

NORWALK | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



5.26% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-2.06% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-5.89% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-3.08% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Mar '24  Mar '25

AREA REPORT

NORWALK

FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	48	39	23.08% ↑	121	127	-4.72% ↓
Sold Listings	27	26	3.85% ↑	79	75	5.33% ↑
Median List Price (Solds)	\$639,000	\$679,000	-5.89% ↓	\$679,000	\$599,000	13.36% ↑
Median Sold Price	\$700,000	\$665,000	5.26% ↑	\$713,000	\$626,000	13.9% ↑
Median Days on Market	13	20	-35% ↓	14	23	-39.13% ↓
Average List Price (Solds)	\$718,233	\$741,058	-3.08% ↓	\$749,210	\$677,491	10.59% ↑
Average Sold Price	\$753,222	\$769,066	-2.06% ↓	\$776,316	\$706,050	9.95% ↑
Average Days on Market	27	33	-18.18% ↓	30	35	-14.29% ↓
List/Sold Price Ratio	106.2%	103.9%	2.28% ↑	104.4%	104.4%	-0.03% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

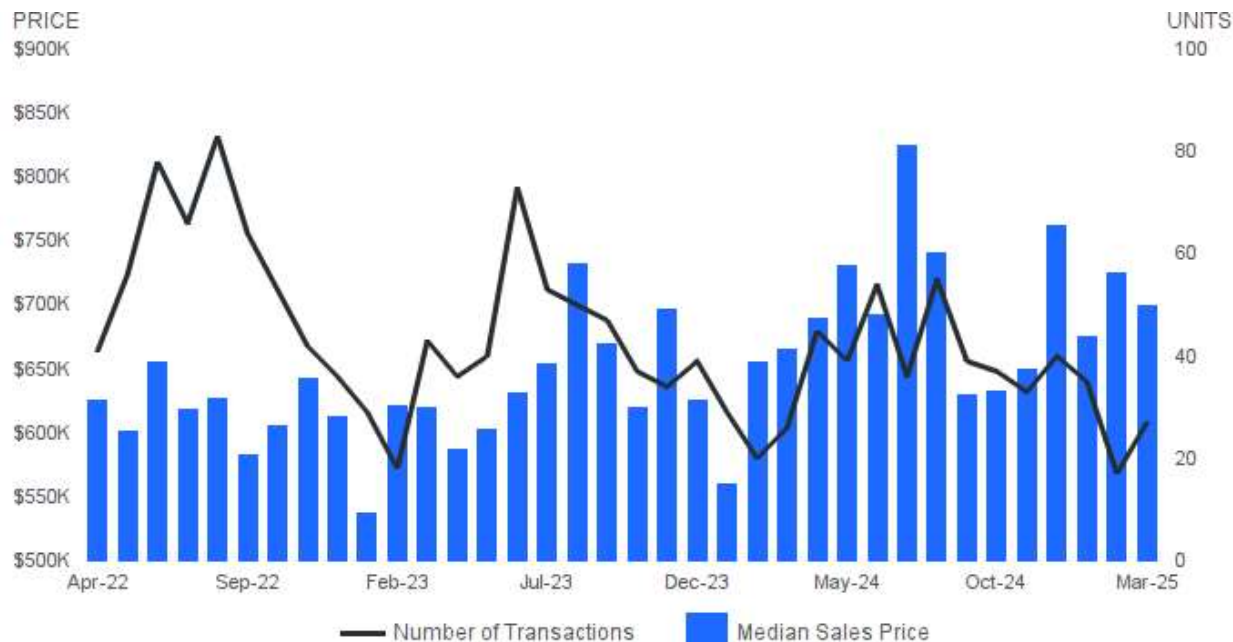
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2025 | Single Family Homes ?

