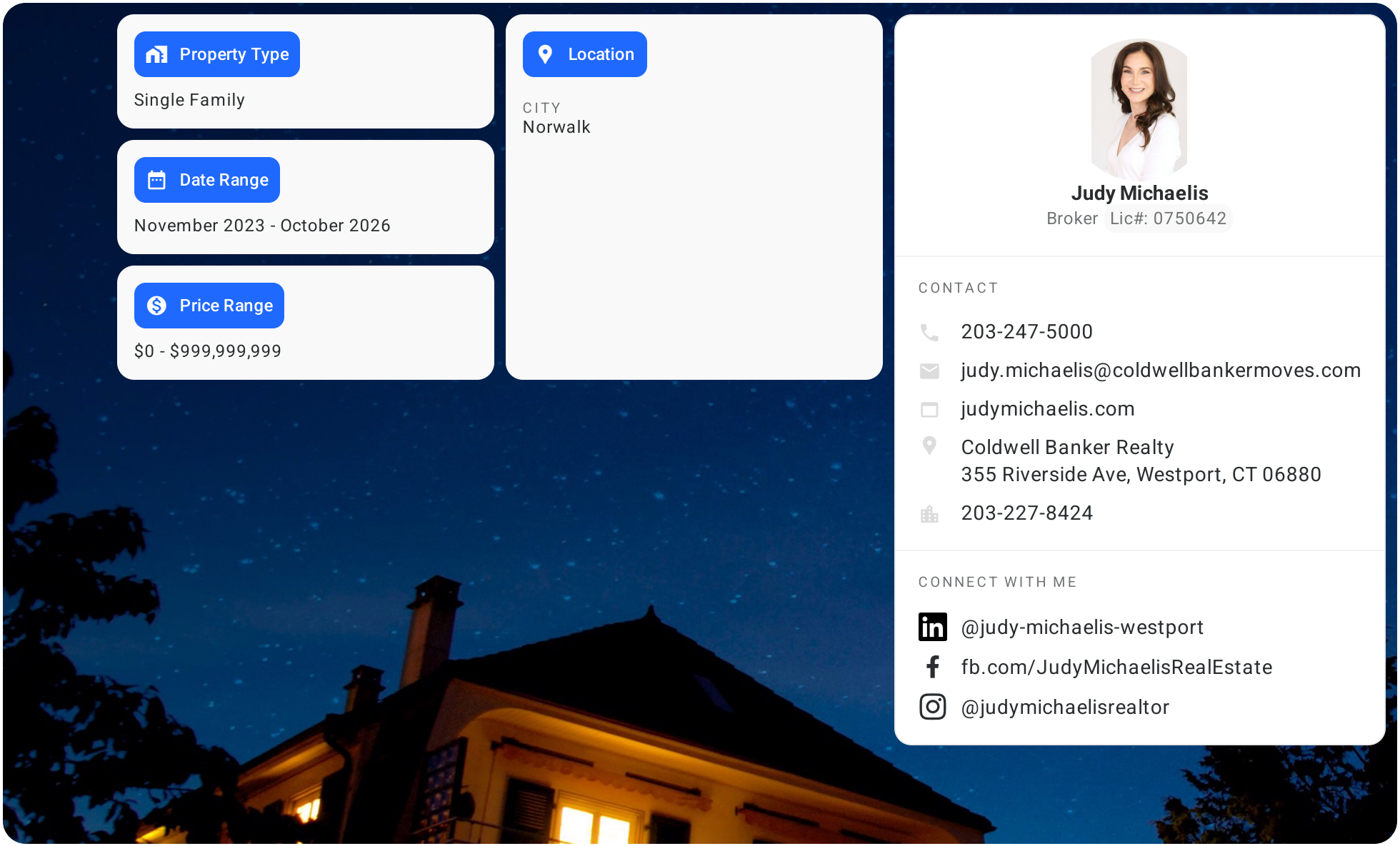
COLDWELL BANKER | REALTY

Market Trends Report
October 2026



Property Type

Single Family

Date Range

November 2023 - October 2026

Price Range

$0 - $999,999,999

Location

CITY
Norwalk

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Overview

The overview below shows real estate activity from January 2026 to October 2026. You will see data comparisons between October and the previous month, the last three months and October 2025.

