

MARKET ACTION REPORT

April 2010

City: Norwalk

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

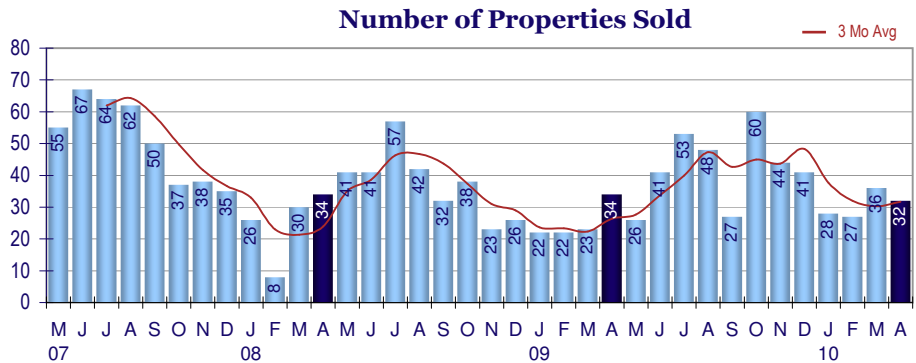
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$532,000	↑		↓				
Average List Price of all Current Listings	\$830,601	↑		↓				
April Median Sales Price	\$450,000	↑	↑	↑	↑	\$412,000	↓	↓
April Average Sales Price	\$775,940	↑	↑	↑	↑	\$537,260	↓	↑
Total Properties Currently for Sale (Inventory)	482	↑		↑				
April Number of Properties Sold	32	↓		↓		123	↑	
April Average Days on Market (Solds)	160	↑	↑	↑	↑	115	↑	↑
April Month's Supply of Inventory	15.1	↑	↑	↑	↑	14.1	↓	↑
April Sale Price vs List Price Ratio	95.8%	↑	↑	↑	↑	93.0%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

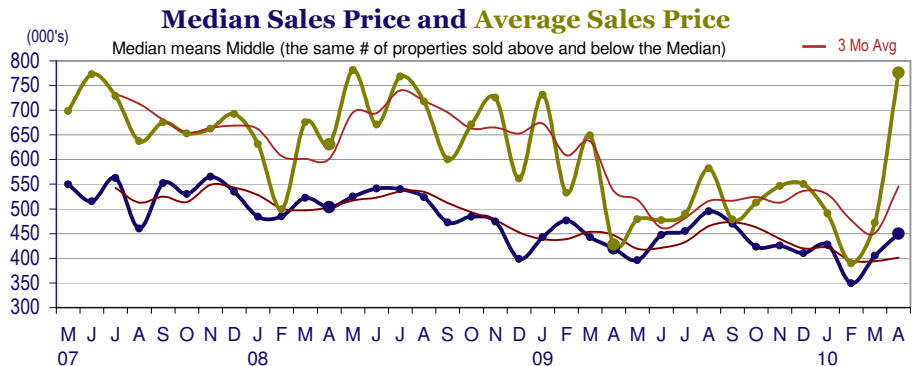
Property Sales

April Property sales were 32, down -5.9% from 34 in April of 2009 and -11.1% lower than the 36 sales last month. April 2010 sales were at their lowest level compared to April of 2009 and 2008. April YTD sales of 123 are running 21.8% ahead of last year's year-to-date sales of 101.



Prices

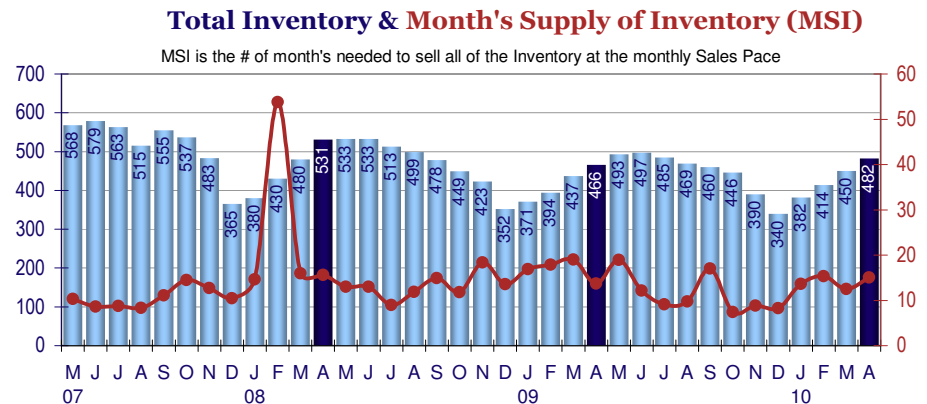
The Median Sales Price in April was \$450,000, up 7.1% from \$420,000 in April of 2009 and up 11.2% from \$404,750 last month. The Average Sales Price in April was \$775,940, up 81.5% from \$427,447 in April of 2009 and up 64.4% from \$471,851 last month. April 2010 ASP was at the highest level compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 482, up 7.1% from 450 last month and up 3.4% from 466 in April of last year. April 2010 Inventory was at a mid level compared with April of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2010 MSI of 15.1 months was at a mid level compared with April of 2009 and 2008.



