

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

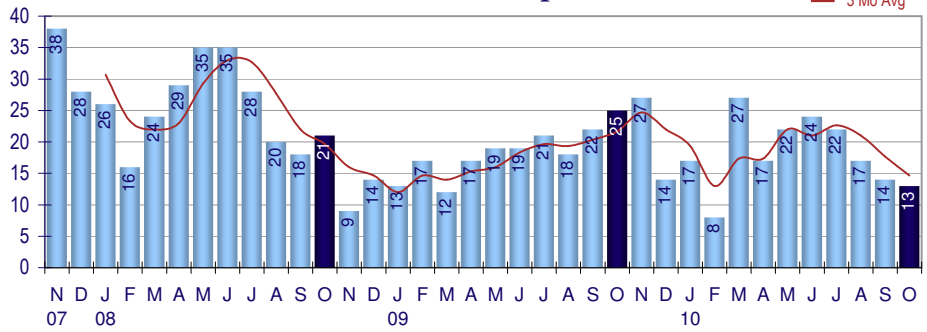
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$279,900	↔		↓				
Average List Price of all Current Listings	\$350,189	↑		↓				
October Median Sales Price	\$247,000	↓	↓	↓	↓	\$305,000	↔	
October Average Sales Price	\$270,635	↓	↓	↓	↓	\$329,498	↑	
Total Properties Currently for Sale (Inventory)	274	↓	↓	↓	↓			
October Number of Properties Sold	13	↓	↓	↓	↓	181	↓	
October Average Days on Market (Solds)	116	↓	↑	↔	↑	113	↑	
October Month's Supply of Inventory	21.1	↑	↑	↑	↑	18.7	↑	
October Sale Price vs List Price Ratio	94.6%	↓	↓	↓	↓	95.2%	↑	

* 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

October Property sales were 13, down 48.0% from 25 in October of 2009 and 7.1% lower than the 14 sales last month. October 2010 sales were at their lowest level compared to October of 2009 and 2008. October YTD sales of 181 are running 1.1% behind last year's year-to-date sales of 183.

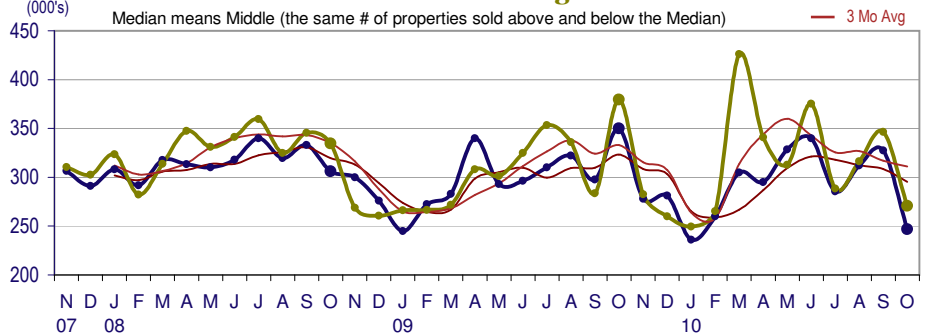
Number of Properties Sold



Prices

The Median Sales Price in October was \$247,000, down 29.4% from \$350,000 in October of 2009 and down 24.6% from \$327,500 last month. The Average Sales Price in October was \$270,635, down 28.7% from \$379,717 in October of 2009 and down 21.9% from \$346,600 last month. October 2010 ASP was at the lowest level compared to October of 2009 and 2008.

Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 274, down 6.2% from 292 last month and down 9.3% from 302 in October of last year. October 2010 Inventory was at a mid level compared with October of 2009 and 2008.

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



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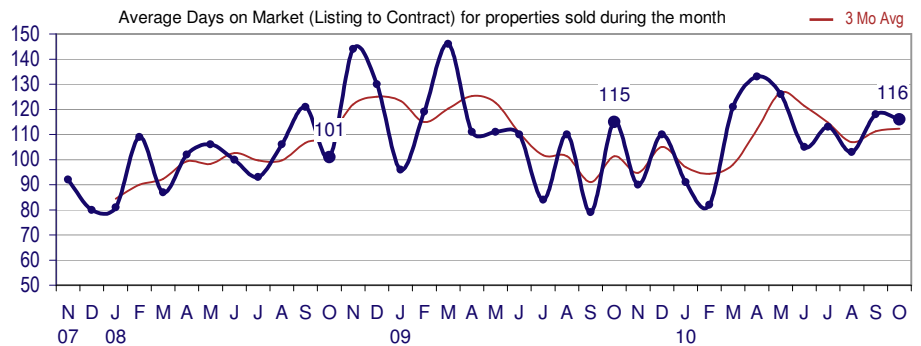


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Market Time

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 October was 116, down 1.7% from 118 days last month and up 0.9% from 115 days in October of last year. The October 2010 DOM was at a mid level compared with October of 2009 and 2008.

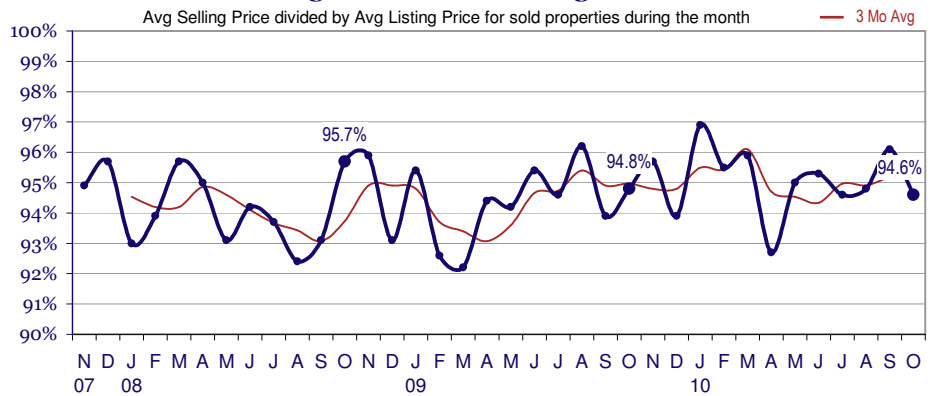
Days On Market for Sold Properties



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 October 2010 Selling Price vs Original List Price of 94.6% was down from 96.1% last month and down from 94.8% in October of last year.

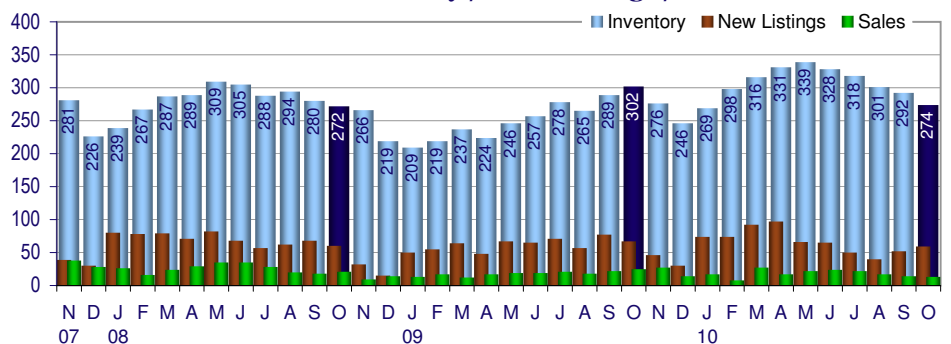
Selling Price versus Listing Price Ratio



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 October 2010 was 59, up 13.5% from 52 last month and down 11.9% from 67 in October of last year.

Inventory / New Listings / Sales



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