		Monthly Trends			
Overview	**YTD Avg.**	**October**	**September**	**Jul. - Sep.**	**Oct. 2025**
New Listings	571	51	77	63	52
Average Sales Price per Square Foot	477	457	534	475	461
Average Days on Market	44	40	42	36	52
Number of Properties for Sale	1035	102	133	121	116
Average List Price	$1,361,058	$1,349,329	$1,425,168	$1,467,157	$987,534
Median List Price	$768,850	$770,000	$800,000	$796,333	$739,250
Average Sales Price	$1,123,434	$1,026,225	$1,263,187	$1,103,269	$1,102,272
Median Sales Price	$853,525	$810,000	$800,000	$823,333	$789,000
Sales Price / List Price Ratio	105.08%	102.63%	103.58%	105.01%	102.99%
Number of Properties Sold	414	37	55	53	53
Month's Supply of Inventory	2.66	2.76	2.42	2.35	2.19
Absorption Rate	0.39	0.36	0.41	0.44	0.46

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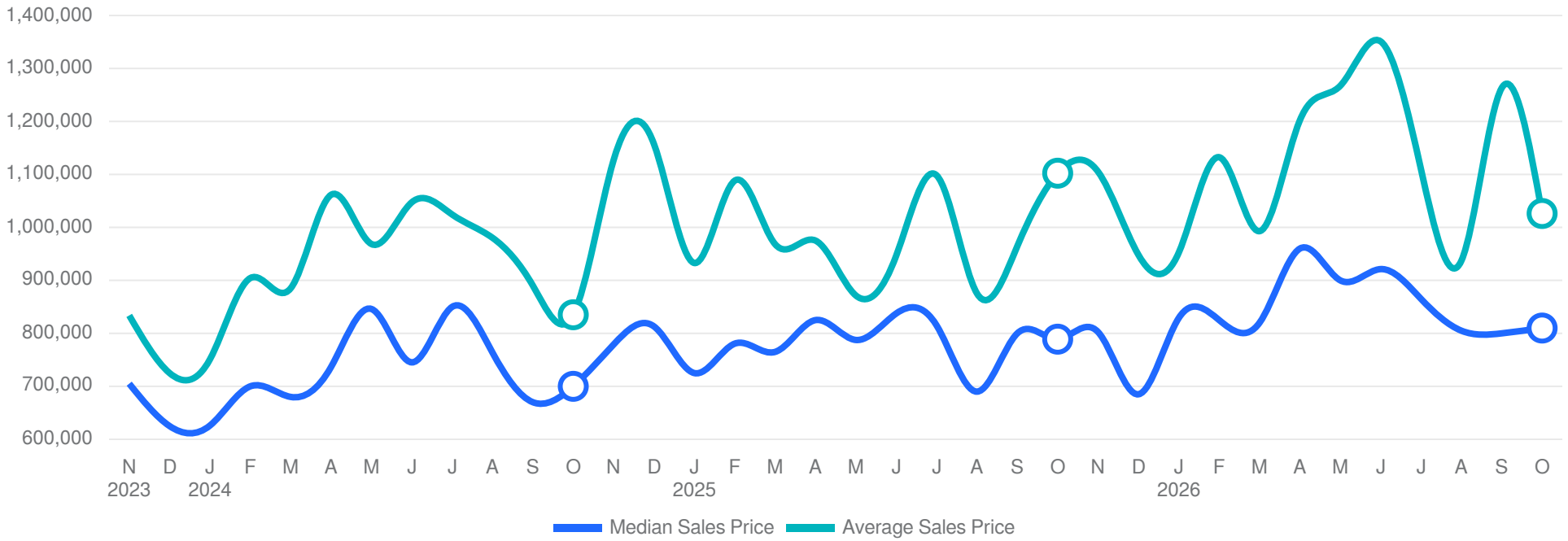
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Average & Median Sales Price

