

# MARKET ACTION REPORT

June 2011

City: *Norwalk*

**Bunny Mostad and Deb Alderson**

Helping Families Find Homes and Homes Find Families

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www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

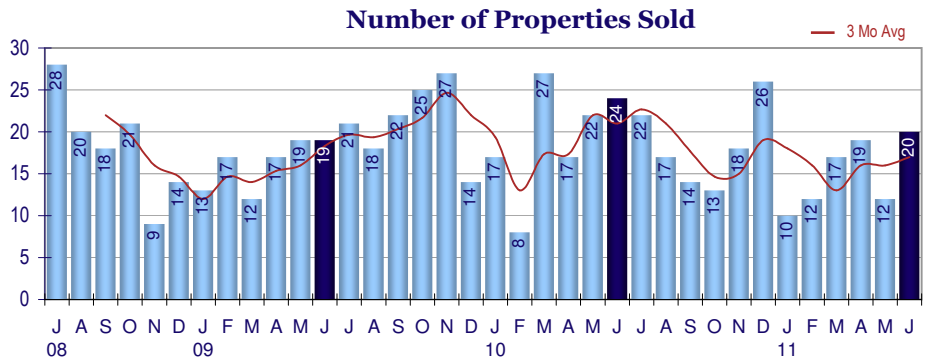
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$270,000	↑		↓				
Average List Price of all Current Listings	\$303,332	↔		↓				
June Median Sales Price	\$226,250	↓	↓	↓	↓	\$257,000	↓	↓
June Average Sales Price	\$221,335	↓	↓	↓	↓	\$303,032	↓	↓
Total Properties Currently for Sale (Inventory)	301	↓	↓	↓	↓			
June Number of Properties Sold	20	↑		↓		90	↓	↓
June Average Days on Market (Solds)	116	↓	↓	↑	↑	135	↑	↑
Asking Price per Square Foot (based on New Listings)	\$269	↑	↑	↑	↑	\$257	↓	↓
June Sold Price per Square Foot	\$205	↓	↓	↓	↓	\$225	↓	↓
June Month's Supply of Inventory	15.1	↓	↓	↑	↓	19.0	↔	↑
June Sale Price vs List Price Ratio	93.4%	↓	↓	↓	↓	94.6%	↓	↓

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

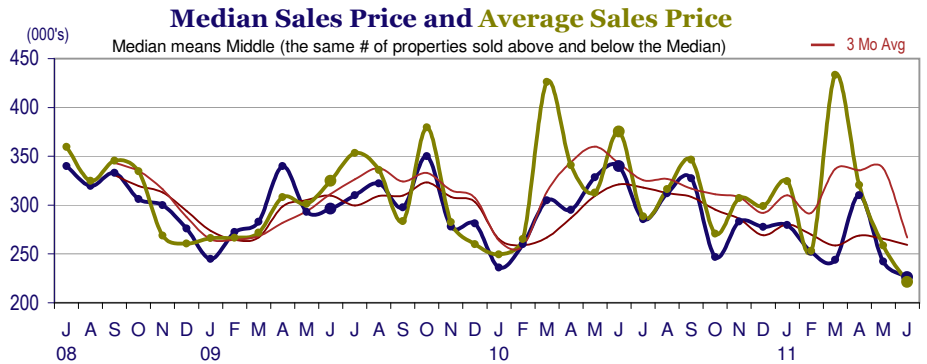
## Property Sales

June Property sales were 20, down 16.7% from 24 in June of 2010 and 66.7% higher than the 12 sales last month. June 2011 sales were at a mid level compared to June of 2010 and 2009. June YTD sales of 90 are running 21.7% behind last year's year-to-date sales of 115.



## Prices

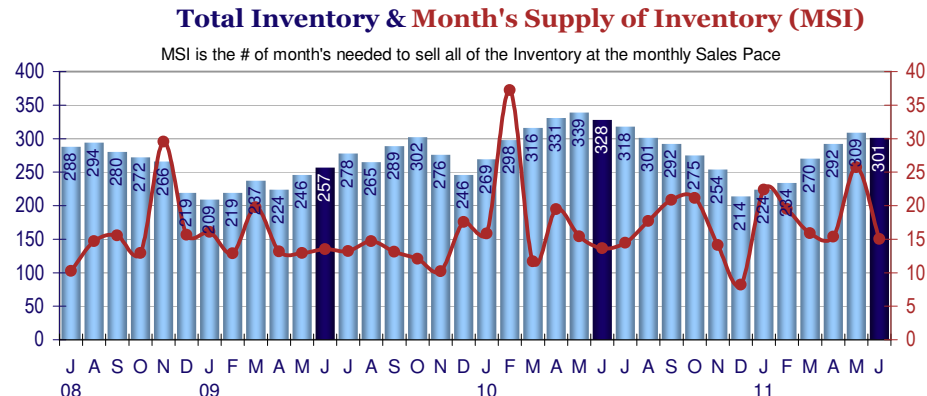
The Median Sales Price in June was \$226,250, down 33.5% from \$340,000 in June of 2010 and down 6.6% from \$242,150 last month. The Average Sales Price in June was \$221,335, down 41.0% from \$375,179 in June of 2010 and down 14.4% from \$258,608 last month. June 2011 ASP was at the lowest level compared to June of 2010 and 2009.



