

Market Trends Report

June 2025

 Property Type

Single Family

 Date Range

July 2022 - June 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Norwalk



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2024
New Listings	347	63	95	67	61
Average Sales Price per Square Foot	453	438	451	463	434
Average Days on Market	50	36	52	50	46
Number of Properties for Sale	573	108	123	104	97
Average List Price	\$1,060,975	\$1,349,550	\$1,194,085	\$1,088,133	\$924,161
Median List Price	\$759,187	\$828,750	\$799,000	\$752,974	\$788,000
Average Sales Price	\$966,621	\$961,809	\$871,430	\$938,263	\$1,047,368
Median Sales Price	\$793,429	\$877,500	\$787,500	\$792,500	\$745,250
Sales Price / List Price Ratio	105.52%	105.43%	103.59%	106.33%	107.9%
Number of Properties Sold	224	46	48	40	62
Month's Supply of Inventory	2.71	2.35	2.56	2.6	1.56
Absorption Rate	0.39	0.43	0.39	0.38	0.64



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Average & Median Sales Price

The median sales price in June 2025 was \$877,500, up 11.43% from \$787,500 from the previous month and 17.75% higher than \$745,250 from June 2024. The June 2025 median sales price was at its highest level compared to June 2024 and 2023. The average sales price in June 2025 was \$961,809, up 10.37% from \$871,430 from the previous month and -8.17% lower than \$1,047,368 from June 2024. The June 2025 average sale price was at a mid level compared to June 2024 and 2023.



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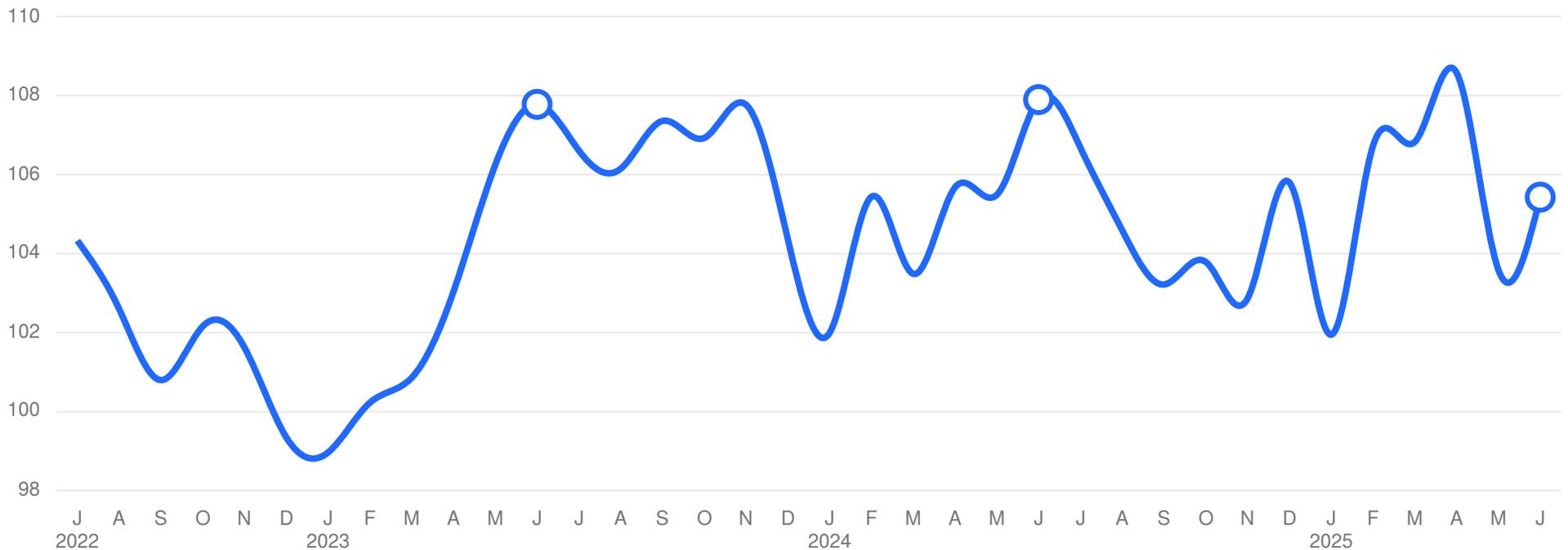
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Sales Price / List Price Ratio

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 June 2025 sales price/list price ratio was 105.43%, up from 103.59% from the previous month and down from 107.9% from June 2024.