The median sales price in October 2026 was $810,000, up 1.25% from $800,000 from the previous month and 2.66% higher than $789,000 from October 2025. The October 2026 median sales price was at its highest level compared to October 2025 and 2024. The average sales price in October 2026 was $1,026,225, down -18.76% from $1,263,187 from the previous month and -6.90% lower than $1,102,272 from October 2025. The October 2026 average sale price was at a mid level compared to October 2025 and 2024.



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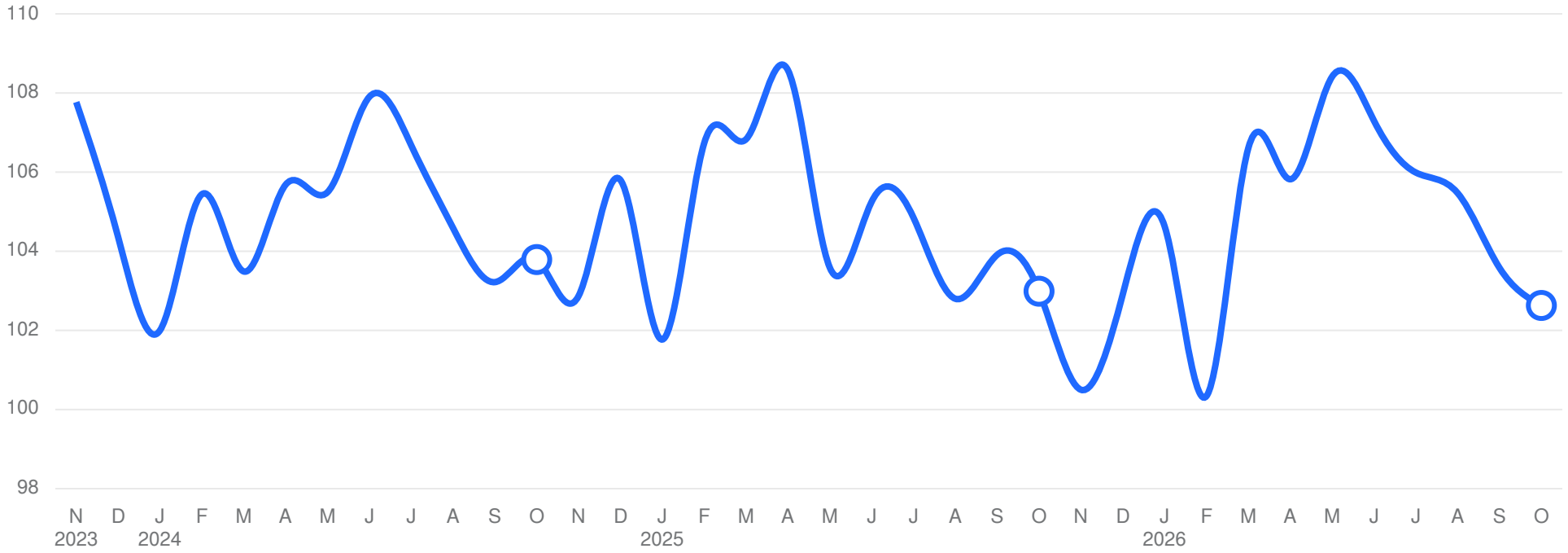
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Sales Price / List Price Ratio

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 2026 sales price/list price ratio was 102.63%, equal to the previous month and equal to October 2025.