## Inventory & MSI

The Total Inventory of Properties available for sale as of June was 301, down 2.6% from 309 last month and down 8.2% from 328 in June of last year. June 2011 Inventory was at a mid level compared with June of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2011 MSI of 15.1 months was at its highest level compared with June of 2010 and 2009.



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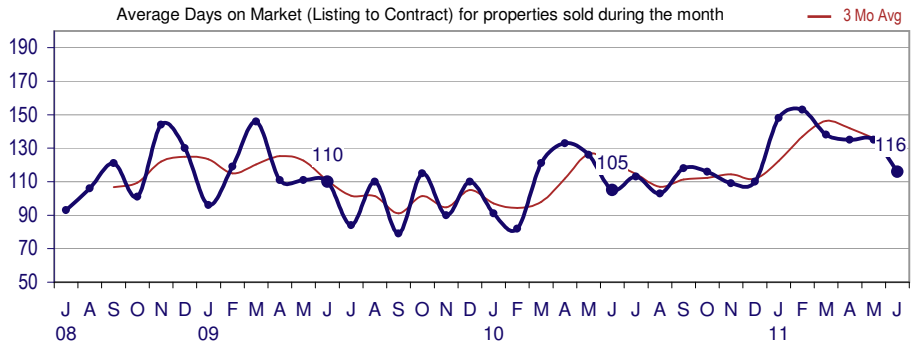


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## Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for June was 116, down 14.1% from 135 days last month and up 10.5% from 105 days in June of last year. The June 2011 DOM was at a mid level compared with June of 2010 and 2009.

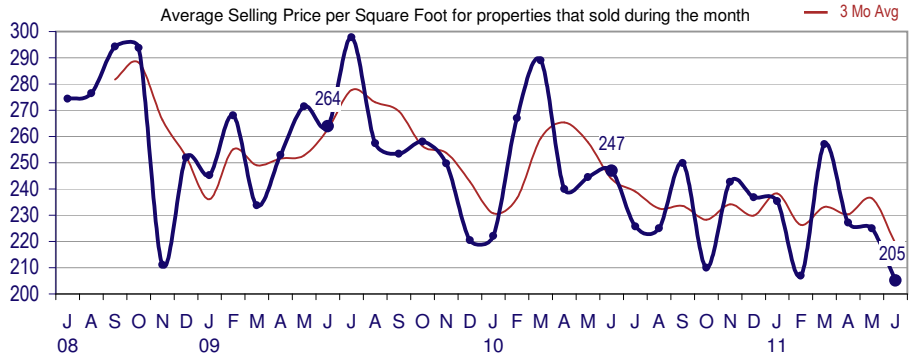
## Days On Market for Sold Properties



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The June 2011 Selling Price per Square Foot of \$205 was down 8.9% from \$225 last month and down 16.9% from 247 in June of last year.

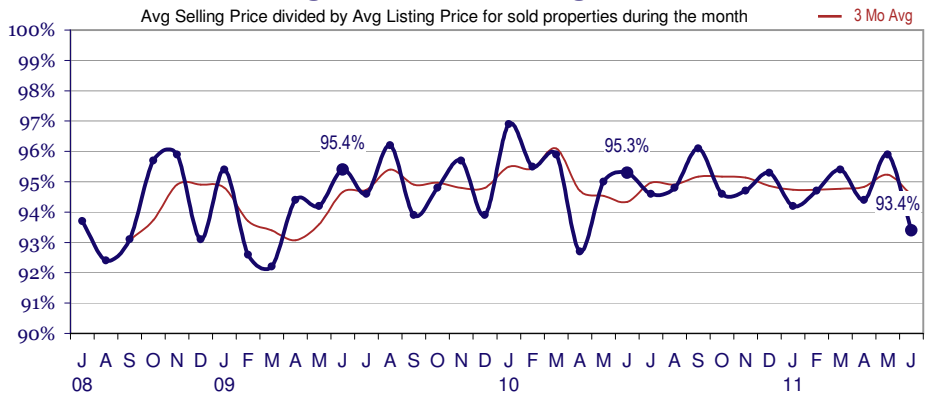
## Selling Price per Square Foot



## Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The June 2011 Selling Price vs Original List Price of 93.4% was down from 95.9% last month and down from 95.3% in June of last year.

