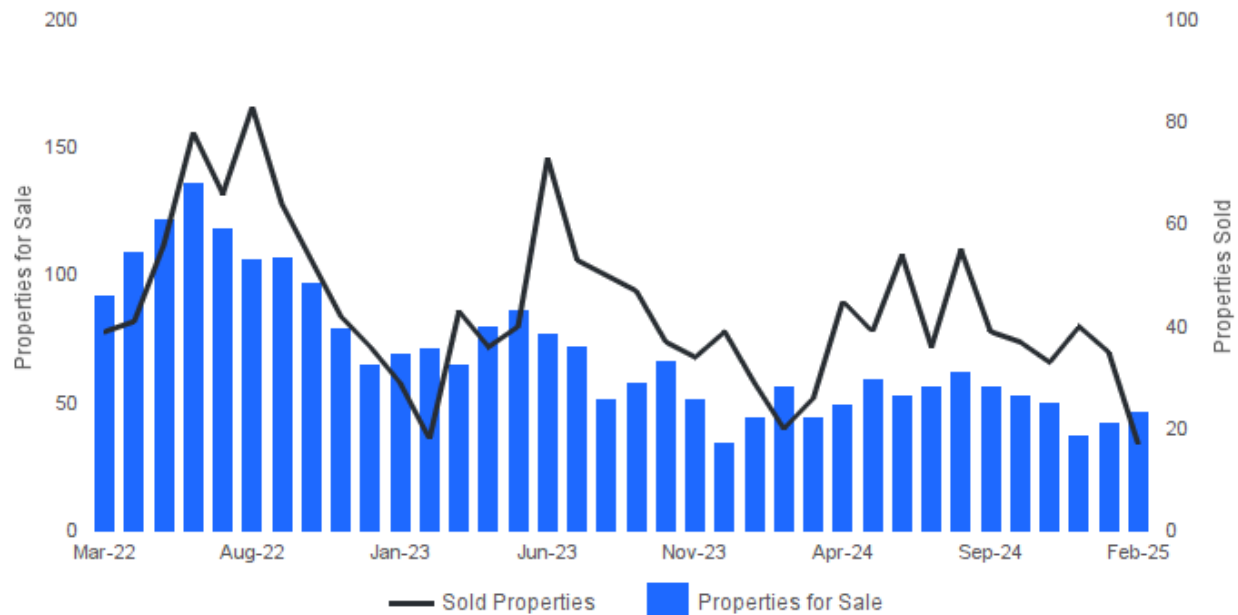


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



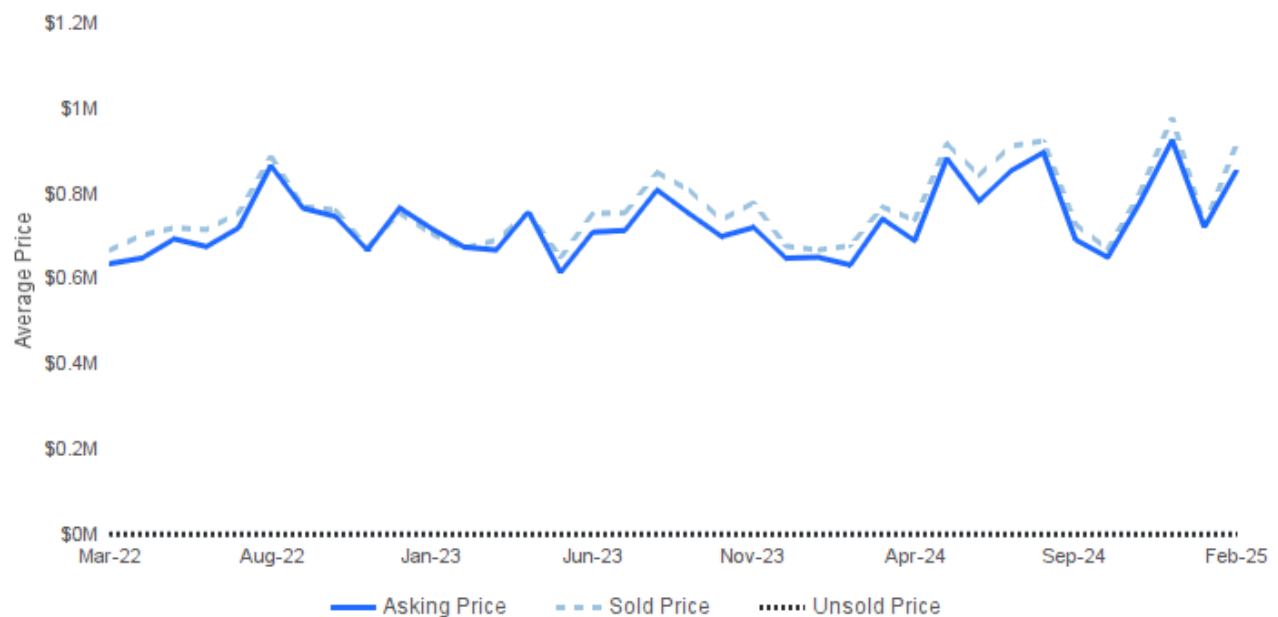
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