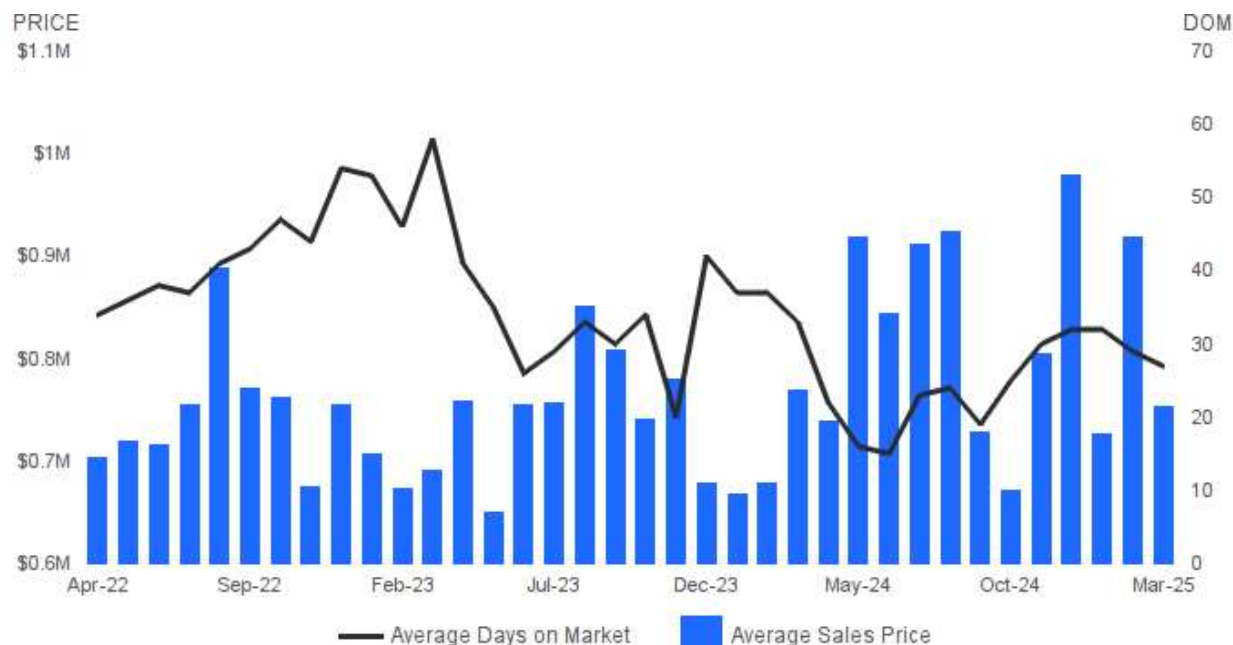
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

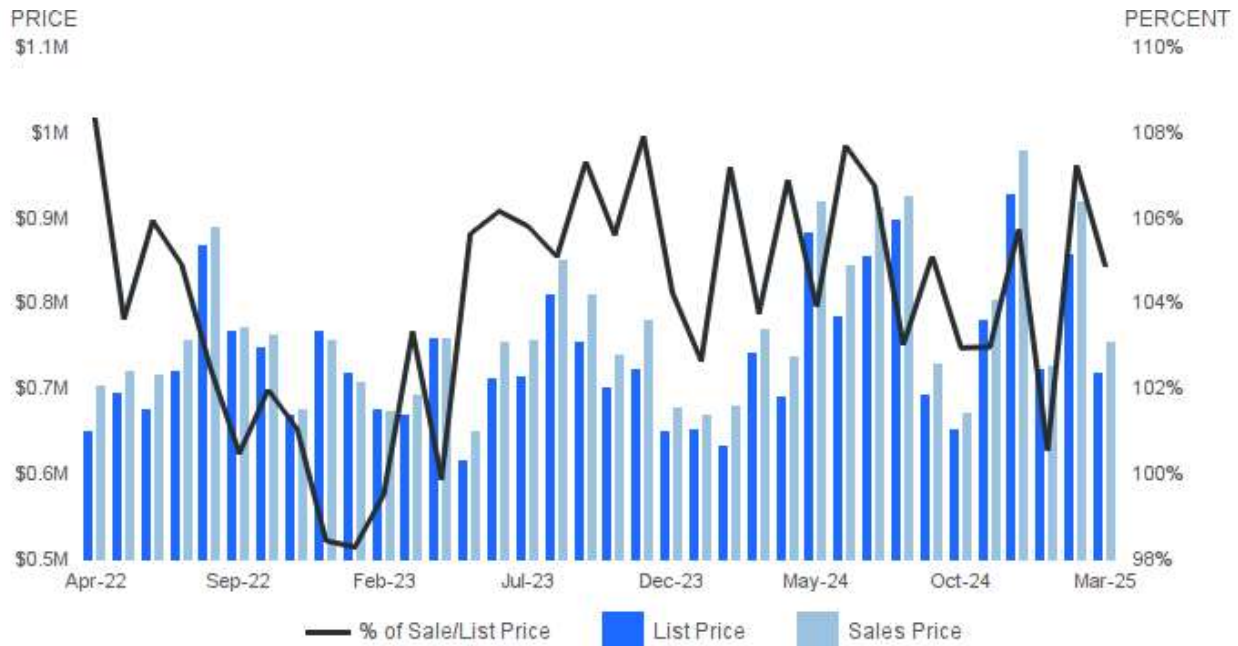
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

