

# Market Trends Report

## April 2025

 Property Type

Single Family

 Date Range

May 2022 - April 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY  
Norwalk



**Judy Michaelis**

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty  
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Overview

The overview below shows real estate activity from January 2025 to April 2025. You will see data comparisons between April and the previous month, the last three months and April 2024.

Overview	Monthly Trends				
	YTD Avg.	April	March	Jan. - Mar.	Apr. 2024
New Listings	184	48	54	45	62
Average Sales Price per Square Foot	457	482	459	449	412
Average Days on Market	54	56	46	53	44
Number of Properties for Sale	312	74	86	79	94
Average List Price	\$966,447	\$1,114,595	\$1,014,159	\$917,064	\$977,952
Median List Price	\$738,489	\$749,495	\$744,462	\$734,821	\$780,000
Average Sales Price	\$988,329	\$961,918	\$968,273	\$997,133	\$1,061,444
Median Sales Price	\$773,894	\$825,000	\$765,000	\$756,858	\$736,500
Sales Price / List Price Ratio	105.88%	108.02%	106.83%	105.17%	105.68%
Number of Properties Sold	126	35	33	30	54
Month's Supply of Inventory	2.69	2.11	2.61	2.88	1.74
Absorption Rate	0.4	0.47	0.38	0.38	0.57



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Average & Median Sales Price

The median sales price in April 2025 was \$825,000, up 7.84% from \$765,000 from the previous month and 12.02% higher than \$736,500 from April 2024. The April 2025 median sales price was at its highest level compared to April 2024 and 2023. The average sales price in April 2025 was \$961,918, equal to the previous month and -9.38% lower than \$1,061,444 from April 2024. The April 2025 average sale price was at a mid level compared to April 2024 and 2023.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The April 2025 sales price/list price ratio was 108.02%, up from 106.83% from the previous month and up from 105.68% from April 2024.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

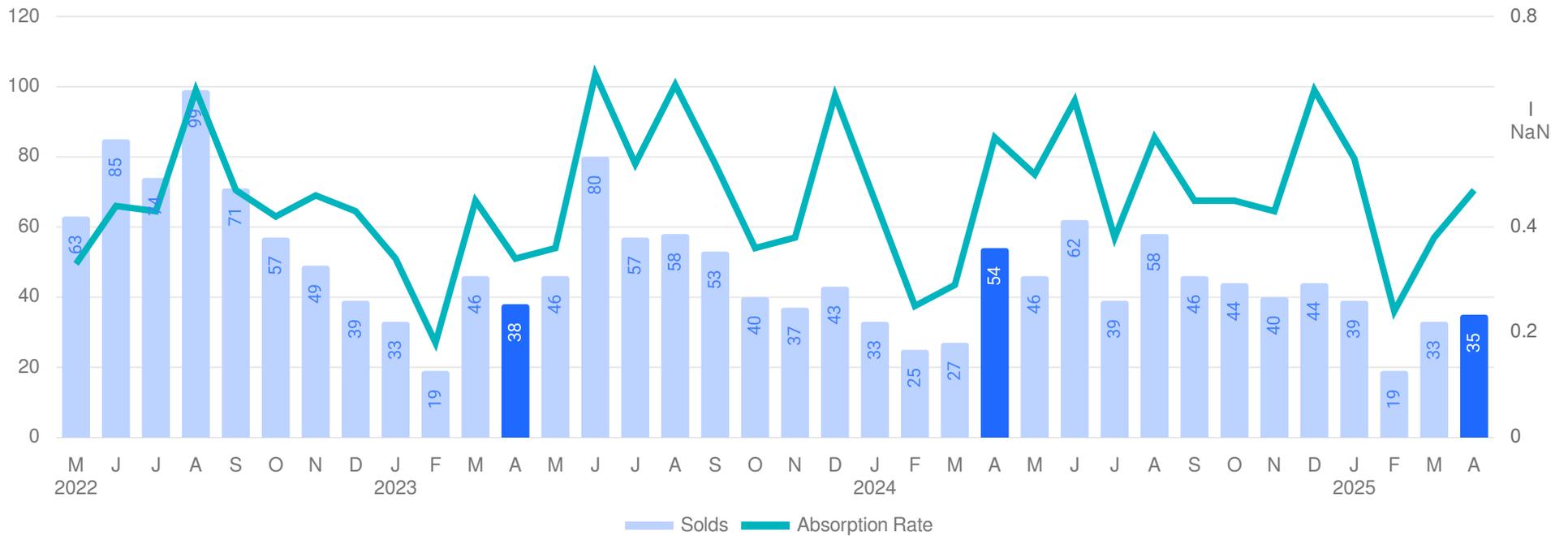
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 35, up 6.06% from 33 from the previous month and -35.19% lower than 54 from April 2024. The April 2025 sales were at its lowest level compared to April 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