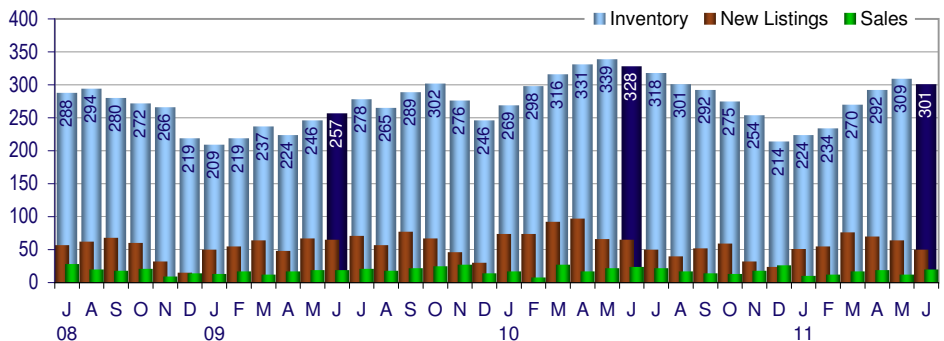
## Selling Price versus Listing Price Ratio



## Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in June 2011 was 50, down 21.9% from 64 last month and down 23.1% from 65 in June of last year.

## Inventory / New Listings / Sales



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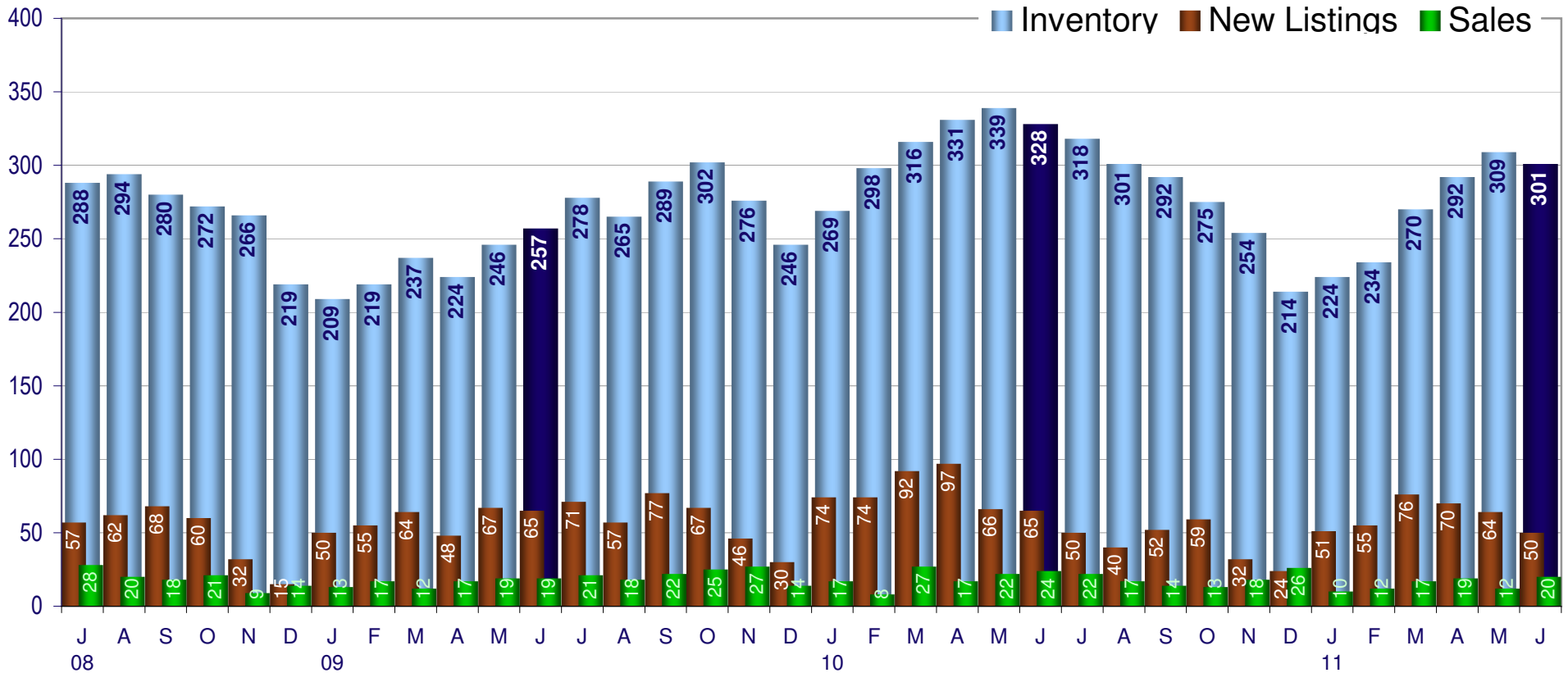
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