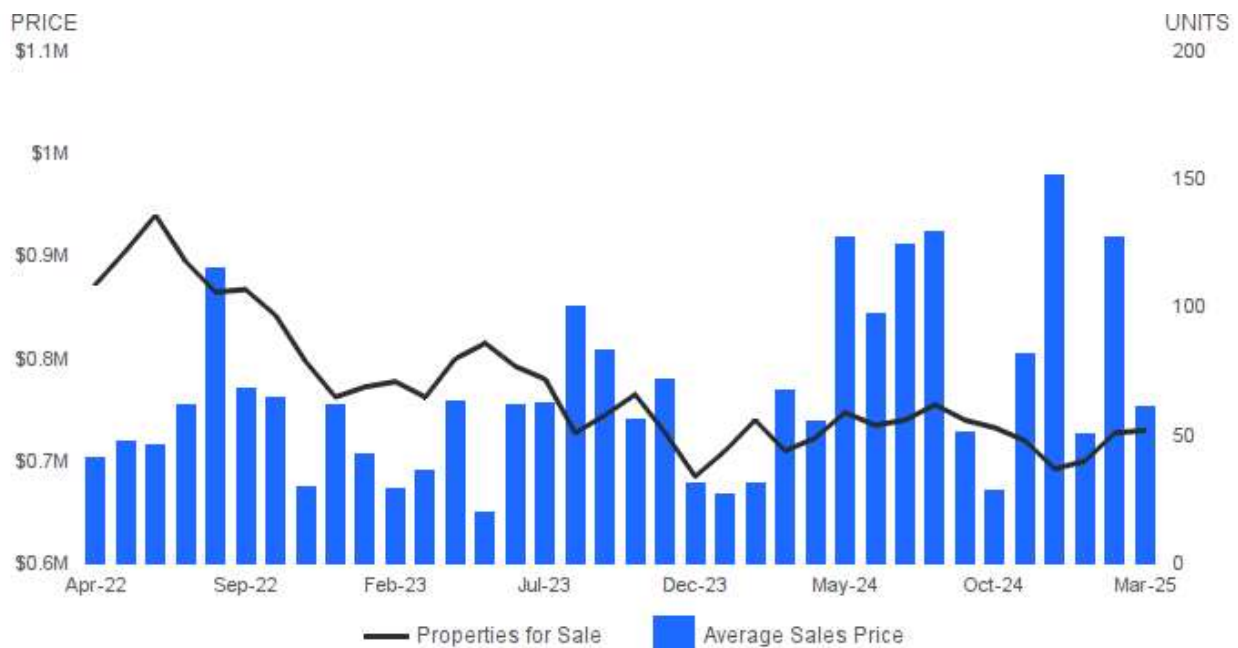


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

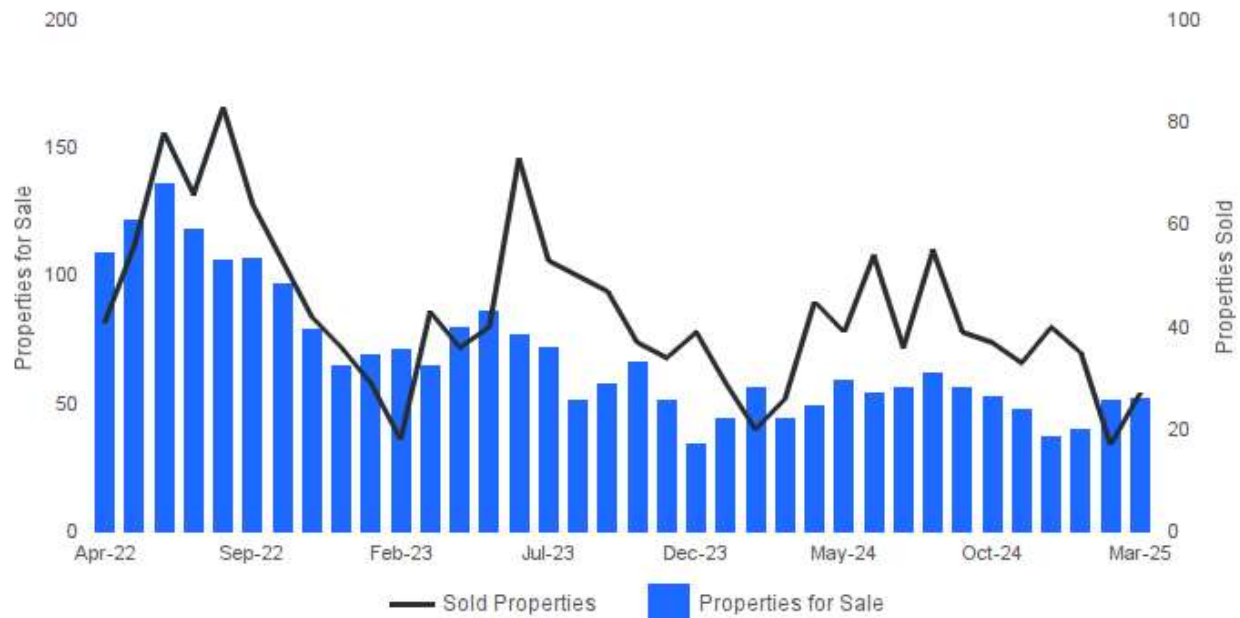