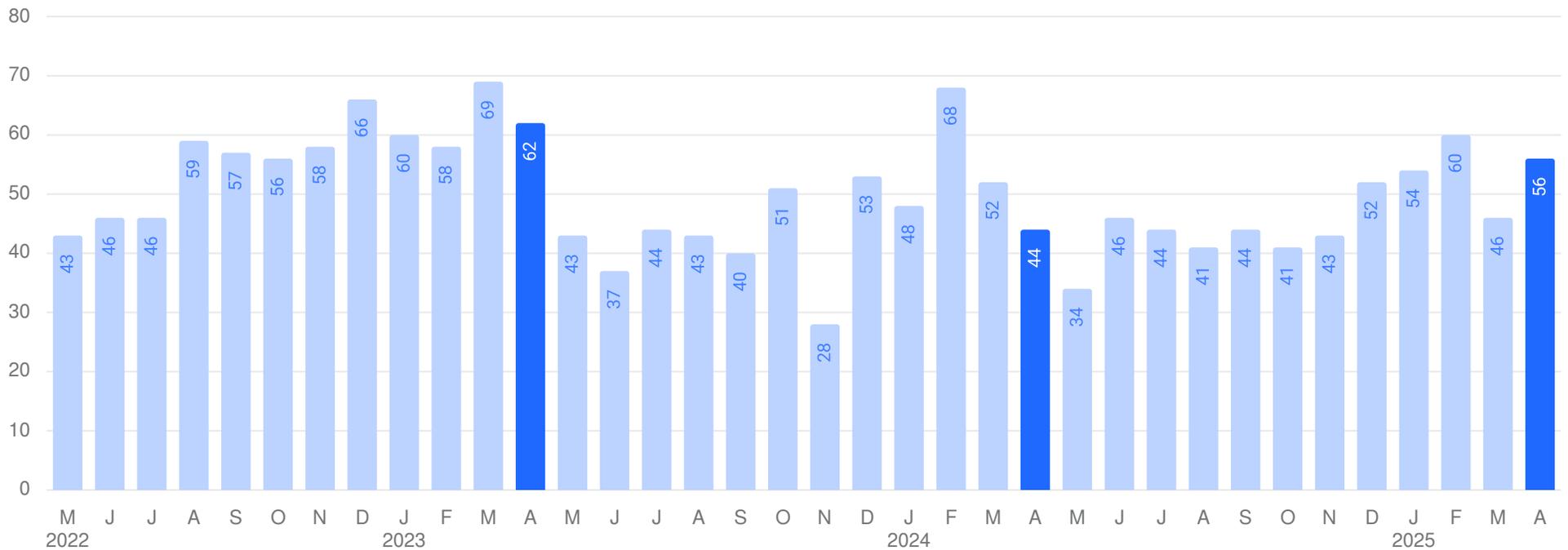
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for April 2025 was 56 days, up 21.74% from 46 days from the previous month and 27.27% higher than 44 days from April 2024. The April 2025 DOM was at a mid level compared with April 2024 and 2023.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in April 2025 was \$482, up 5.01% from \$459 from the previous month and 16.99% higher than \$412 from April 2024.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

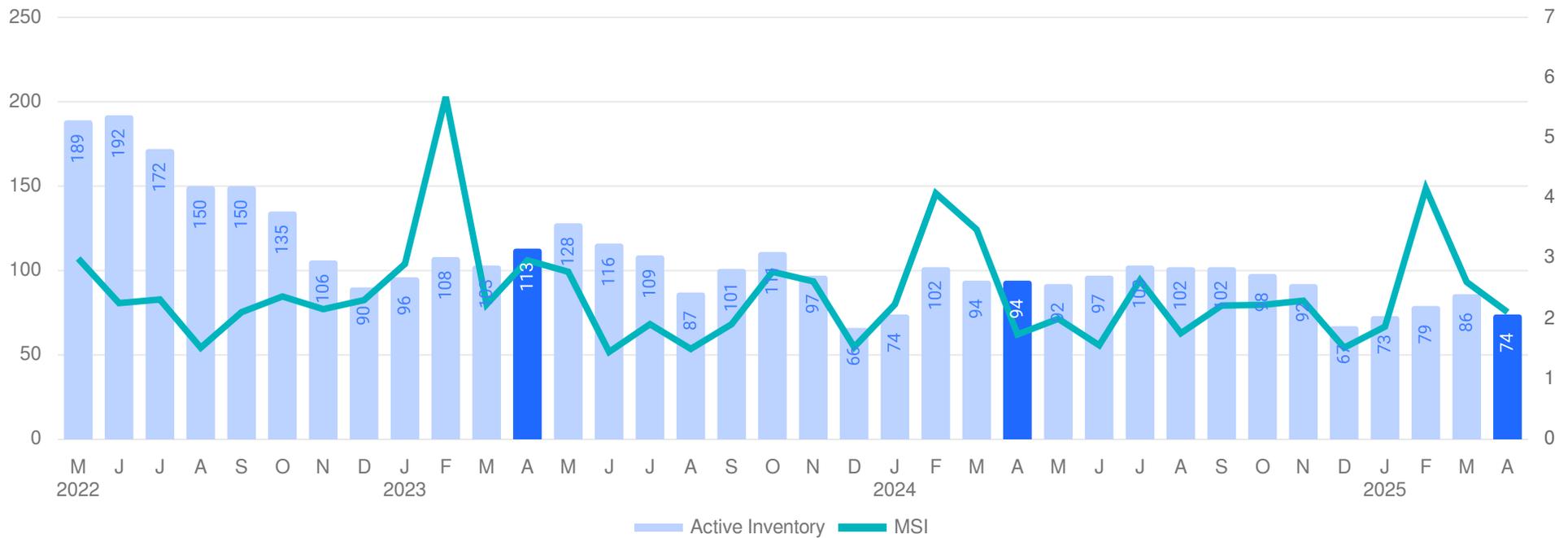
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Inventory & MSI

