

Houses & Condos Norwalk

April 2023

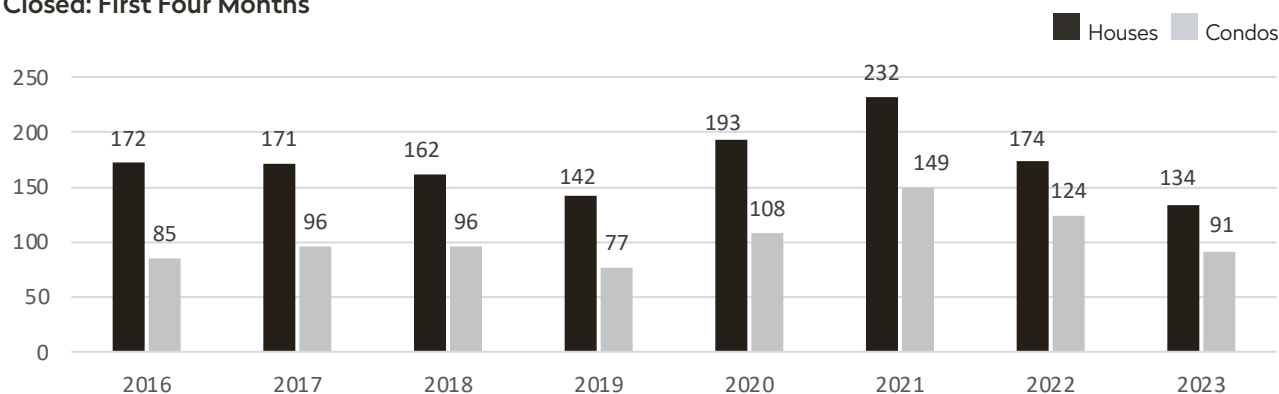
Norwalk had 59 house and condo closings in April, down 28% from the same time last year. However, the average sold price for houses rose to \$886K, the highest for the month in the past two decades, while the 21 condo closings averaged \$420K, up 11% from a year ago.

Inventory continues to be tight. At the end of April Norwalk had 32% fewer active listings than the same time last year, and about 75% fewer than the level we typically saw pre-pandemic. Persistently low inventory has fostered a highly competitive market for buyers. For closings in April, buyers paid on average 103% of the list price for houses and 100.7% for condos.



BHSID 170564370

Closed: First Four Months



of Houses Closed: First Four Months

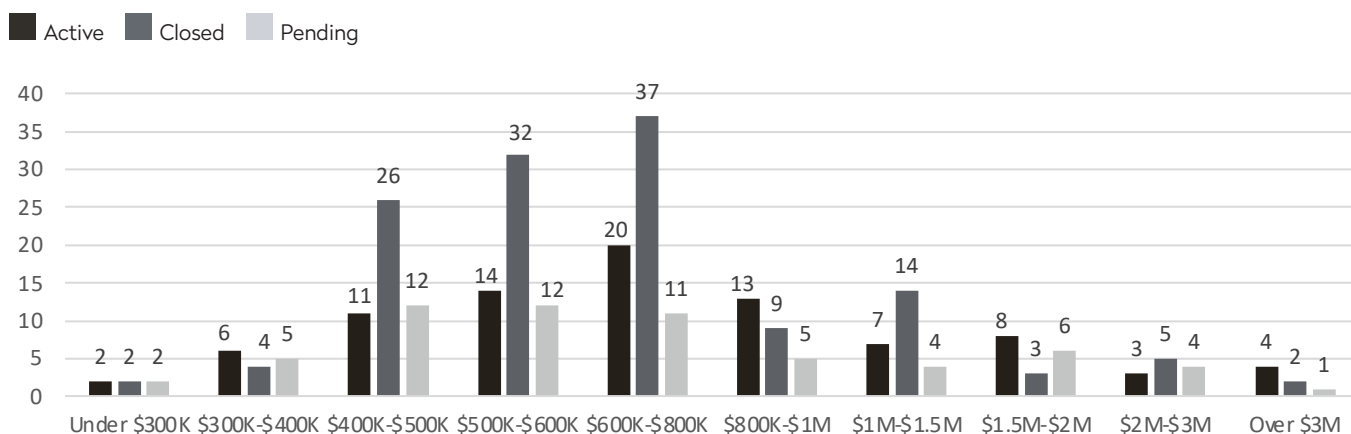
	2023	2022	%
Under \$300K	2	2	0%
\$300K-\$400K	4	13	-69.2%
\$400K-\$500K	26	37	-29.7%
\$500K-\$600K	32	35	-8.6%
\$600K-\$800K	37	41	-9.8%
\$800K-\$1M	9	20	-55%
\$1M-\$1.5M	14	15	-6.7%
\$1.5M-\$2M	3	5	-40%
\$2M-\$3M	5	3	+66.7%
Over \$3M	2	3	-33.3%

	2023	2022	% CHANGE
Houses: Closings in April	38	50	-24%
Houses: Average Closing Price in April	\$886,105	\$882,034	+0.5%
Houses: Closings First Four Months	134	174	-23%
Houses: Average Closing Price First Four Months	\$796,671	\$754,383	+5.6%
Houses: Pending on April 30	62	102	-39.2%
Houses: Active Inventory on April 30	88	129	-31.8%
Condos: Closings First Four Months	91	124	-26.6%
Condos: Average Closing Price First Four Months	\$456,598	\$365,115	+25.1%
Condos: Active Inventory on April 30	39	65	-40%
House & Condo \$ Volume of Closings First Four Mo.s	\$148,304,351	\$176,536,947	-16%

Houses & Condos
Norwalk
April 2023

Houses Active/Closed/Pending 2023

Active/Pending as of April 30; Closed: First Four Months



Town Comparison: Sold Houses: First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	50	73	-31.5%	\$1,921,142	\$1,991,494	-3.5%
Easton	25	30	-16.7%	\$829,120	\$1,009,467	-17.9%
Fairfield	154	206	-25.2%	\$994,025	\$1,041,897	-4.6%
All of Greenwich	125	204	-38.7%	\$3,124,953	\$2,979,357	+4.9%
New Canaan	49	66	-25.8%	\$2,138,204	\$2,011,631	+6.3%
Norwalk	134	174	-23%	\$796,671	\$754,383	+5.6%
Redding	22	41	-46.3%	\$833,875	\$776,268	+7.4%
Ridgefield	62	97	-36.1%	\$1,476,716	\$862,569	+71.2%
Rowayton*	9	19	-52.6%	\$1,962,891	\$1,477,526	+32.8%
Stamford	133	206	-35.4%	\$907,198	\$850,205	+6.7%
Weston	40	53	-24.5%	\$1,197,622	\$1,200,012	-0.2%
Westport	69	128	-46.1%	\$2,238,506	\$2,316,432	-3.4%
Wilton	40	60	-33.3%	\$1,045,813	\$1,197,235	-12.6%

*Rowayton solds data also included in Norwalk.