

City: Norwalk

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203 803-5695

Bunny@BunnyMostad.com

Deb@DebAlderson.com



Market Profile & Trends Overview

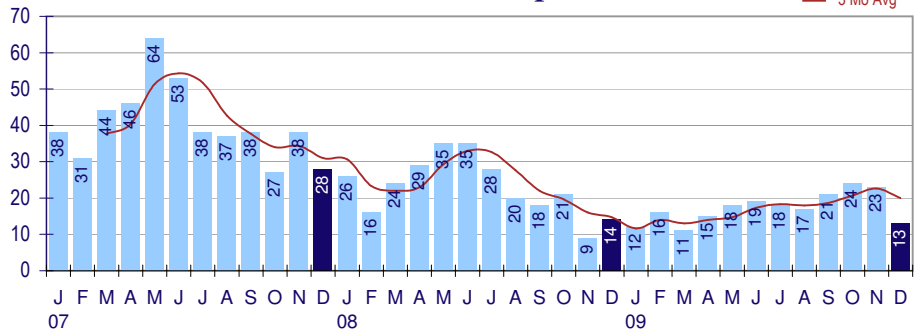
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$319,950	↔		↓				
Average List Price of all Current Listings	\$394,027	↓		↔				
December Median Sales Price	\$287,500	↑	↓	↑	\$333,000	↔	↔	
December Average Sales Price	\$275,686	↑	↓	↑	\$317,507	↓	↓	
Total Properties Currently for Sale (Inventory)	246	↓		↑				
December Number of Properties Sold	13	↓		↓	207	↓		
December Average Days on Market (Solds)	113	↑	↑	↓	108	↑	↑	
Asking Price per Square Foot (based on New Listings)	\$123	↓	↓	↓	\$295	↓	↓	
December Sold Price per Square Foot	\$233	↓	↓	↓	\$267	↓	↓	
December Month's Supply of Inventory	18.9	↑	↑	↑	15.2	↑	↑	
December Sale Price vs List Price Ratio	90.1%	↓	↔	↑	90.8%	↓	↓	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

December Property sales were 13, down -7.1% from 14 in December of 2008 and -43.5% lower than the 23 sales last month. December 2009 sales were at their lowest level compared to December of 2008 and 2007. December YTD sales of 207 are running -24.7% behind last year's year-to-date sales of 275.

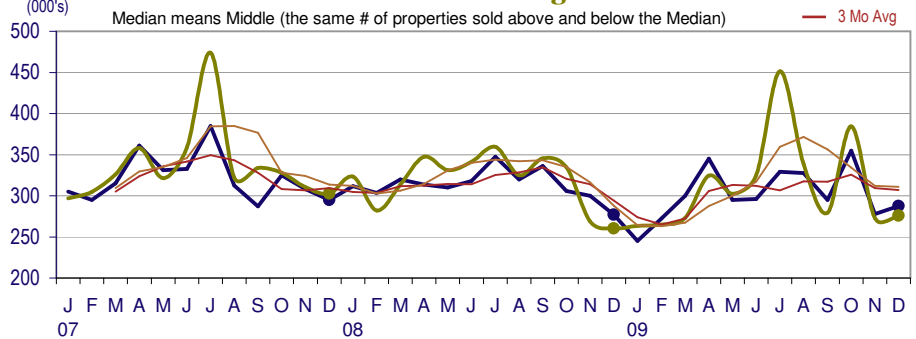
Number of Properties Sold



Prices

The Median Sales Price in December was \$287,500, up 3.8% from \$277,000 in December of 2008 and up 3.4% from \$278,000 last month. The Average Sales Price in December was \$275,686, up 5.8% from \$260,464 in December of 2008 and up 1.1% from \$272,696 last month. December 2009 ASP was at a mid range compared to December of 2008 and 2007.

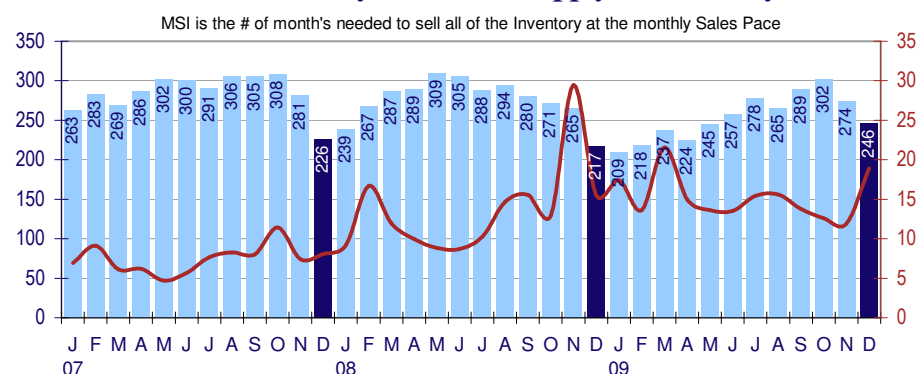
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 246, down -10.2% from 274 last month and up 13.4% from 217 in December of last year. December 2009 Inventory was at its highest level compared with December of 2008 and 2007.

Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2009 MSI of 18.9 months was at its highest level compared with December of 2008 and 2007.

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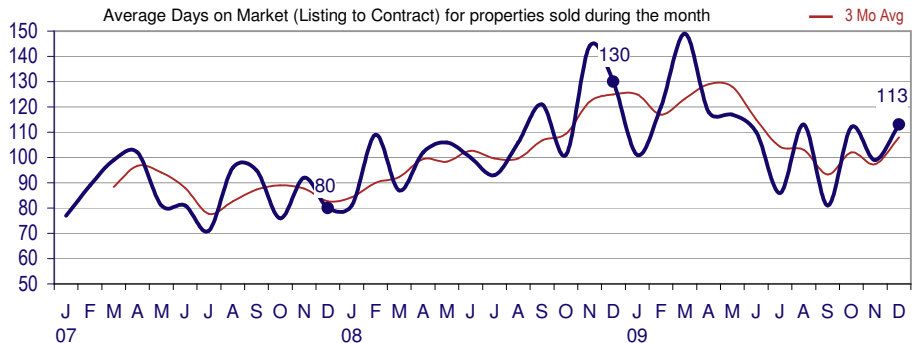
Deb@DebAlderson.com



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 December was 113, up 14.1% from 99 days last month and down -13.1% from 130 days in December of last year. The December 2009 DOM was at a mid level compared with December of 2008 and 2007.

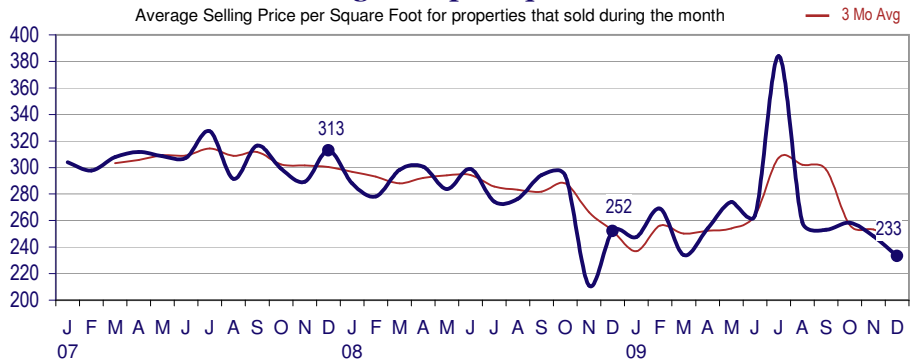
Days On Market for Sold Properties



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 December 2009 Selling Price per Square Foot of \$233 was down -6.0% from \$248 last month and down -7.5% from 252 in December of last year.

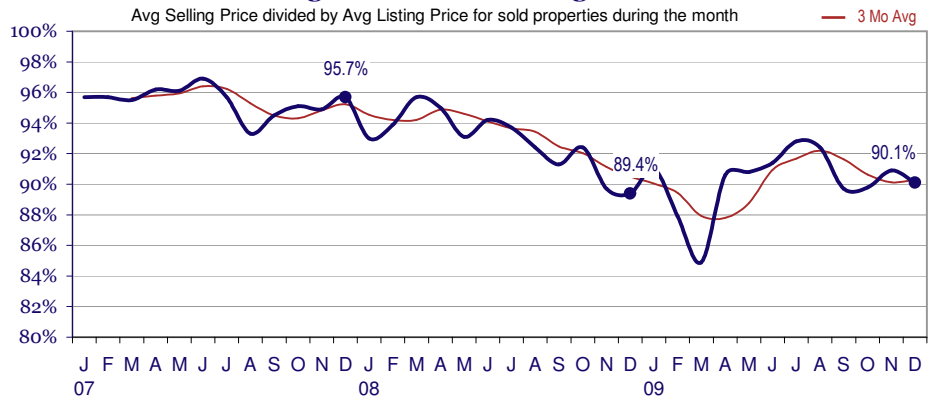
Selling Price per Square Foot



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 December 2009 Selling Price vs Original List Price of 90.1% was down from 90.9% last month and up from 89.4% in December of last year.

