

Market Trends Report

December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Norwalk



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Overview

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

Overview	Monthly Trends				
	YTD Avg.	December	November	Sep. - Nov.	Dec. 2024
New Listings	631	14	31	50	15
Average Sales Price per Square Foot	449	439	451	446	438
Average Days on Market	50	56	46	48	52
Number of Properties for Sale	1270	53	87	108	69
Average List Price	\$1,002,175	\$791,379	\$872,312	\$933,272	\$717,001
Median List Price	\$734,042	\$650,000	\$710,000	\$724,833	\$685,000
Average Sales Price	\$990,804	\$959,534	\$1,105,097	\$1,057,319	\$1,157,006
Median Sales Price	\$775,631	\$690,500	\$802,500	\$797,167	\$813,000
Sales Price / List Price Ratio	104.26%	103.18%	100.5%	102.47%	105.8%
Number of Properties Sold	525	48	46	48	44
Month's Supply of Inventory	2.52	1.1	1.89	2.27	1.57
Absorption Rate	0.44	0.91	0.53	0.45	0.64



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Average & Median Sales Price

The median sales price in December 2025 was \$690,500, down -13.96% from \$802,500 from the previous month and -15.07% lower than \$813,000 from December 2024. The December 2025 median sales price was at a mid level compared to December 2024 and 2023. The average sales price in December 2025 was \$959,534, down -13.17% from \$1,105,097 from the previous month and -17.07% lower than \$1,157,006 from December 2024. The December 2025 average sale price was at a mid level compared to December 2024 and 2023.



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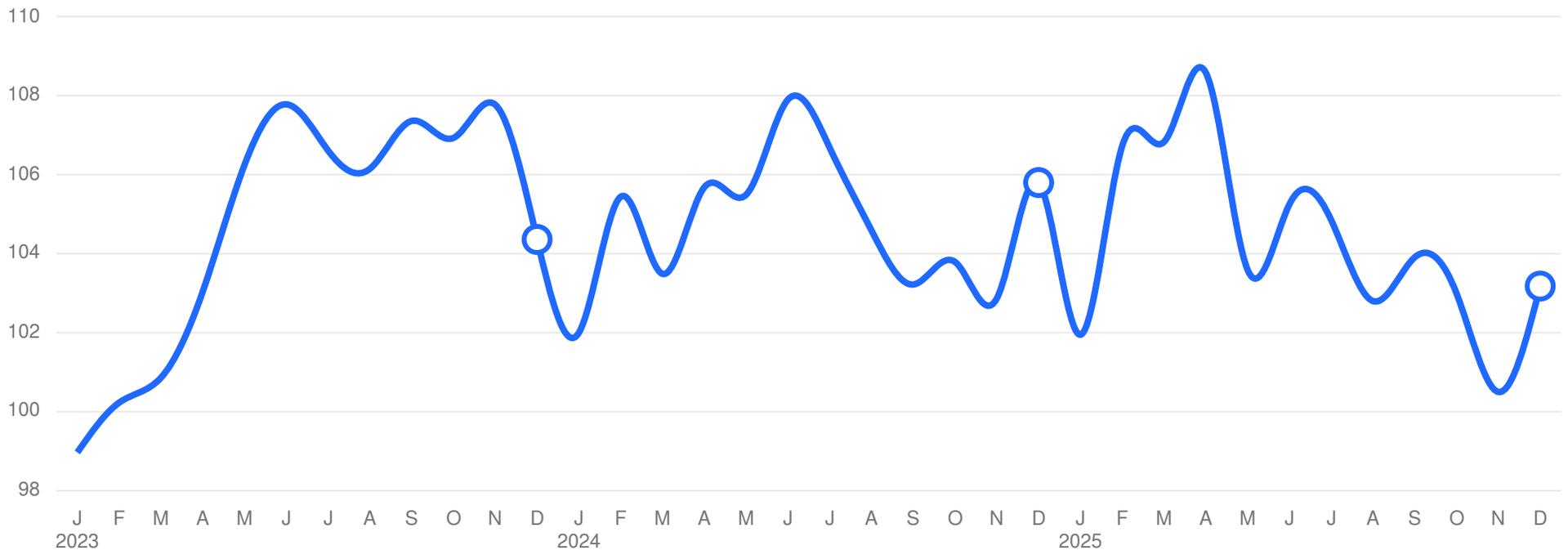
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Sales Price / List Price Ratio

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 December 2025 sales price/list price ratio was 103.18%, up from 100.5% from the previous month and down from 105.8% from December 2024.