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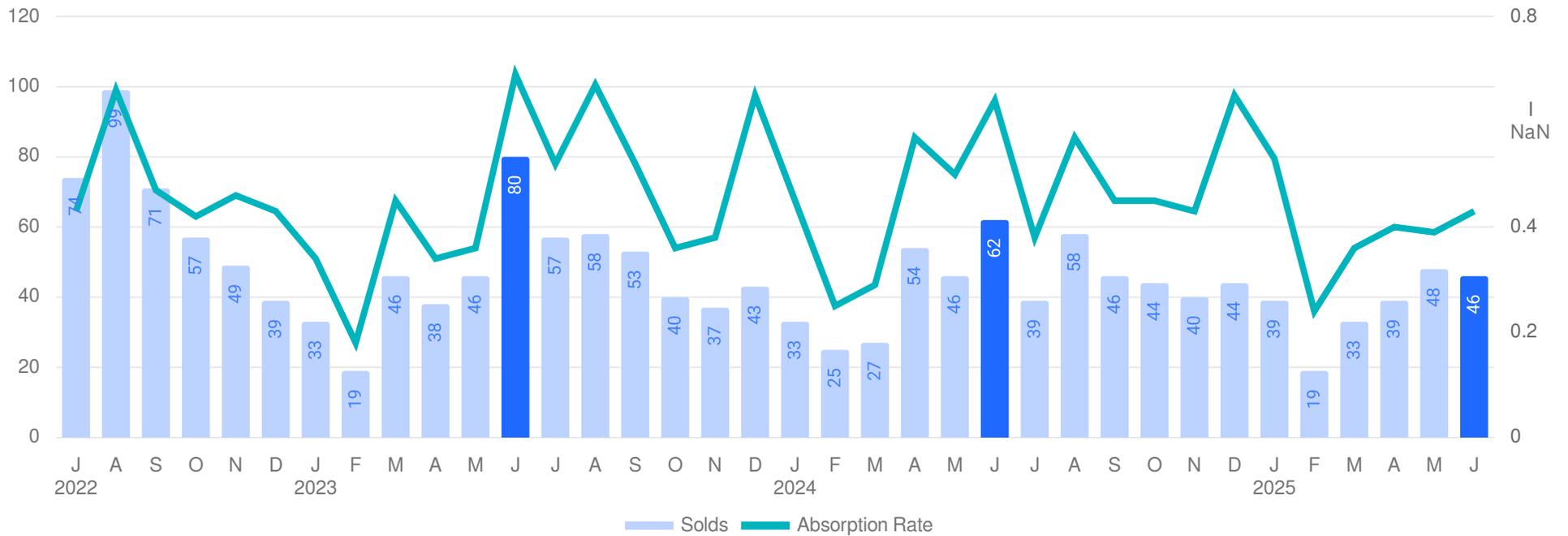
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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 46, down -4.17% from 48 from the previous month and -25.81% lower than 62 from June 2024. The June 2025 sales were at its lowest level compared to June 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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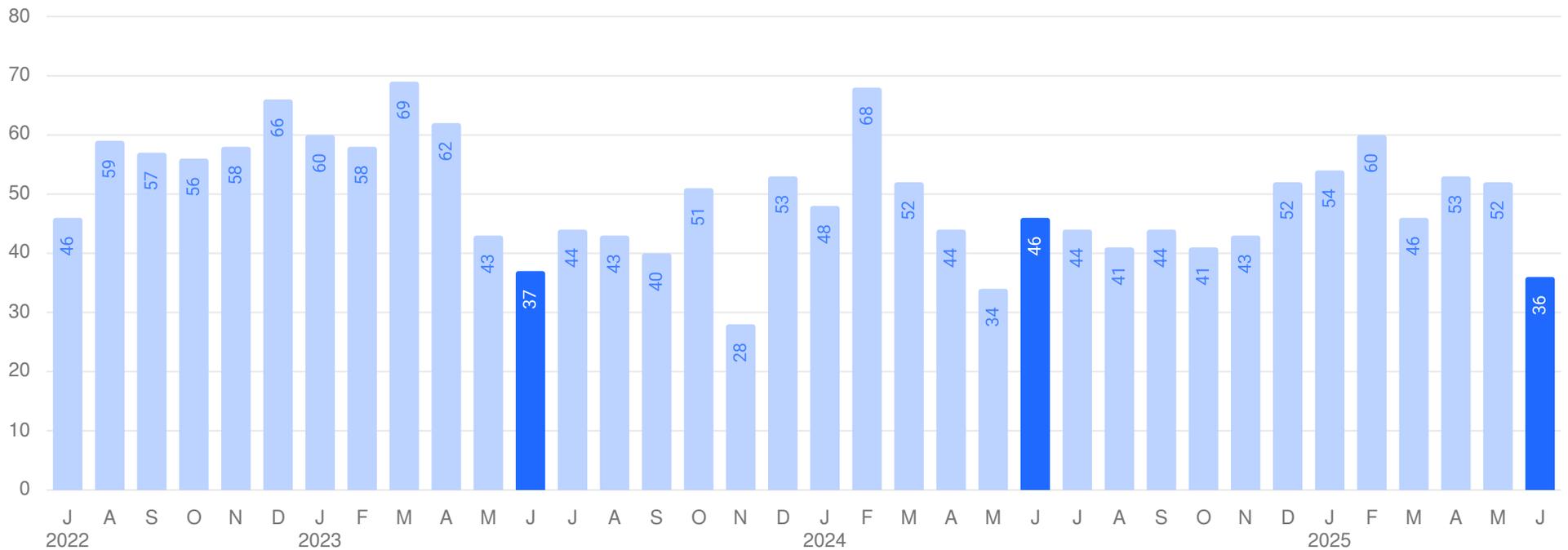
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Average Days on Market