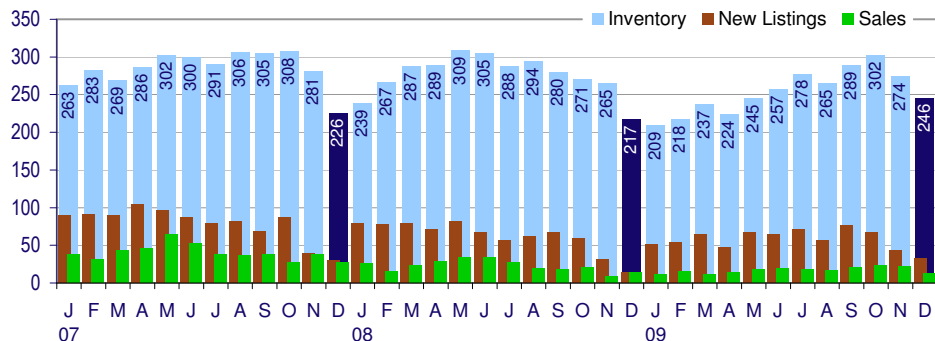
Selling Price versus Listing Price Ratio



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 December 2009 was 33, down -23.3% from 43 last month and up 135.7% from 14 in December of last year.

Inventory / New Listings / Sales



City: Norwalk

Price Range: All | Property Types: Condo - TwnHm

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	38	31	44	46	64	53	38	37	38	27	38	28	26	16	24	29	35	35	28	20	18	21	9	14	12	16	11	15	18	19	18	17	21	24	23	13
3 Mo. Roll Avg			38	40	51	54	52	43	38	34	34	31	31	23	22	23	29	33	33	28	22	20	16	15	12	14	13	14	15	17	18	18	19	21	23	20

(000's)	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	305	295	315	361	331	333	385	313	287	325	308	295	312	304	320	314	310	318	348	320	336	306	300	277	245	273	300	345	295	296	329	328	295	355	278	288
3 Mo. Roll Avg			305	324	336	342	350	343	328	308	307	309	305	303	312	312	315	314	325	329	335	321	314	294	274	265	273	306	313	312	307	318	317	326	309	307

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Inventory	263	283	269	286	302	300	291	306	305	308	281	226	239	267	287	289	309	305	288	294	280	271	265	217	209	218	237	224	245	257	278	265	289	302	274	246
MSI	7	9	6	6	5	6	8	8	8	11	7	8	9	17	12	10	9	9	10	15	16	13	29	16	17	14	22	15	14	14	15	16	14	13	12	19

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Days on Market	77	89	99	102	81	81	71	96	95	76	92	80	81	109	87	102	106	100	93	106	121	101	144	130	101	120	149	118	117	110	86	113	81	112	99	113
3 Mo. Roll Avg			88	97	94	88	78	83	87	89	88	83	84	90	92	99	98	103	100	100	107	109	122	125	125	117	123	129	128	115	104	103	93	102	97	108

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	304	298	308	312	309	307	327	291	316	299	289	313	288	278	298	301	284	299	274	276	294	294	211	252	248	269	234	254	274	264	384	259	253	258	248	233
3 Mo. Roll Avg			303	306	309	309	314	309	312	302	302	300	297	293	288	292	294	294	286	283	282	288	266	252	237	256	250	252	254	264	307	302	299	257	253	247

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.957	0.957	0.955	0.962	0.961	0.969	0.957	0.933	0.945	0.951	0.949	0.957	0.930	0.939	0.957	0.950	0.931	0.942	0.937	0.924	0.913	0.924	0.897	0.894	0.910	0.879	0.849	0.906	0.908	0.914	0.928	0.924	0.897	0.898	0.909	0.901
3 Mo. Roll Avg			0.956	0.958	0.959	0.964	0.962	0.953	0.945	0.943	0.948	0.952	0.945	0.942	0.942	0.949	0.946	0.941	0.937	0.934	0.925	0.920	0.911	0.905	0.900	0.894	0.879	0.878	0.888	0.909	0.917	0.922	0.916	0.906	0.901	0.903

	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
New Listings	90	91	90	104	97	87	79	82	69	87	39	30	80	78	79	71	82	68	57	62	68	60	32	14	52	54	64	48	67	65	71	57	77	67	43	33
Inventory	263	283	269	286	302	300	291	306	305	308	281	226	239	267	287	289	309	305	288	294	280	271	265	217	209	218	237	224	245	257	278	265	289	302	274	246
Sales	38	31	44	46	64	53	38	37	38	27	38	28	26	16	24	29	35	35	28	20	18	21	9	14	12	16	11	15	18	19	18	17	21	24	23	13

(000's)	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	297	305	326	358	321	359	474	322	334	328	311	303	323	282	314	347	331	341	359	325	346	335	269	260	263	265	273	324	302	325	451	339	280	384	273	276
3 Mo. Roll Avg			309	330	335	346	385	385	376	328	324	314	312	303	306	314	331	340	344	342	343	335	316	288	264	263	267	288	300	317	359	372	357	334	312	311

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