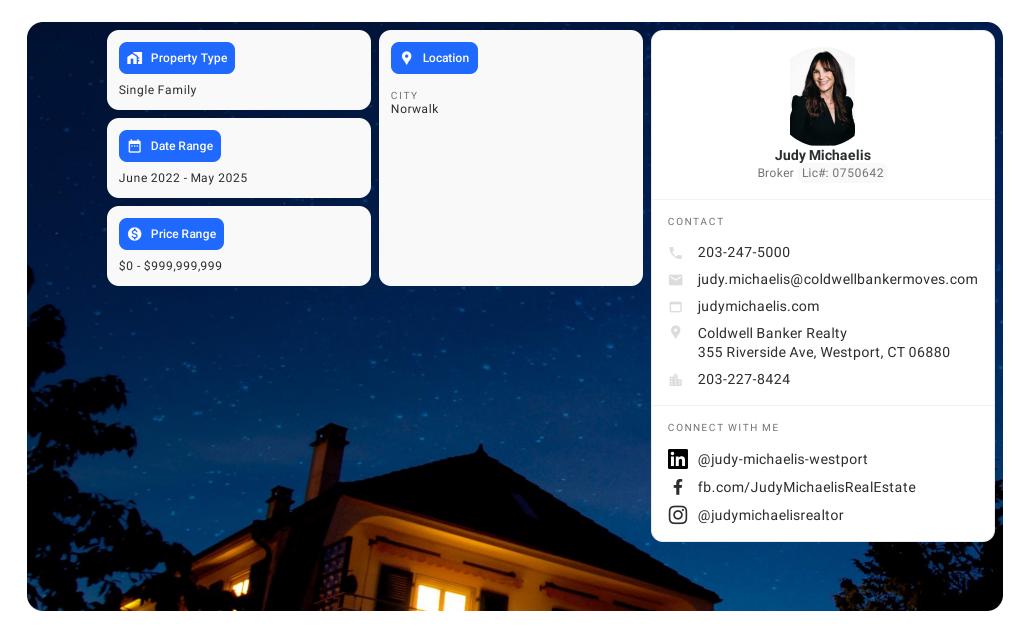


Market Trends Report May 2025





25

 Judy Michaelis
 M: 203-247-5000

 Broker
 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 May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

		Monthly Trends				
Overview	YTD Avg.	Мау	April	Feb Apr.	May. 2024	
New Listings	280	92	51	50	69	
Average Sales Price per Square Foot	456	454	480	473	427	
Average Days on Market	53	52	53	53	34	
Number of Properties for Sale	437	101	91	87	92	
Average List Price	\$1,025,567	\$1,293,038	\$1,058,644	\$1,013,540	\$990,734	
Median List Price	\$750,474	\$825,000	\$719,999	\$744,974	\$729,950	
Average Sales Price	\$968,769	\$877,361	\$975,087	\$1,010,527	\$968,617	
Median Sales Price	\$779,615	\$802,500	\$825,000	\$790,192	\$846,000	
Sales Price / List Price Ratio	105.52%	103.5%	108.58%	107.38%	105.49%	
Number of Properties Sold	176	46	39	30	46	
Month's Supply of Inventory	2.68	2.2	2.33	3.1	2	
Absorption Rate	0.4	0.46	0.43	0.34	0.5	





elis 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

Average & Median Sales Price

The median sales price in May 2025 was \$802,500, down -2.73% from \$825,000 from the previous month and -5.14% lower than \$846,000 from May 2024. The May 2025 median sales price was at a mid level compared to May 2024 and 2023. The average sales price in May 2025 was \$877,361, down -10.02% from \$975,087 from the previous month and -9.42% lower than \$968,617 from May 2024. The May 2025 average sale price was at a mid level compared to May 2024.



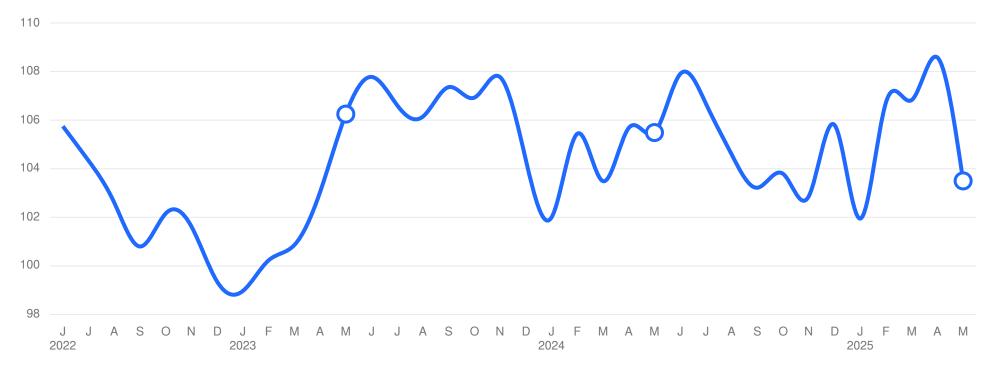




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Norwalk** Price Range: \$0 -\$999,999,999 Properties: Single Family

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 May 2025 sales price/list price ratio was 103.5%, down from 108.58% from the previous month and down from 105.49% from May 2024.



