

Market Trends Report

October 2025

 **Property Type**

Single Family

 **Date Range**

November 2022 - October 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 October 2025. You will see data comparisons between October and the previous month, the last three months and October 2024.

Overview	Monthly Trends				
	YTD Avg.	October	September	Jul. - Sep.	Oct. 2024
New Listings	584	47	71	62	45
Average Sales Price per Square Foot	451	467	426	442	394
Average Days on Market	49	52	46	47	41
Number of Properties for Sale	1109	94	123	127	98
Average List Price	\$1,040,314	\$952,880	\$1,011,674	\$1,081,428	\$868,584
Median List Price	\$748,675	\$739,250	\$749,000	\$754,667	\$699,950
Average Sales Price	\$985,970	\$1,136,948	\$964,589	\$979,401	\$835,087
Median Sales Price	\$782,058	\$795,000	\$800,000	\$768,333	\$700,000
Sales Price / List Price Ratio	104.76%	103.15%	103.91%	103.85%	103.79%
Number of Properties Sold	427	49	45	51	44
Month's Supply of Inventory	2.7	1.92	2.73	2.51	2.23
Absorption Rate	0.39	0.52	0.37	0.4	0.45



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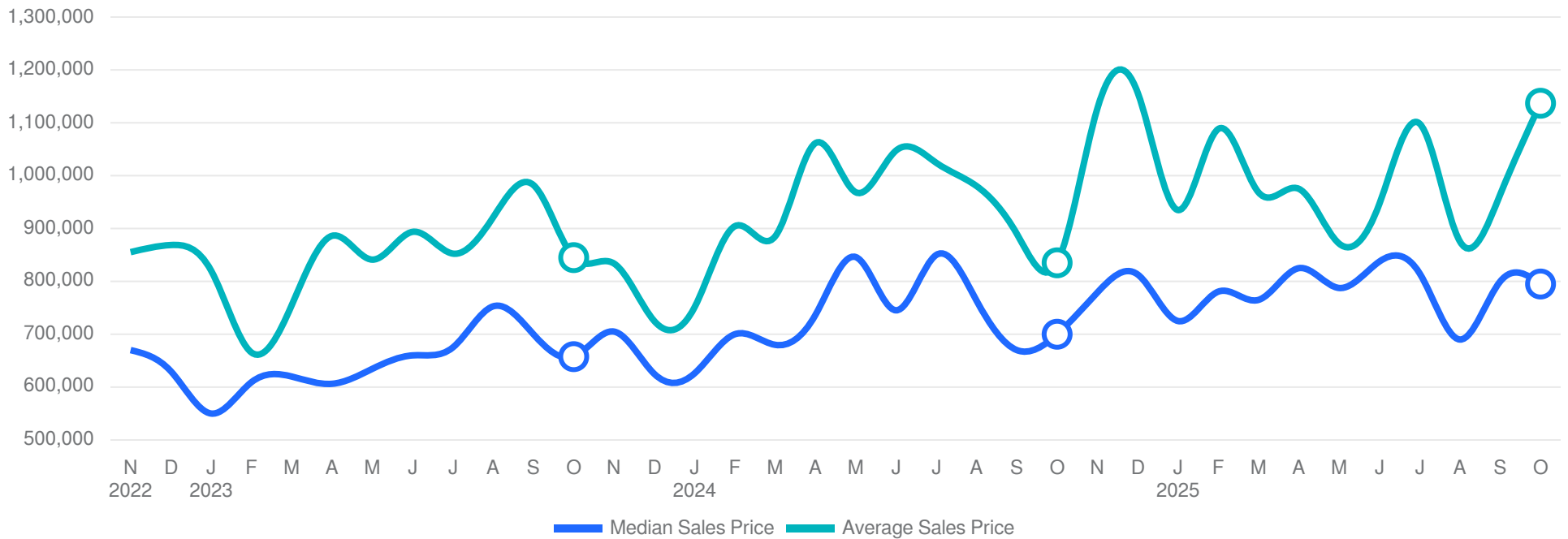
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Average & Median Sales Price

The median sales price in October 2025 was \$795,000, equal to the previous month and 13.57% higher than \$700,000 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$1,136,948, up 17.87% from \$964,589 from the previous month and 36.15% higher than \$835,087 from October 2024. The October 2025 average sale price was at its highest level compared to October 2024 and 2023.



