

City: Norwalk



Barbara Sweeney

Residential Real Estate Specialist

(203) 451-6522

www.BarbaraSweeneyHomes.com
Barbara.Sweeney@cbmoves.com

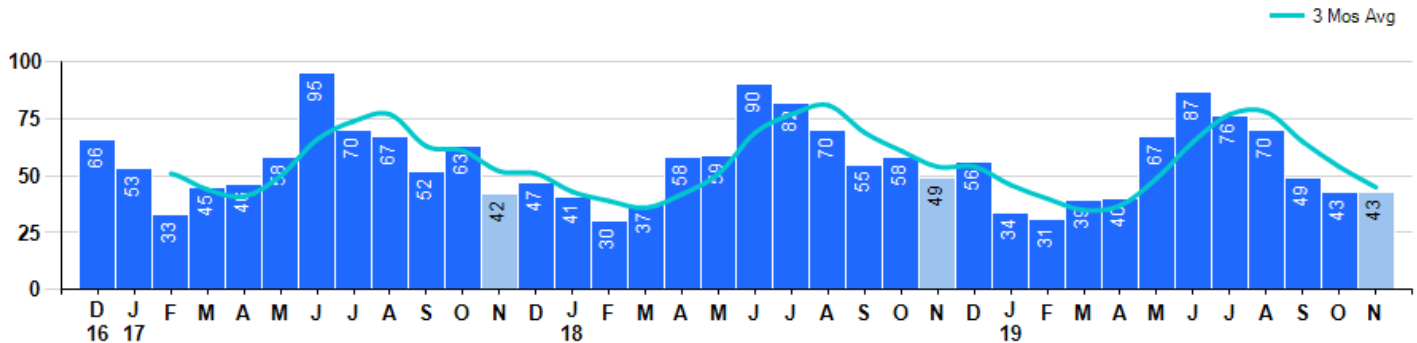
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$580,000	-3%		-6%				
Average List Price of all Current Listings	\$846,984	-2%		1%				
November Median Sales Price	\$494,000	3%	2%	10%	2%	\$487,890	0%	1%
November Average Sales Price	\$730,560	16%	15%	40%	22%	\$598,880	-1%	0%
Total Properties Currently for Sale (Inventory)	309	-17%		5%				
November Number of Properties Sold	43	0%		-12%			-8%	
November Average Days on Market (Solds)	83	11%	-7%	-16%	15%	89	29%	24%
Asking Price per Square Foot (based on New Listings)	\$331	11%	13%	17%	20%	\$285	3%	3%
November Sold Price per Square Foot	\$292	-3%	4%	25%	14%	\$262	1%	2%
November Month's Supply of Inventory	7.2	-17%	-9%	19%	31%	7.3	31%	34%
November Sale Price vs List Price Ratio	96.1%	-0.5%	1%	2%	0.6%	94.8%	-0.7%	-0.7%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

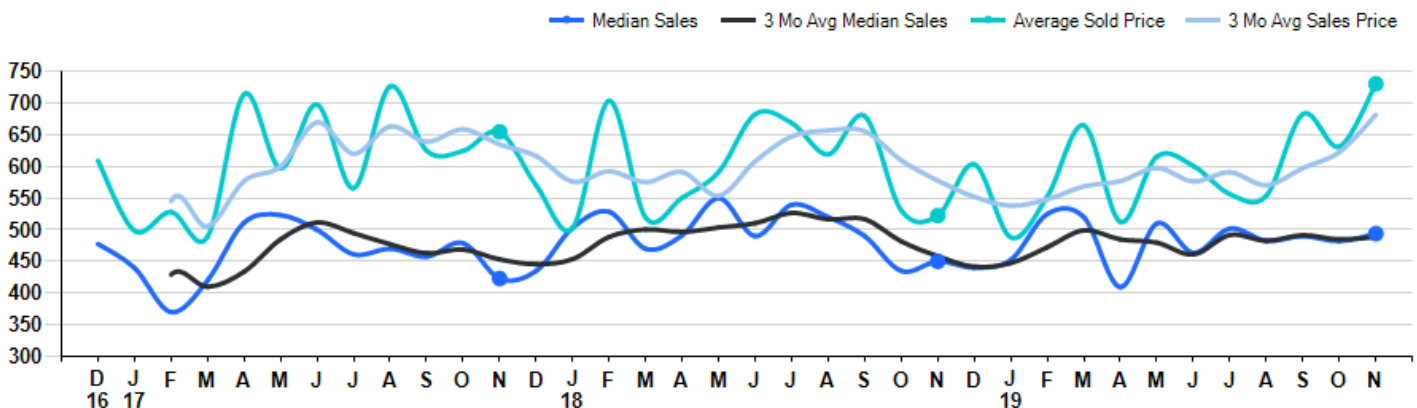
November Property sales were 43, down -12.2% from 49 in November of 2018 and equal to 0.0% 43 sales last month. November 2019 sales were at a mid level compared to November of 2018 and 2017. November YTD sales of 579 are running -7.9% behind last year's year-to-date sales of 629.