Copyright © Coldwell Banker Burnet | Price Range: All | Property Types: Single Family

Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Burnet does not warrant or guarantee

the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

City: *Norwalk*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

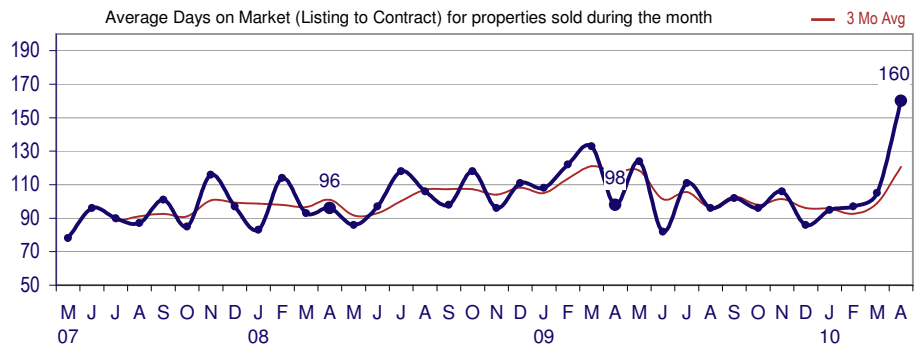


Price Range: All | Properties: Single Family

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 April was 160, up 52.4% from 105 days last month and up 63.3% from 98 days in April of last year. The April 2010 DOM was at a mid level compared with April of 2009 and 2008.

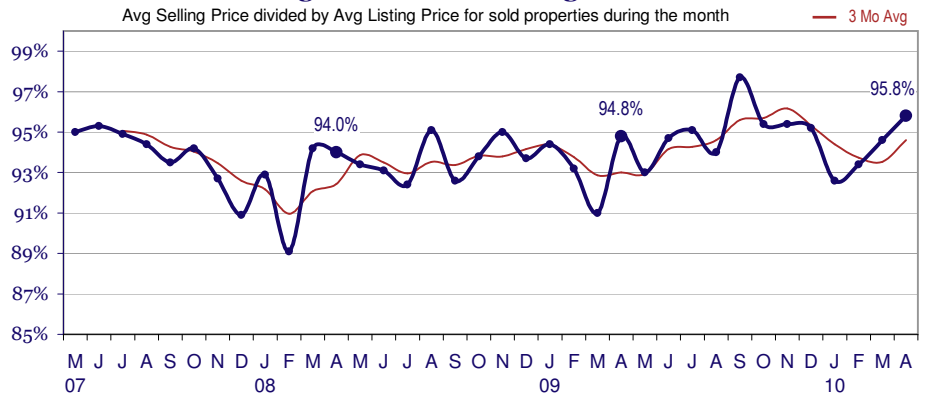
Days On Market for Sold Properties



Selling Price vs Original Listing Price

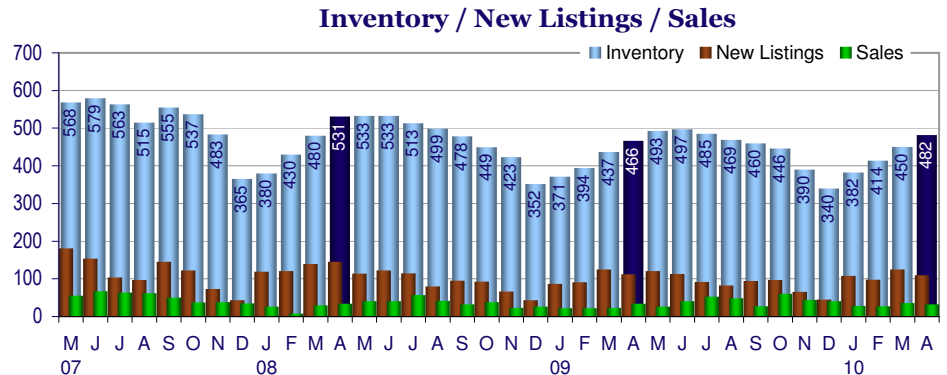
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2010 Selling Price vs Original List Price of 95.8% was up from 94.6% last month and up from 94.8% in April 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 April 2010 was 110, down -12.0% from 125 last month and down -1.8% from 112 in April of last year.