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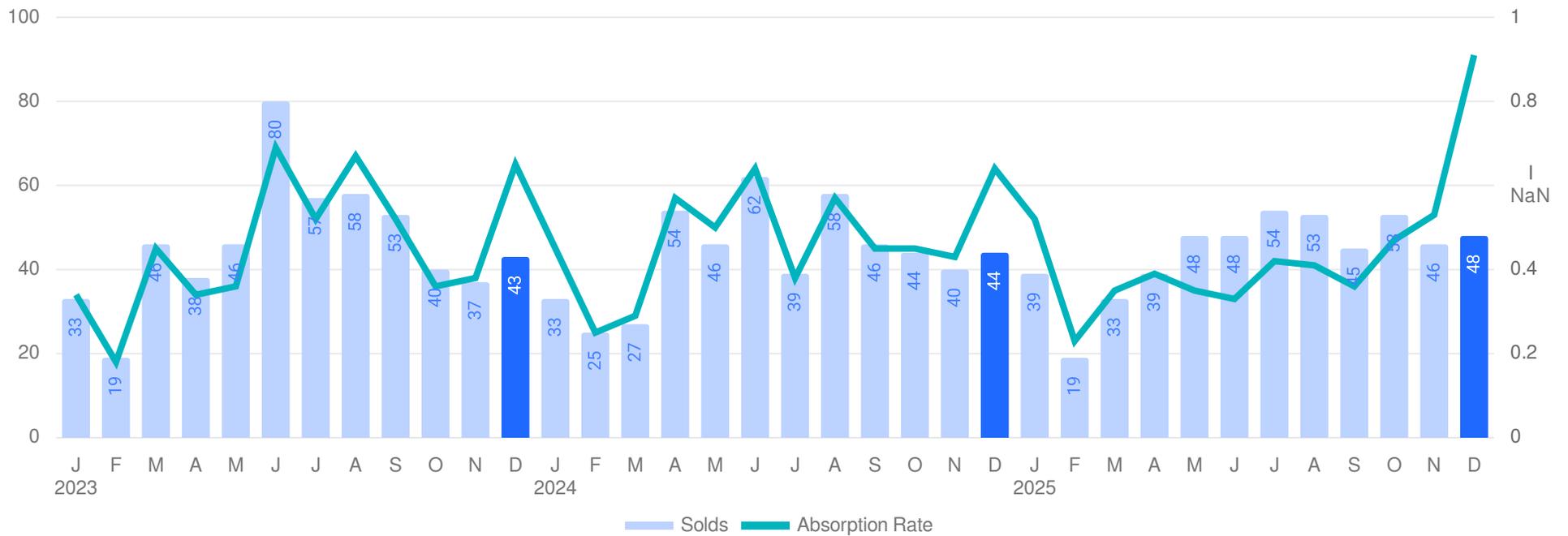
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Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 48, up 4.35% from 46 from the previous month and 9.09% higher than 44 from December 2024. The December 2025 sales were at its highest level compared to December 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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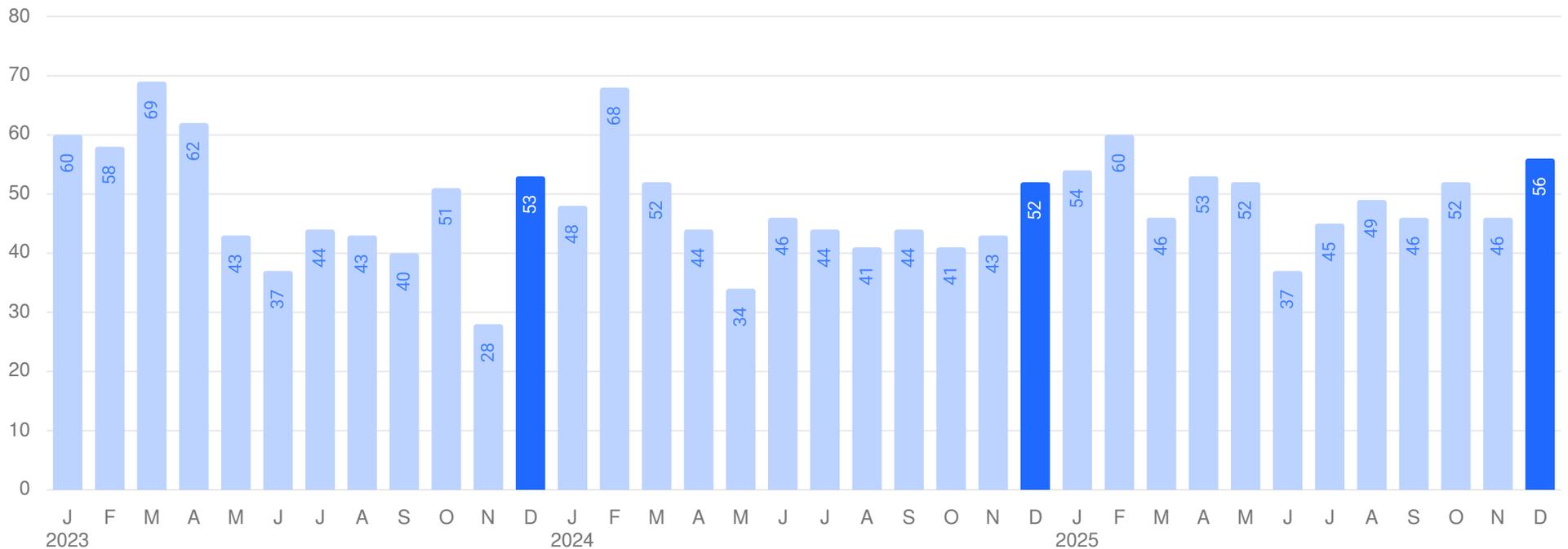
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Average Days on Market