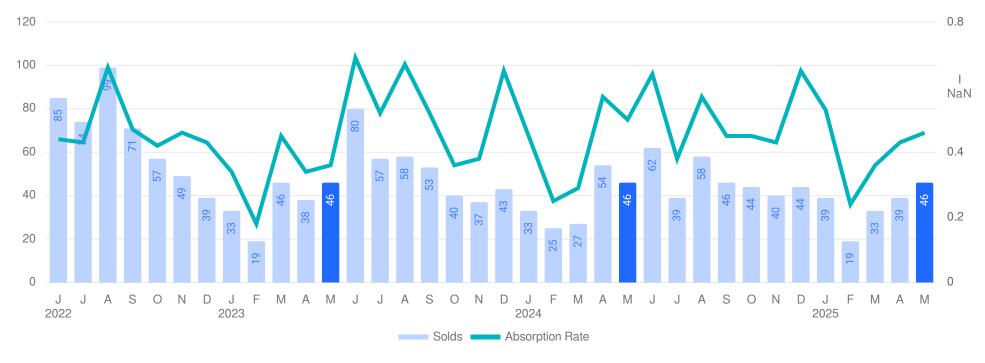




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Norwalk** Price Range: \$0 -\$999,999,999 Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 46, up 17.95% from 39 from the previous month and equal to May 2024. The May 2025 sales were at its lowest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



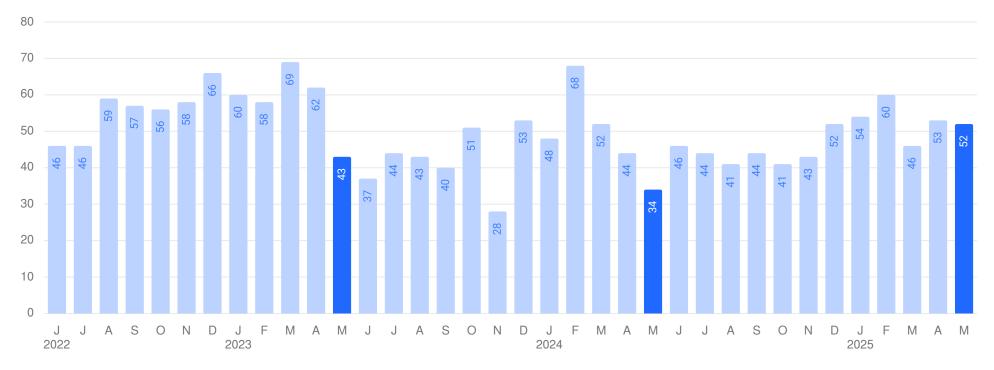




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Norwalk** Price Range: \$0 -\$999,999,999 Properties: Single Family

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 May 2025 was 52 days, down -1.89% from 53 days from the previous month and 52.94% higher than 34 days from May 2024. The May 2025 DOM was at its highest level compared with May 2024 and 2023.



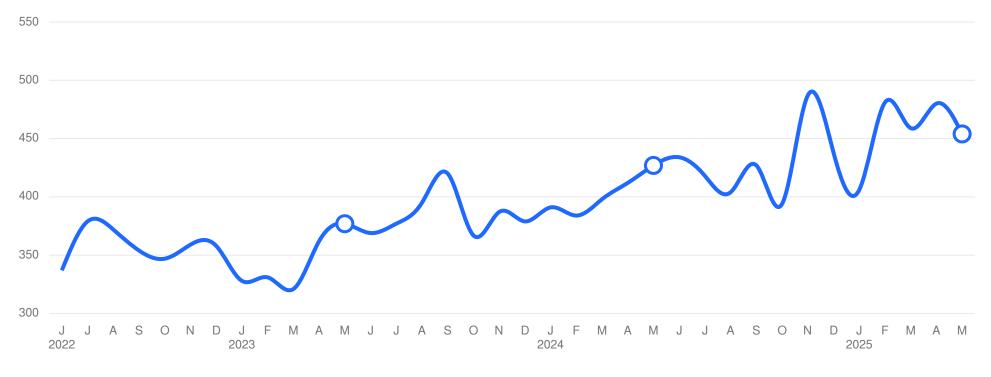




elis M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Norwalk** Price Range: \$0 -\$999,999,999 Properties: Single Family

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 May 2025 was \$454, down -5.42% from \$480 from the previous month and 6.32% higher than \$427 from May 2024.







lis 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 May 2025 was 101, up 10.99% from 91 from the previous month and 9.78% higher than 92 from May 2024. The May 2025 inventory was at a mid level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 2.2 months was at a mid level compared with May 2024 and 2023.





	A	-	
. 1	N	1	
	18		l
	-		

 Judy Michaelis
 M: 203-247-5000

 Broker
 Lic#: 0750642

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 May 2025 was 92, up 80.39% from 51 from the previous month and 33.33% higher than 69 from May 2024. The May 2025 listings were at its highest level compared to May 2024 and 2023.