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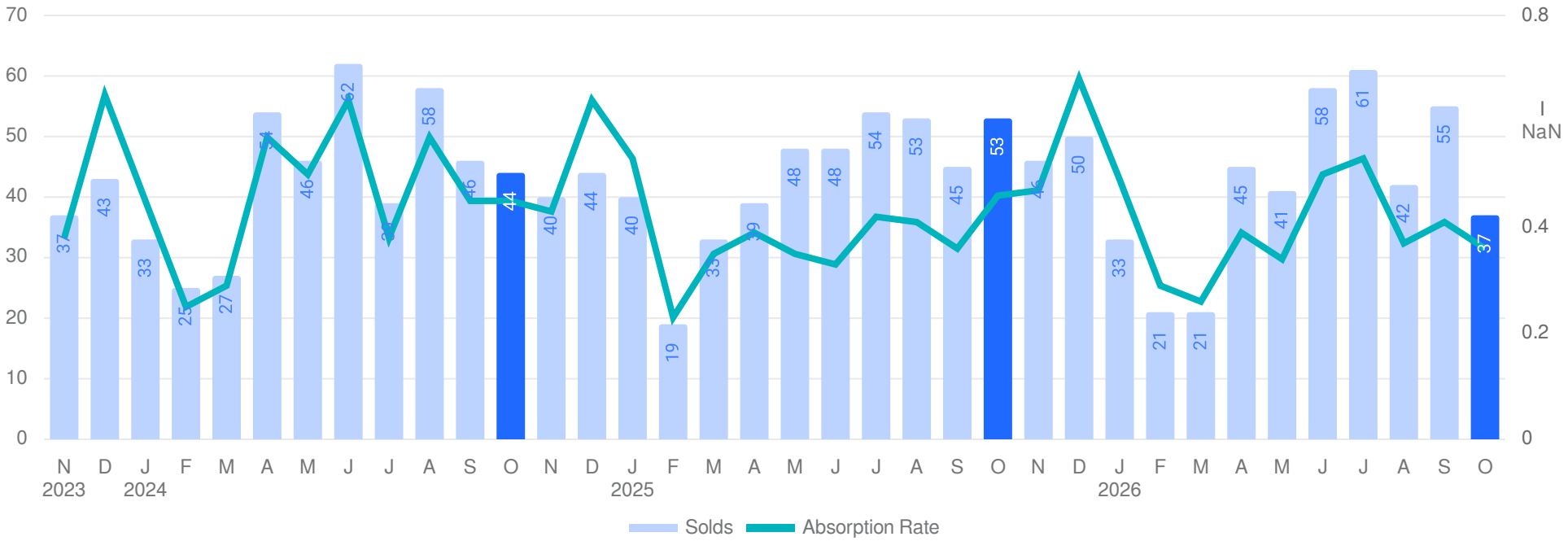
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2026 was 37, down -32.73% from 55 from the previous month and -30.19% lower than 53 from October 2025. The October 2026 sales were at its lowest level compared to October 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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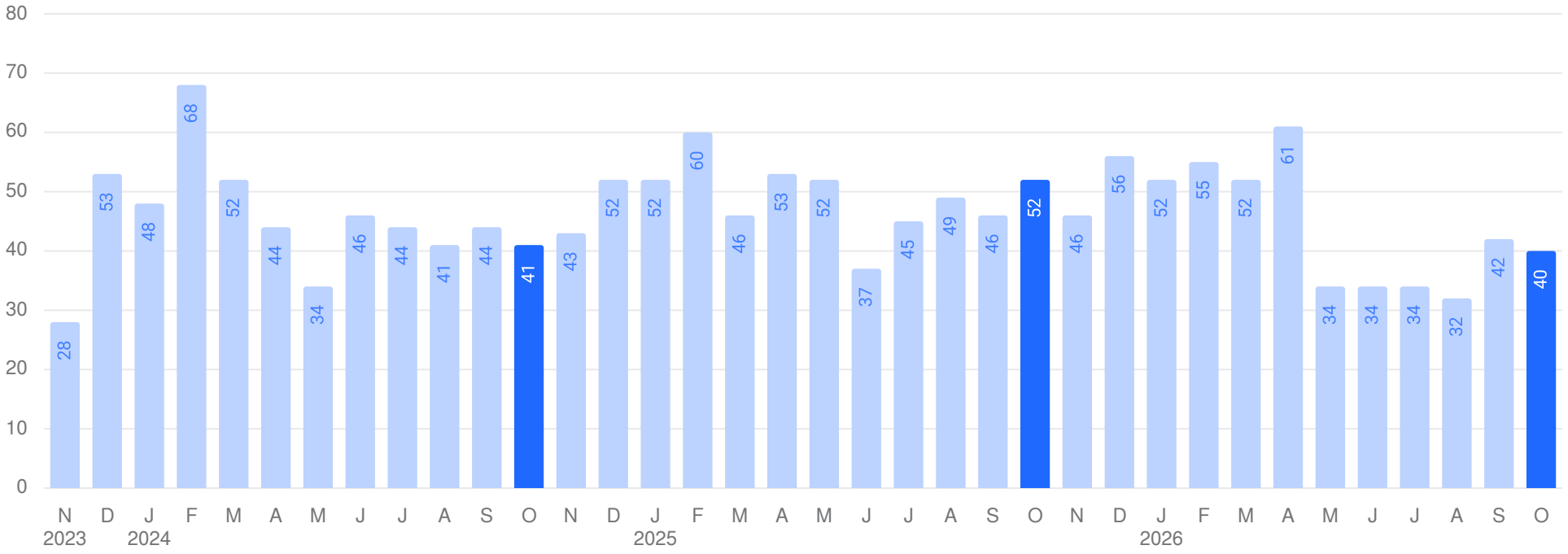
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Average Days on Market