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 December 2025 was 56 days, up 21.74% from 46 days from the previous month and 7.69% higher than 52 days from December 2024. The December 2025 DOM was at its highest level compared with December 2024 and 2023.



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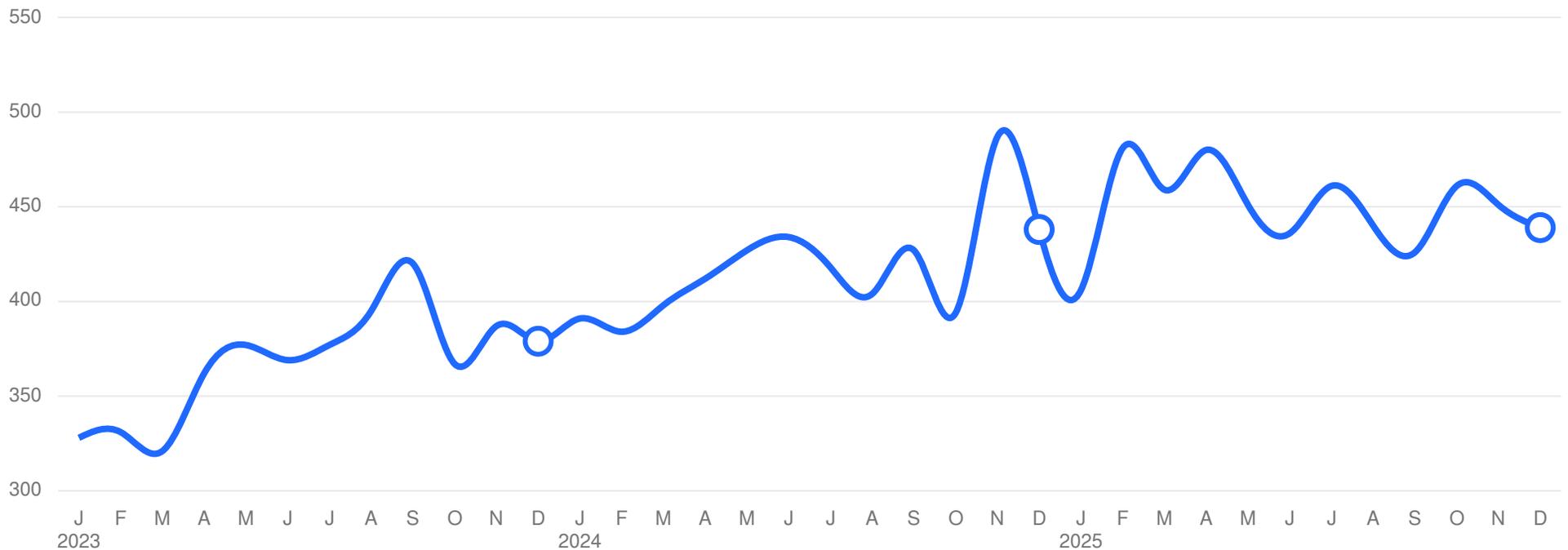
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Average Sales Price per Square Foot