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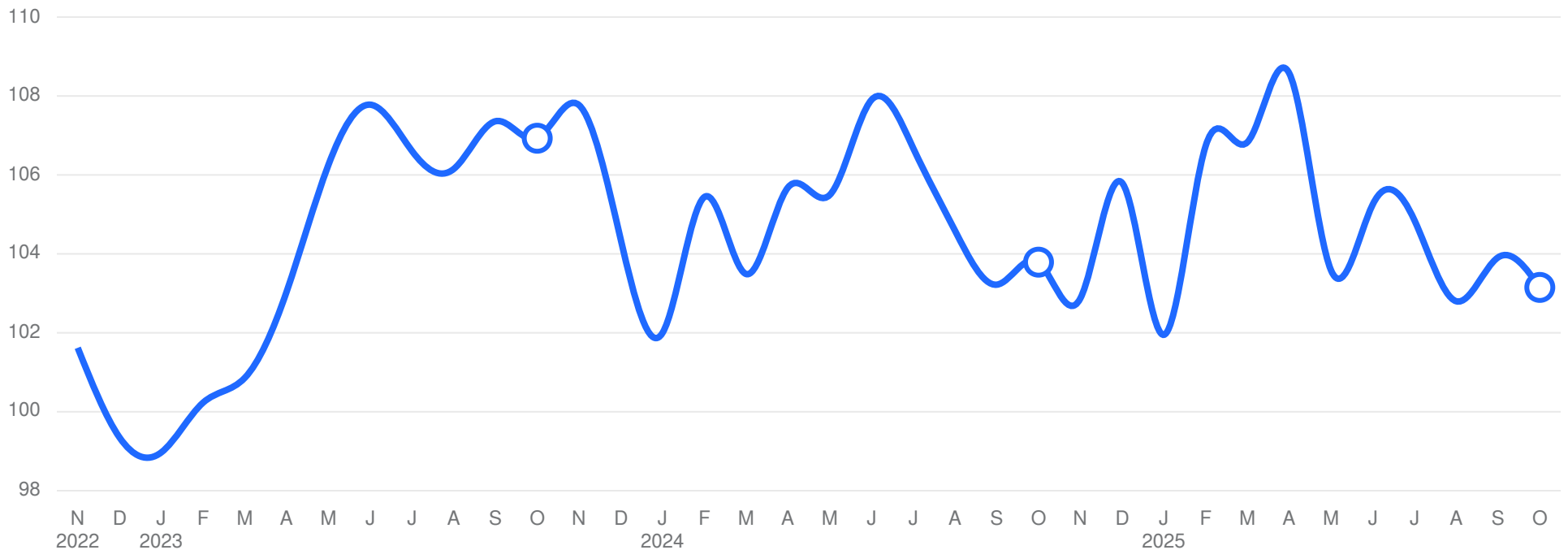
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Sales Price / List Price Ratio

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 October 2025 sales price/list price ratio was 103.15%, equal to the previous month and equal to October 2024.



