

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

# Norwalk Market Report

## Year To Date Through August 31, 2019

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|  | 2019          | 2018          | % CHANGE |
|--|---------------|---------------|----------|
| Houses: Closings in August                             | 62            | 70            | -11.4%   |
| Houses: Closings First Eight Months                    | 434           | 460           | -5.7%    |
| Houses: Average Closing Price First Eight Months       | \$574,723     | \$616,067     | -6.7%    |
| Houses: Active Inventory August 31st                   | 344           | 347           | -0.9%    |
| Condos: Closings First Eight Months                    | 217           | 245           | -11.4%   |
| Condos: Average Closing Price First Eight Months       | \$304,211     | \$283,776     | +7.2%    |
| Condos: Active Inventory August 31st                   | 149           | 119           | +25.2%   |
| House & Condo \$ Volume of Closings First Eight Months | \$315,443,655 | \$352,916,033 | -10.6%   |

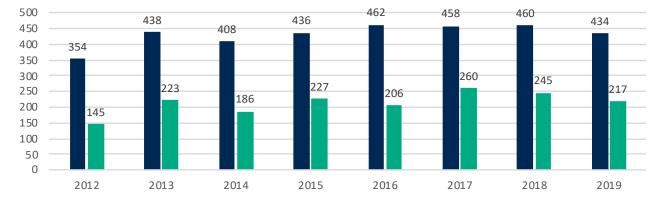
#### Norwalk Closings: First Eight Months



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Leading

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Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

## Norwalk





|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$300K  | 26   | 21   | +23.8% |
| \$300K-\$400K | 92   | 83   | +10.8% |
| \$400K-\$500K | 106  | 119  | -10.9% |
| \$500K-\$600K | 84   | 90   | -6.7%  |
| \$600K-\$800K | 65   | 85   | -23.5% |
| \$800K-\$1M   | 25   | 26   | -3.8%  |
| \$1M-\$1.5M   | 24   | 18   | +33.3% |
| \$1.5M-\$2M   | 8    | 10   | -20%   |
| \$2M-\$3M     | 4    | 5    | -20%   |
| Over \$3M     | 0    | 3    | NA     |

#### Houses Active/Closed/Pending 2019 Active/Pending as of August 31st; Closed: First Eight Months



### Town Comparison: Sold Houses - First Eight Months

| Town                            | # of Close      | # of Closed Houses |        | Median Closing Price |             | % change |  |  |
|---------------------------------|-----------------|--------------------|--------|----------------------|-------------|----------|--|--|
|                                 | 2019            | 2018               |        | 2019                 | 2018        |          |  |  |
| Darien                          | 206             | 192                | +7.3%  | \$1,250,000          | \$1,426,250 | -12.4%   |  |  |
| Easton                          | 89              | 96                 | -7.3%  | \$560,000            | \$558,500   | +0.3%    |  |  |
| Fairfield                       | 548             | 536                | +2.2%  | \$580,000            | \$639,000   | -9.2%    |  |  |
| All of Greenwich                | 354             | 412                | -14.1% | \$1,950,000          | \$1,850,000 | +5.4%    |  |  |
| New Canaan                      | 172             | 155                | +11%   | \$1,212,500          | \$1,380,000 | -12.1%   |  |  |
| Norwalk                         | 434             | 460                | -5.7%  | \$489,500            | \$515,000   | -5%      |  |  |
| Redding                         | 83              | 90                 | -7.8%  | \$535,000            | \$553,000   | -3.3%    |  |  |
| Ridgefield                      | 232             | 238                | -2.5%  | \$638,000            | \$648,000   | -1.5%    |  |  |
| Rowayton*                       | 49              | 52                 | -5.8%  | \$1,111,000          | \$885,750   | +25.4%   |  |  |
| Stamford                        | 490             | 512                | -4.3%  | \$584,838            | \$590,000   | -0.9%    |  |  |
| Weston                          | 111             | 113                | -1.8%  | \$699,000            | \$690,000   | +1.3%    |  |  |
| Westport                        | 239             | 305                | -21.6% | \$1,197,500          | \$1,247,500 | -4%      |  |  |
| Wilton                          | 164             | 142                | +15.5% | \$722,500            | \$823,750   | -12.3%   |  |  |
| *Rowayton colde data aleo inclu | ided in Nerwalk |                    |        |                      |             |          |  |  |

\*Rowayton solds data also included in Norwalk.





Active Closed Pending



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