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 December 2025 was \$439, down -2.66% from \$451 from the previous month and equal to December 2024.



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Inventory & MSI

The number of properties for sale in December 2025 was 53, down -39.08% from 87 from the previous month and -23.19% lower than 69 from December 2024. The December 2025 inventory was at its lowest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 1.1 months was at its lowest level compared with December 2024 and 2023.



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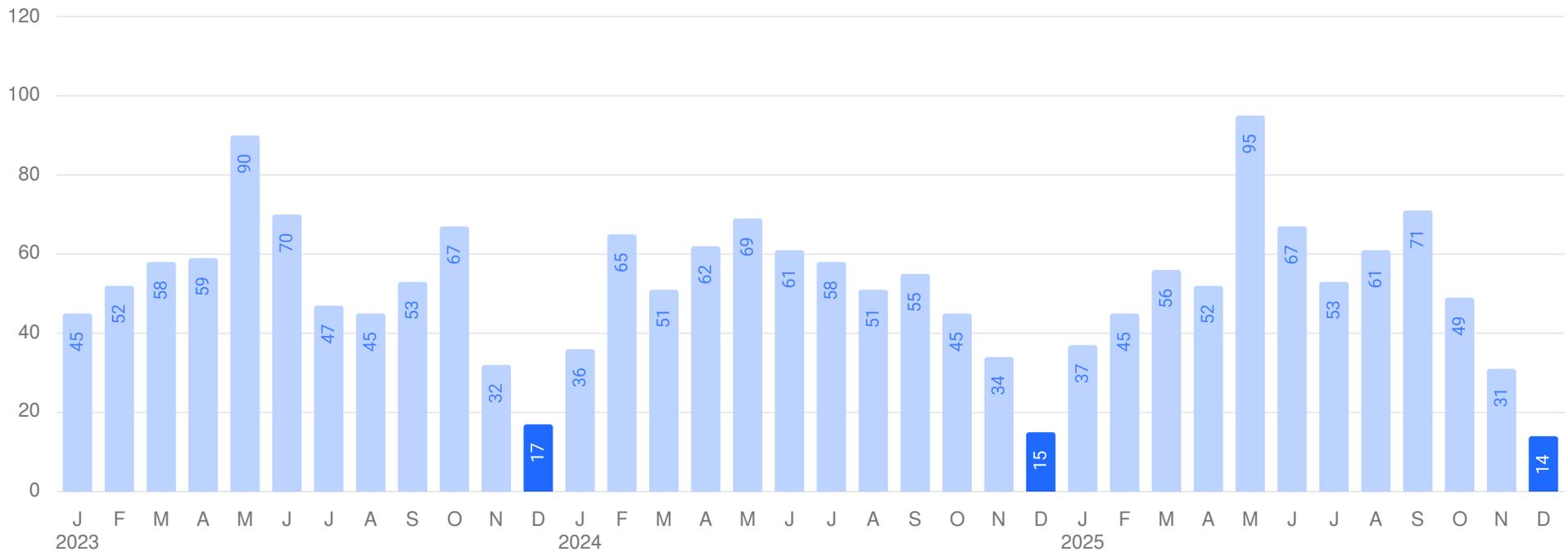
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New Listings

The number of new listings in December 2025 was 14, down -54.84% from 31 from the previous month and -6.67% lower than 15 from December 2024. The December 2025 listings were at its lowest level compared to December 2024 and 2023.



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