Prices

The Median Sales Price in November was \$494,000, up 9.8% from \$450,000 in November of 2018 and up 2.5% from \$482,000 last month. The Average Sales Price in November was \$730,560, up 39.8% from \$522,454 in November of 2018 and up 15.7% from \$631,491 last month. November 2019 ASP was at highest level compared to November of 2018 and 2017.

Median means Middle (the same # of properties sold above and below Median) (000's)



City: Norwalk

Price Range: 0 to 999999999 | Properties: Single Family Home



Barbara Sweeney

Residential Real Estate Specialist

(203) 451-6522

www.BarbaraSweeneyHomes.com

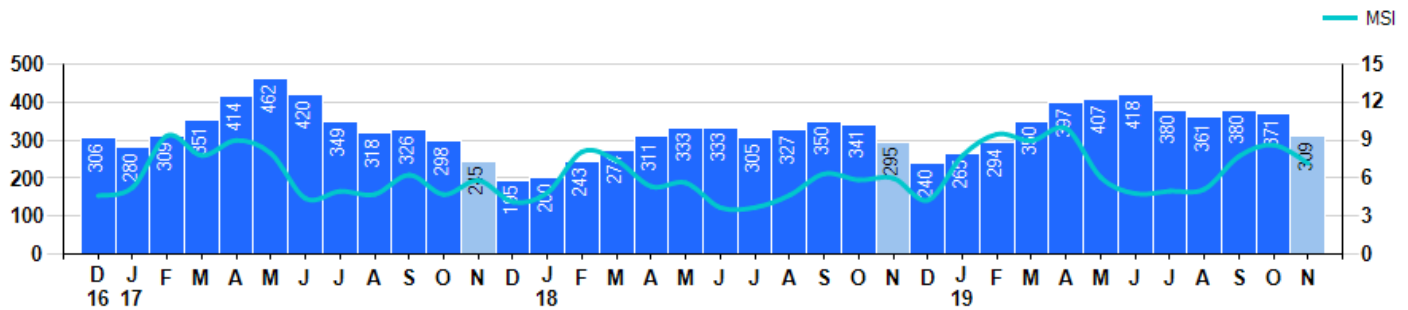
Barbara.Sweeney@cbmoves.com

Inventory & MSI

The Total Inventory of Properties available for sale as of November was 309, down -16.7% from 371 last month and up 4.7% from 295 in November of last year. November 2019 Inventory was at highest level compared to November of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2019 MSI of 7.2 months was at its highest level compared with November of 2018 and 2017.

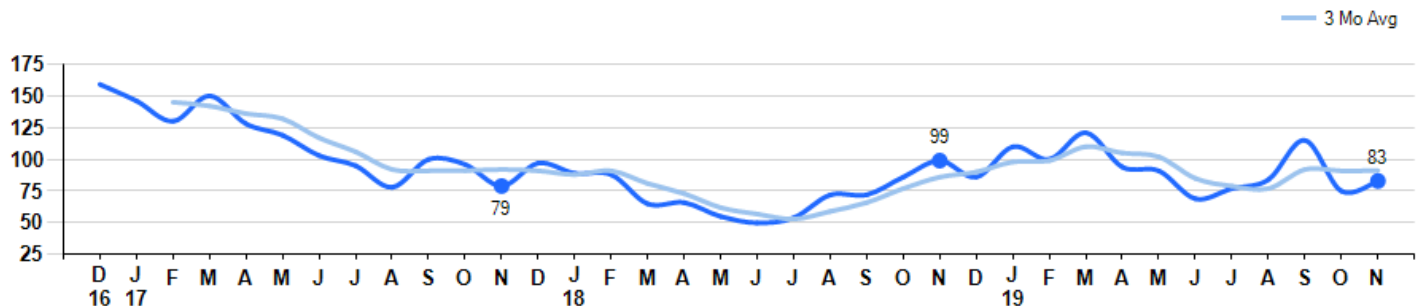
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for November was 83, up 10.7% from 75 days last month and down -16.2% from 99 days in November of last year. The November 2019 DOM was at a mid range compared with November of 2018 and 2017.