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



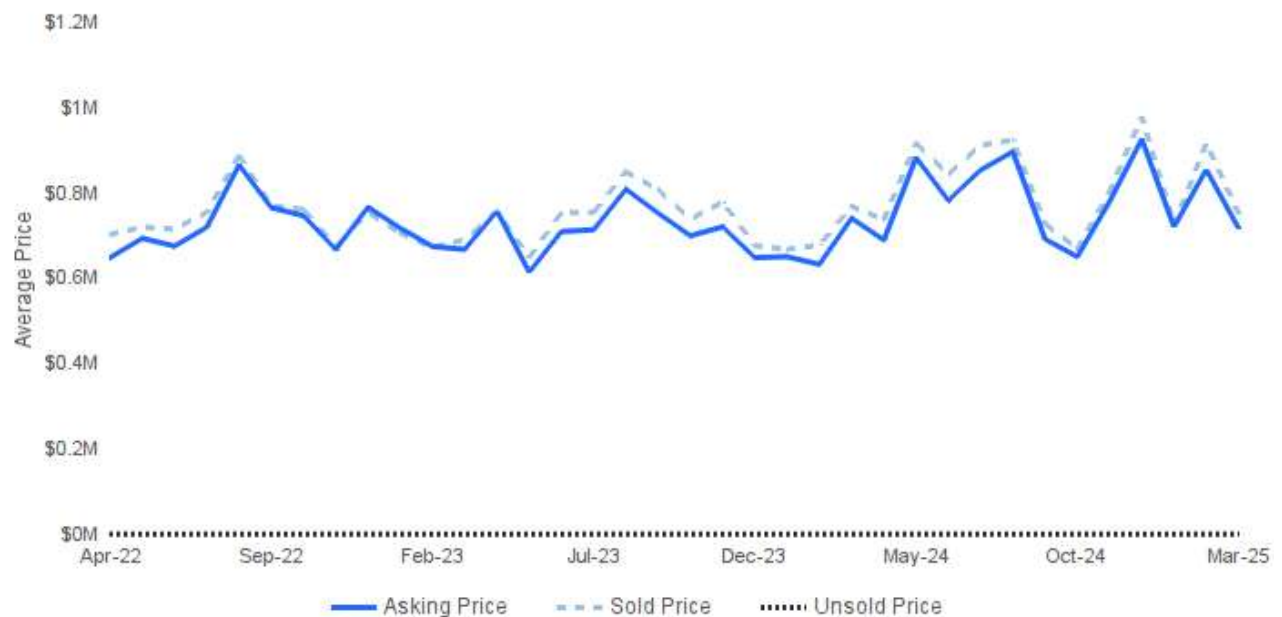
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