The number of properties for sale in April 2025 was 74, down -13.95% from 86 from the previous month and -21.28% lower than 94 from April 2024. The April 2025 inventory was at its lowest level compared with April 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2025 MSI of 2.11 months was at a mid level compared with April 2024 and 2023.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

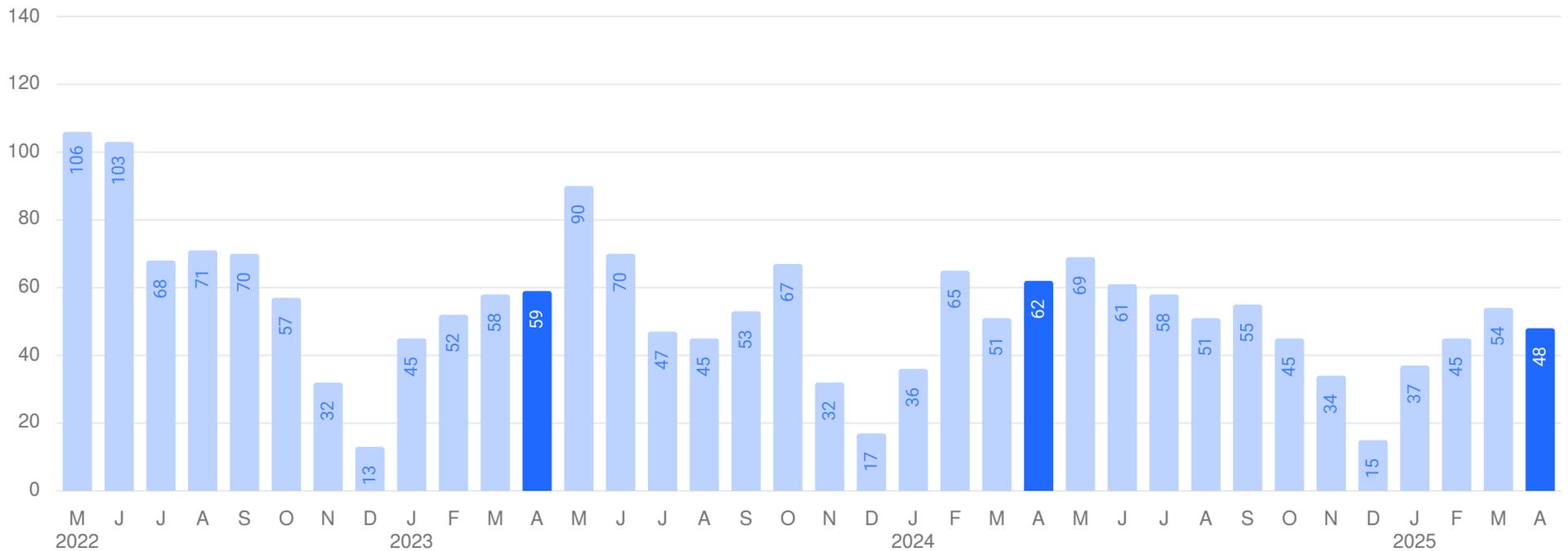
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Norwalk**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## New Listings

The number of new listings in April 2025 was 48, down -11.11% from 54 from the previous month and -22.58% lower than 62 from April 2024. The April 2025 listings were at its lowest level compared to April 2024 and 2023.



Based on information from SmartMLS for the period 05/01/2022 through 4/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.