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 June 2025 was 36 days, down -30.77% from 52 days from the previous month and -21.74% lower than 46 days from June 2024. The June 2025 DOM was at its lowest level compared with June 2024 and 2023.



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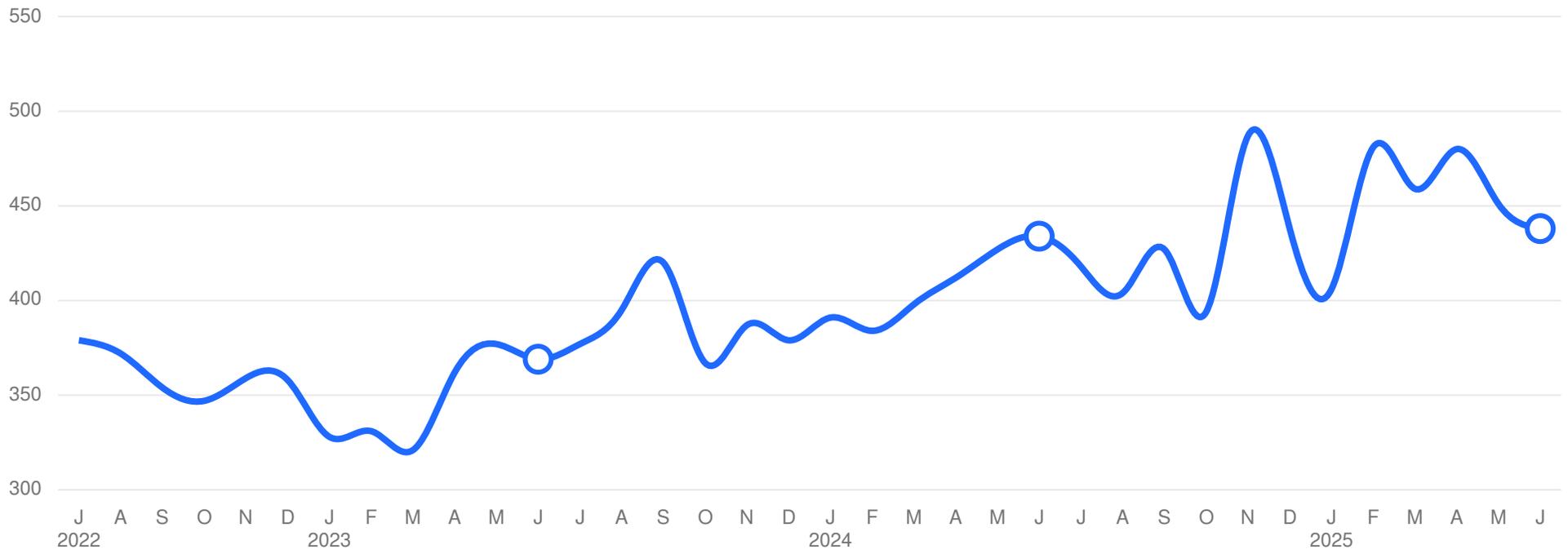
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Average Sales Price per Square Foot

