

MARKET ACTION REPORT

May 2011

City: *Norwalk*

Agent Name

Title
Phone
Website
Other



Price Range: All | Properties: Single Family

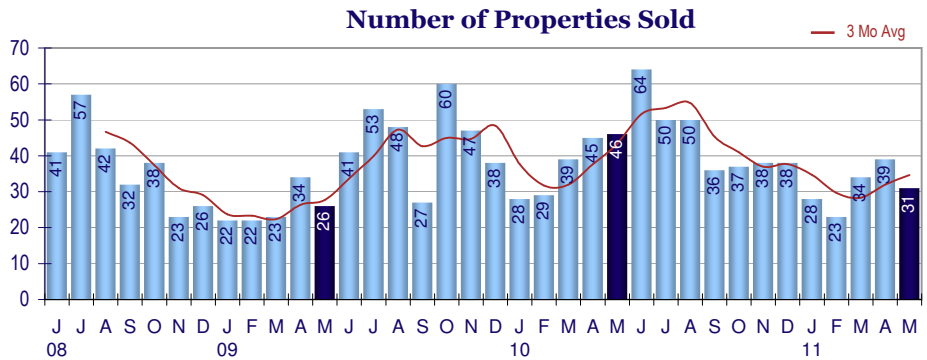
Market Profile & Trends Overview

	Trending versus*:				Trending versus*:			
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$519,900	↔		↓				
Average List Price of all Current Listings	\$772,004	↔		↓				
May Median Sales Price	\$392,500	↓	↓	↓	↓	\$404,000	↓	↓
May Average Sales Price	\$545,903	↓	↓	↑	↓	\$609,083	↑	↑
Total Properties Currently for Sale (Inventory)	519	↑		↓				
May Number of Properties Sold	31	↓		↓		155	↓	
May Average Days on Market (Solds)	83	↓	↓	↓	↓	111	↑	↔
Asking Price per Square Foot (based on New Listings)	\$296	↓	↓	↓	↓	\$312	↑	↑
May Sold Price per Square Foot	\$256	↑	↓	↓	↓	\$275	↑	↑
May Month's Supply of Inventory	16.7	↑	↑	↑	↑	14.6	↑	↑
May Sale Price vs List Price Ratio	95.2%	↑	↑	↓	↑	94.1%	↑	↔

* 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)

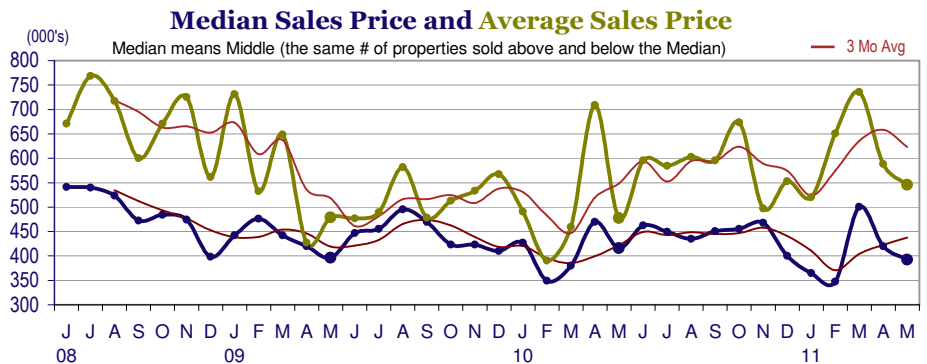
Property Sales

May Property sales were 31, down 32.6% from 46 in May of 2010 and 20.5% lower than the 39 sales last month. May 2011 sales were at a mid level compared to May of 2010 and 2009. May YTD sales of 155 are running 17.1% behind last year's year-to-date sales of 187.



Prices

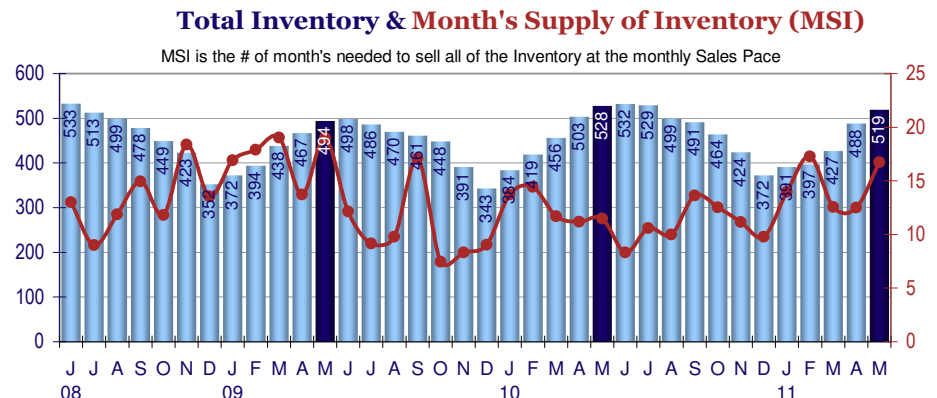
The Median Sales Price in May was \$392,500, down 5.7% from \$416,250 in May of 2010 and down 6.5% from \$420,000 last month. The Average Sales Price in May was \$545,903, up 14.4% from \$477,288 in May of 2010 and down 7.2% from \$588,328 last month. May 2011 ASP was at the highest level compared to May of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 519, up 6.4% from 488 last month and down 1.7% from 528 in May of last year. May 2011 Inventory was at a mid level compared with May of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2011 MSI of 16.7 months was at a mid level compared with May of 2010 and 2009.