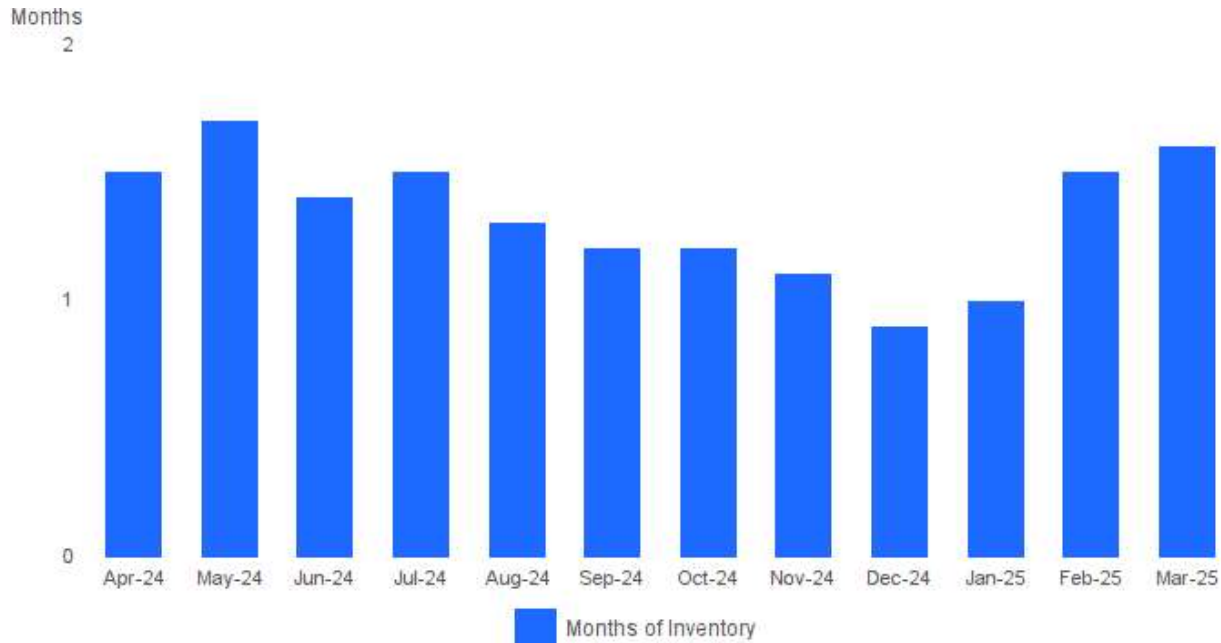
Unsold Price | the average active list price



ABSORPTION RATE

March 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

March 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.