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 June 2025 was \$438, down -2.88% from \$451 from the previous month and equal to June 2024.



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Inventory & MSI

The number of properties for sale in June 2025 was 108, down -12.20% from 123 from the previous month and 11.34% higher than 97 from June 2024. The June 2025 inventory was at a mid level compared with June 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 2.35 months was at its highest level compared with June 2024 and 2023.



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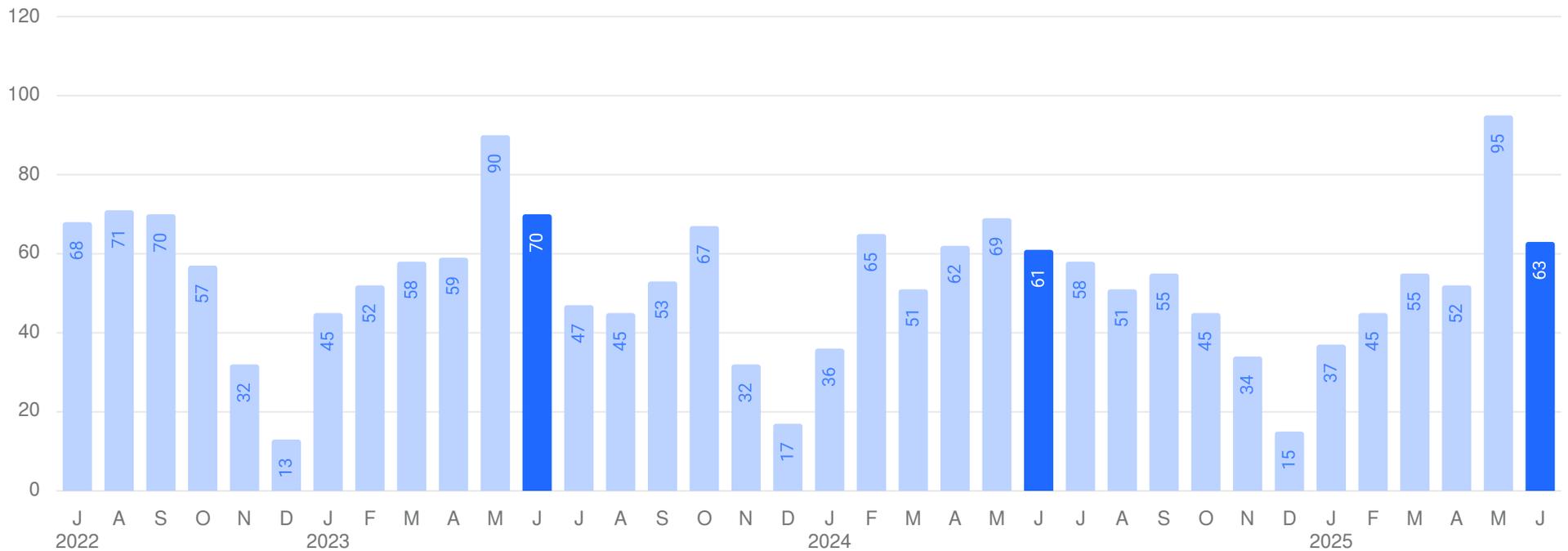
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New Listings

The number of new listings in June 2025 was 63, down -33.68% from 95 from the previous month and 3.28% higher than 61 from June 2024. The June 2025 listings were at a mid level compared to June 2024 and 2023.



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