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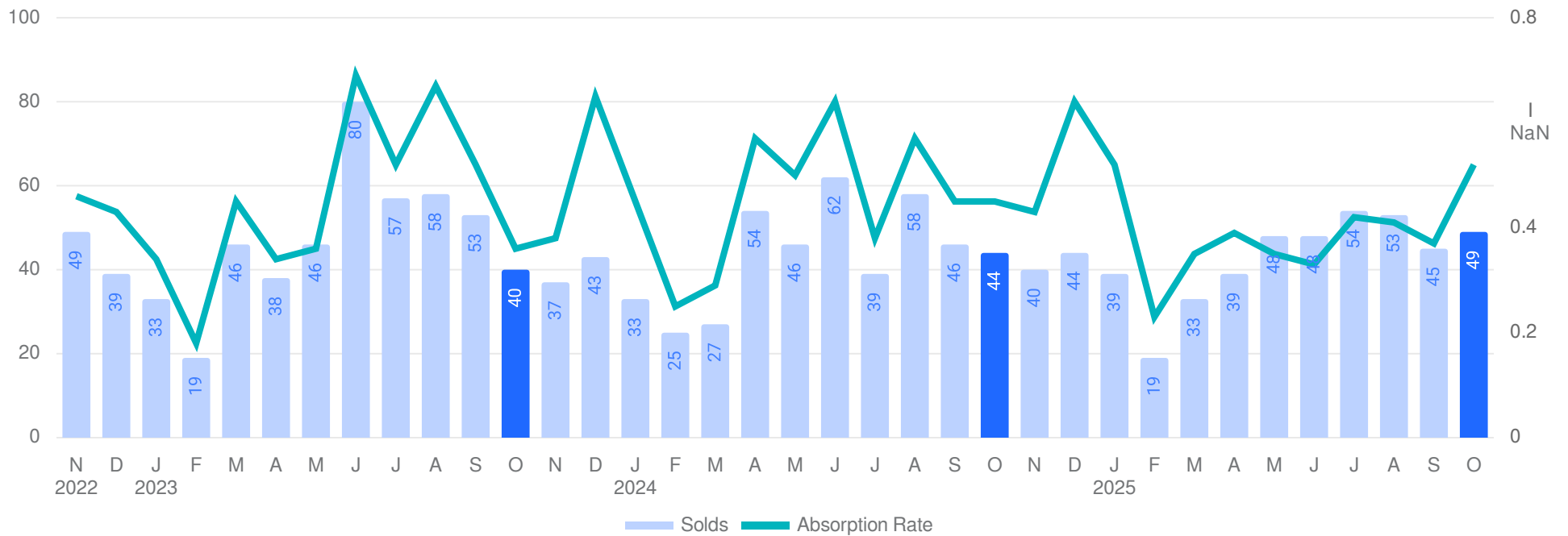
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 49, up 8.89% from 45 from the previous month and 11.36% higher than 44 from October 2024. The October 2025 sales were at its highest level compared to October 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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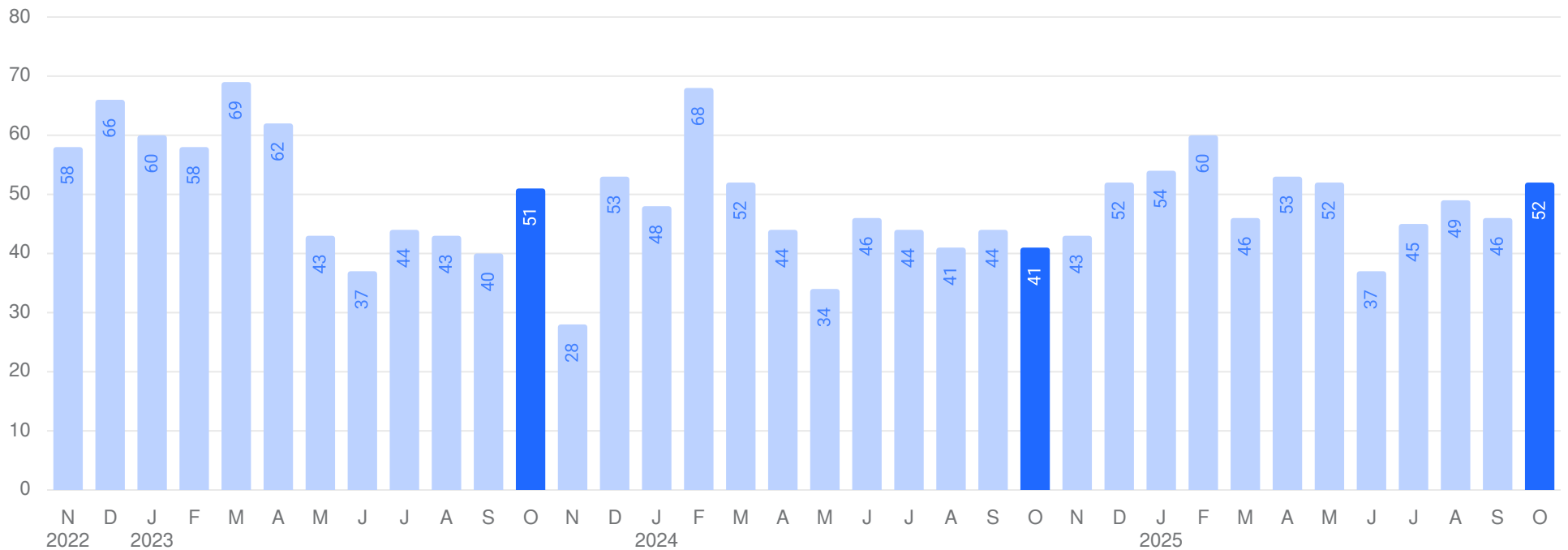
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Average Days on Market