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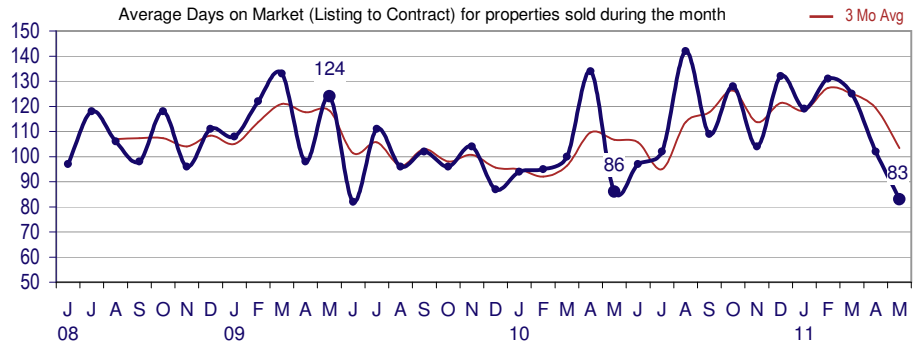


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Market Time

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 May was 83, down 18.6% from 102 days last month and down 3.5% from 86 days in May of last year. The May 2011 DOM was at its lowest level compared with May of 2010 and 2009.

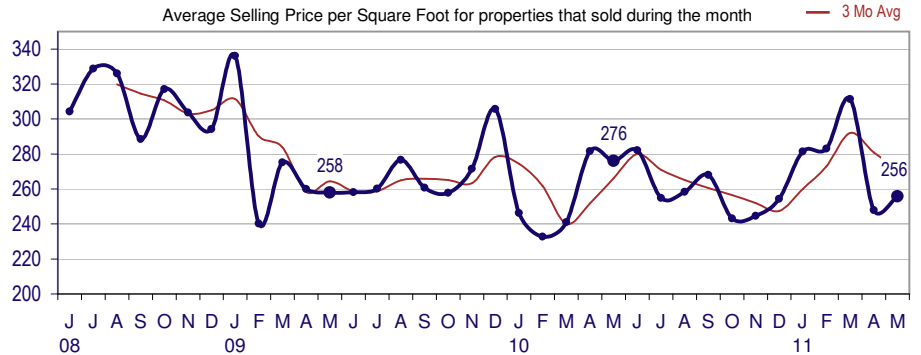
Days On Market for Sold Properties



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 May 2011 Selling Price per Square Foot of \$256 was up 3.2% from \$248 last month and down 7.3% from 276 in May of last year.

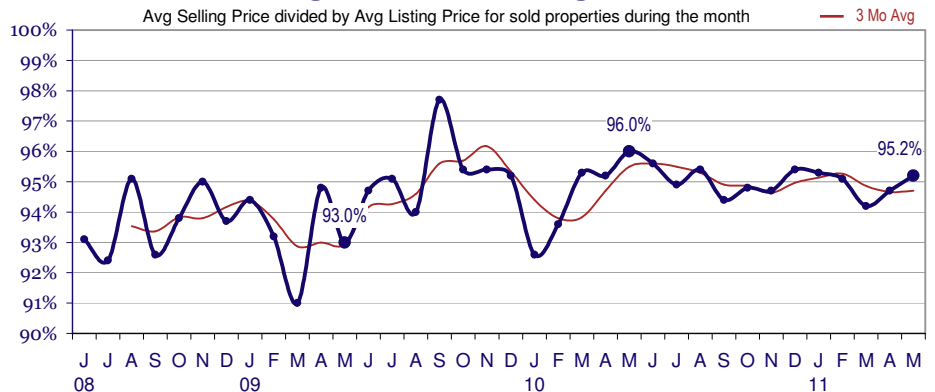
Selling Price per Square Foot



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 May 2011 Selling Price vs Original List Price of 95.2% was up from 94.7% last month and down from 96.0% in May of last year.

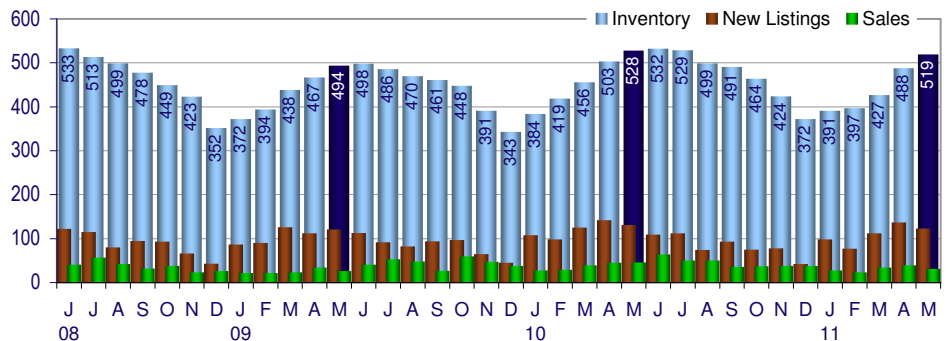
Selling Price versus Listing Price Ratio



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 May 2011 was 123, down 10.2% from 137 last month and down 6.1% from 131 in May of last year.

Inventory / New Listings / Sales



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