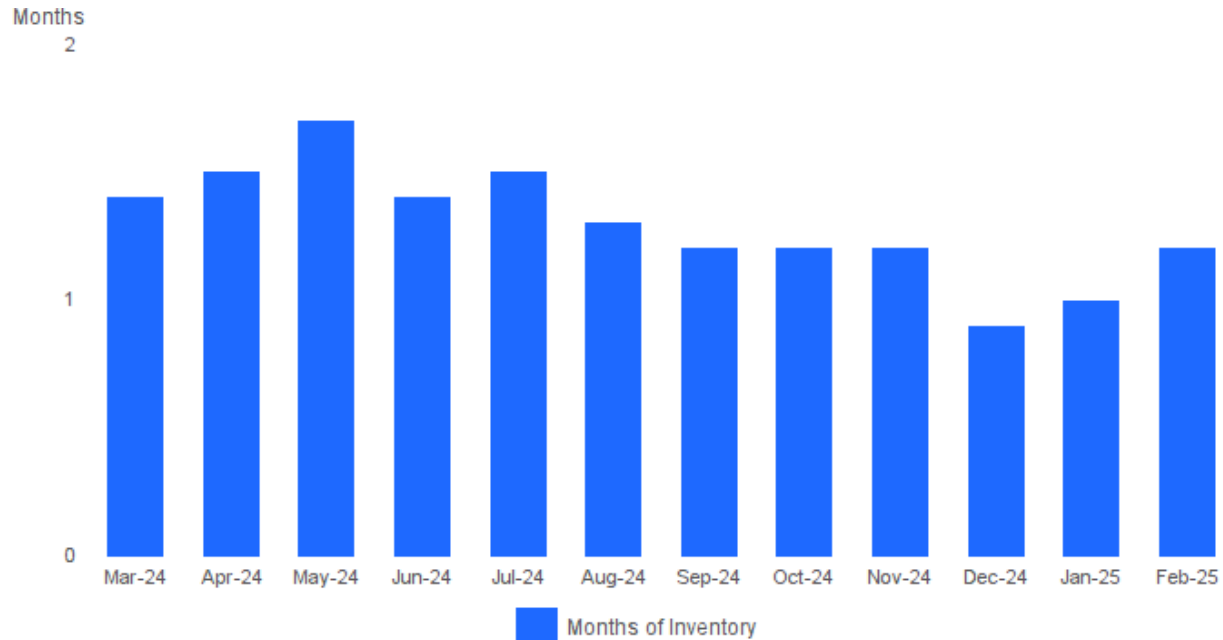
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