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 October 2025 was 52 days, up 13.04% from 46 days from the previous month and 26.83% higher than 41 days from October 2024. The October 2025 DOM was at its highest level compared with October 2024 and 2023.



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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 October 2025 was \$467, up 9.62% from \$426 from the previous month and 18.53% higher than \$394 from October 2024.



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Inventory & MSI

The number of properties for sale in October 2025 was 94, down -23.58% from 123 from the previous month and -4.08% lower than 98 from October 2024. The October 2025 inventory was at its lowest level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 1.92 months was at its lowest level compared with October 2024 and 2023.



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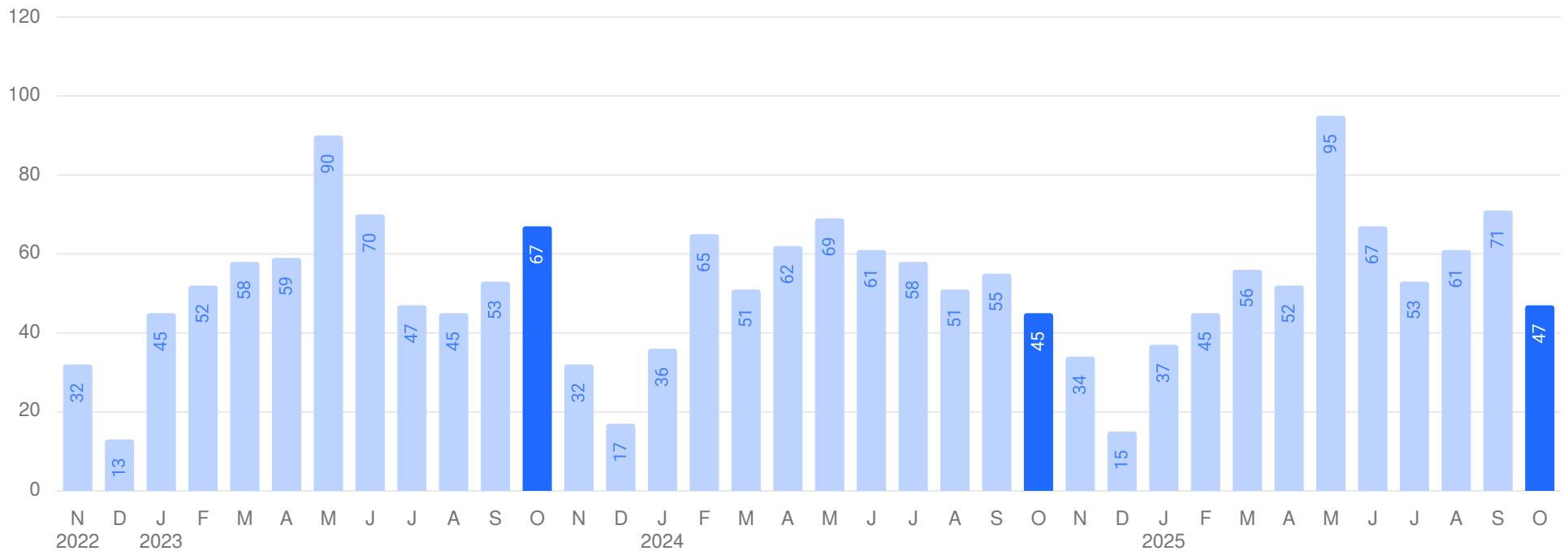
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New Listings

The number of new listings in October 2025 was 47, down -33.80% from 71 from the previous month and 4.44% higher than 45 from October 2024. The October 2025 listings were at a mid level compared to October 2024 and 2023.



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