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 2026 was 40 days, down -4.76% from 42 days from the previous month and -23.08% lower than 52 days from October 2025. The October 2026 DOM was at its lowest level compared with October 2025 and 2024.



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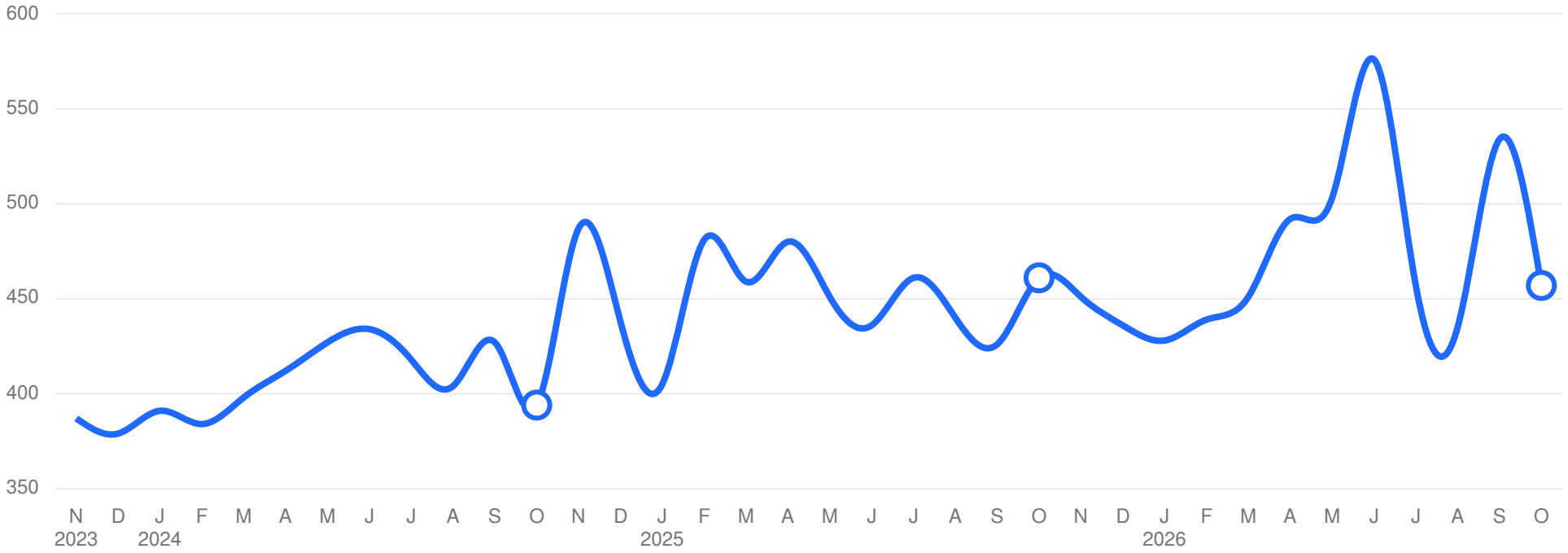
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Average Sales Price per Square Foot

