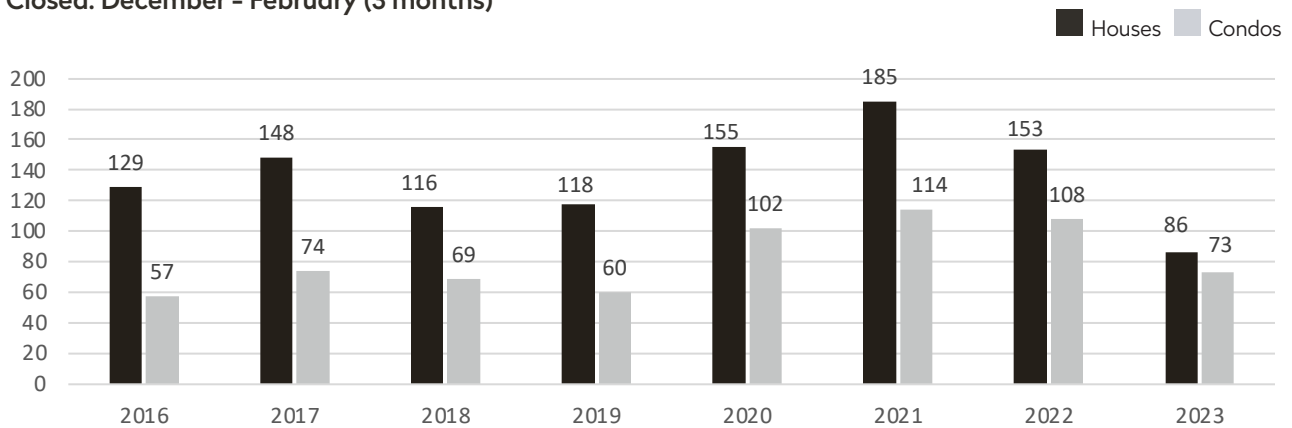


Houses & Condos  
**Norwalk**  
**February 2023**



Over the past three months (Dec-Feb), 86 houses closed in Norwalk, a 44% decline from last year and the fewest for this period since 2012. There were just 15 closings in February, representing a 56% decrease compared to February of last year. This decrease is the biggest year-over-year drop for a single month in the past year. One of the main factors for this lower sales volume is the continued record low inventory levels, which, while up slightly from the same time last year, remain less than a third of what we typically saw in pre-Covid years. Despite lower sales numbers, average closing prices have remained strong over the past three months, with house sold prices up 10% and condos up 54% from a year ago.

**Closed: December - February (3 months)**



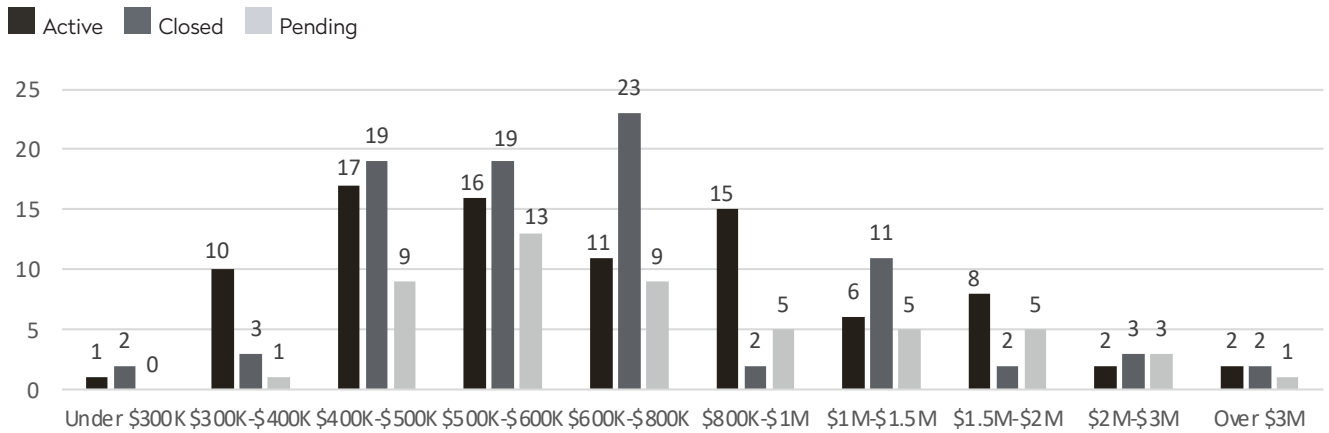
**# of Houses Closed: Dec. - Feb. (3 mos.)**

	2023	2022	%
Under \$300K	2	2	0%
\$300K-\$400K	3	13	-76.9%
\$400K-\$500K	19	37	-48.6%
\$500K-\$600K	19	42	-54.8%
\$600K-\$800K	23	27	-14.8%
\$800K-\$1M	2	20	-90%
\$1M-\$1.5M	11	4	+175%
\$1.5M-\$2M	2	2	0%
\$2M-\$3M	3	1	+200%
Over \$3M	2	5	-60%

	2023	2022	% CHANGE
Houses: Closings in February	15	34	-55.9%
Houses: Average Closing Price in February	\$667,893	\$764,887	-12.7%
Houses: Closings Dec. - Feb. (3 mos.)	86	153	-43.8%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$806,617	\$732,577	+10.1%
Houses: Pending on February 28	51	69	-26.1%
Houses: Active Inventory on February 28	88	86	+2.3%
Condos: Closings Dec. - Feb. (3 mos.)	73	108	-32.4%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$507,599	\$329,130	+54.2%
Condos: Active Inventory on February 28	46	48	-4.2%
House & Condo \$ Volume of Closings Dec. - Feb.	\$106,423,732	\$147,630,357	-27.9%

Houses & Condos  
**Norwalk**  
**February 2023**

**Houses Active/Closed/Pending 2023**  
**Active/Pending as of February 28; Closed: December - February (3 Months)**



**Town Comparison: Sold Houses: December - February (3 Months)**

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	34	62	-45.2%	\$1,799,969	\$2,021,634	-11%
Easton	22	23	-4.3%	\$694,655	\$893,152	-22.2%
Fairfield	106	142	-25.4%	\$842,387	\$906,154	-7%
All of Greenwich	79	167	-52.7%	\$2,906,222	\$3,250,894	-10.6%
New Canaan	33	52	-36.5%	\$2,051,404	\$2,076,315	-1.2%
Norwalk	86	153	-43.8%	\$806,617	\$732,577	+10.1%
Redding	20	34	-41.2%	\$832,833	\$758,529	+9.8%
Ridgefield	47	72	-34.7%	\$1,029,810	\$831,668	+23.8%
Rowayton*	7	12	-41.7%	\$1,895,431	\$1,855,490	+2.2%
Stamford	104	168	-38.1%	\$925,033	\$805,285	+14.9%
Weston	20	35	-42.9%	\$1,159,750	\$1,215,954	-4.6%
Westport	61	90	-32.2%	\$2,164,335	\$1,951,394	+10.9%
Wilton	27	51	-47.1%	\$1,156,111	\$1,073,540	+7.7%

\*Rowayton solds data also included in Norwalk.