Copyright © Coldwell Banker Burnet | Price Range: All | Property Types: Single Family

Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Burnet does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

Inventory / Listings / Sales

City: *Norwalk*

Price Range: All | Properties: Single Family

April 2010

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

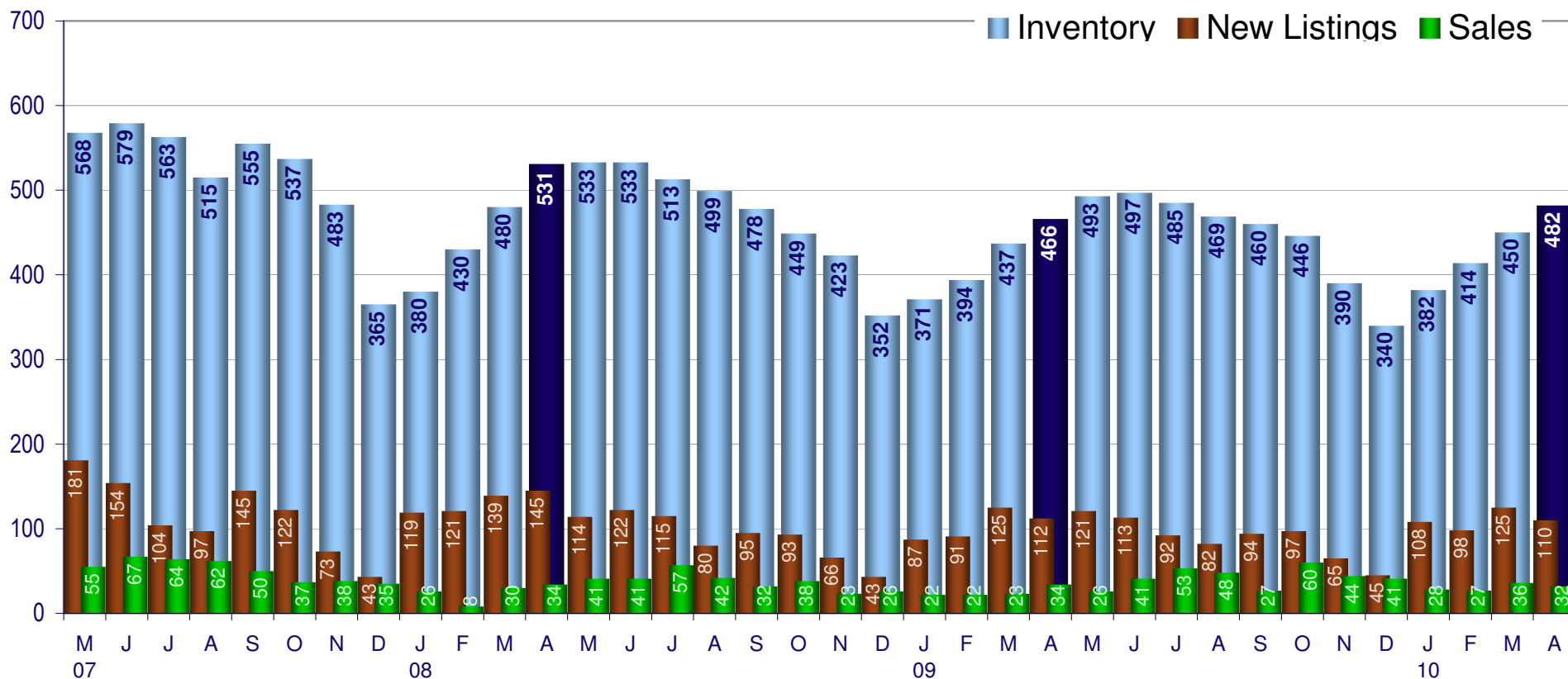
Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



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 April 2010 was 110, down -12.0% from 125 last month and down -1.8% from 112 in April of last year.



Copyright © Coldwell Banker Burnet | Price Range: All | Property Types: Single Family

Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Burnet does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.