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 October 2026 was $457, down -14.42% from $534 from the previous month and equal to October 2025.



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Inventory & MSI

The number of properties for sale in October 2026 was 102, down -23.31% from 133 from the previous month and -12.07% lower than 116 from October 2025. The October 2026 inventory was at a mid level compared with October 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2026 MSI of 2.76 months was at its highest level compared with October 2025 and 2024.



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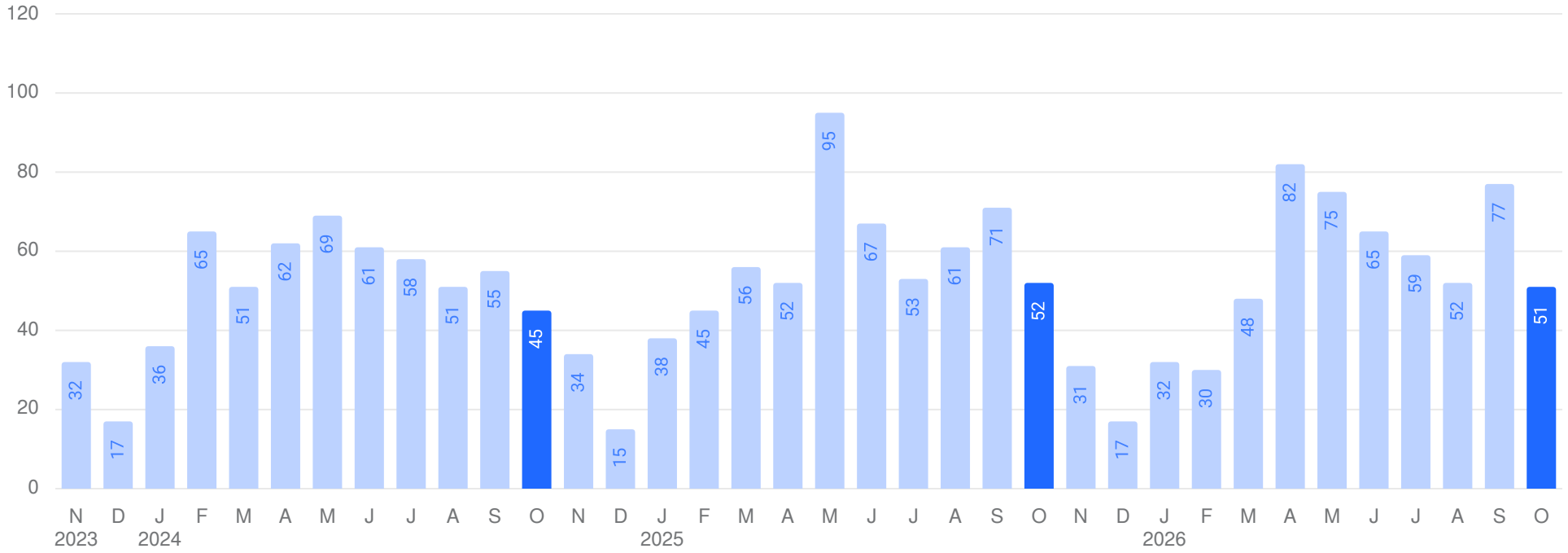
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New Listings

The number of new listings in October 2026 was 51, down -33.77% from 77 from the previous month and -1.92% lower than 52 from October 2025. The October 2026 listings were at a mid level compared to October 2025 and 2024.



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