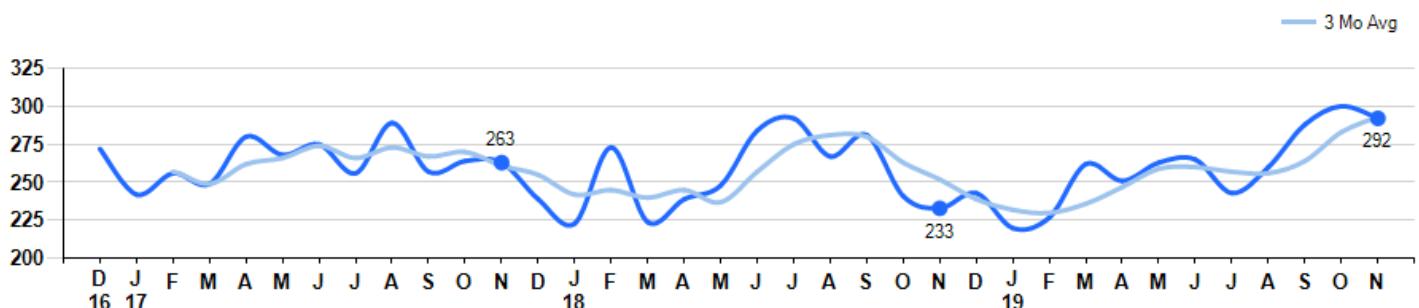
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The November 2019 Selling Price per Square Foot of \$292 was down -2.7% from \$300 last month and up 25.3% from \$233 in November of last year.

Average Selling Price per Square Foot for properties that sold during the month





City: Norwalk



Barbara Sweeney

Residential Real Estate Specialist

(203) 451-6522

www.BarbaraSweeneyHomes.com

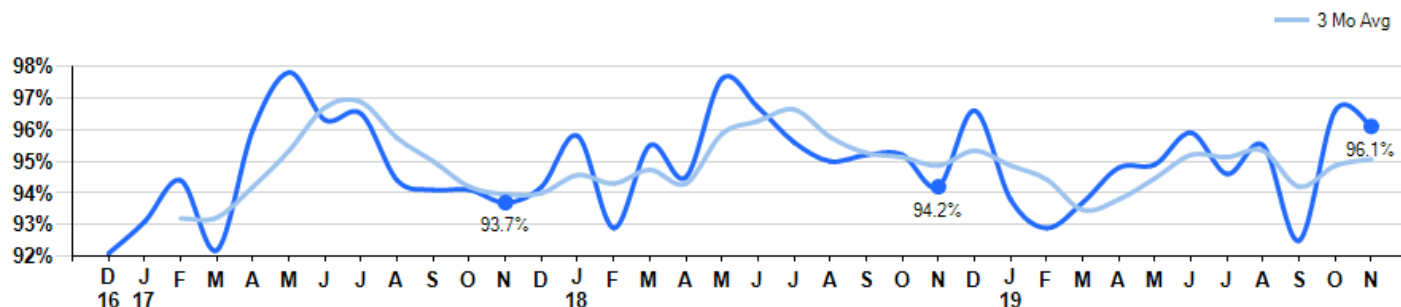
Barbara.Sweeney@cbmoves.com

Price Range: 0 to 999999999 | Properties: Single Family Home

Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The November 2019 Selling Price vs List Price of 96.1% was down from 96.6% last month and up from 94.2% in November of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in November 2019 was 39, down -53.6% from 84 last month and down -27.8% from 54 in November of last year.

Inventory New Listings Sold

