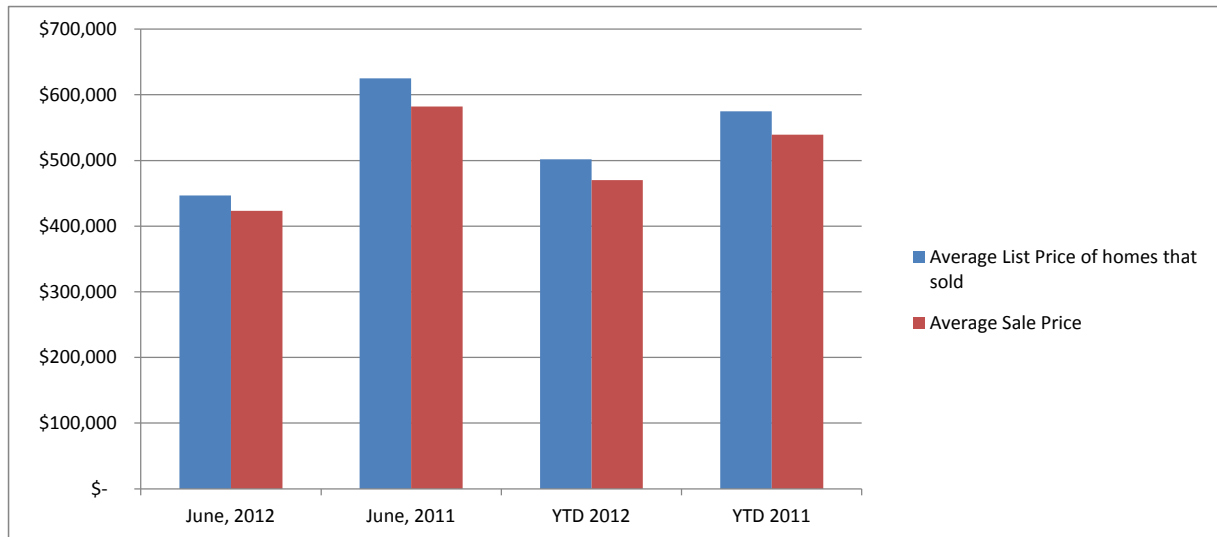




Norwalk, CT Home Sales Report,
June, 2012

Total Sales Comparison across all residential property types*	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 446,866	\$ 624,855	\$ 501,500	\$ 574,656	-28.5%	-12.7%
Average Sale Price	\$ 423,309	\$ 581,986	\$ 469,876	\$ 539,256	-27.3%	-12.9%
Sales/List Ratio	94.7%	93.1%	93.7%	93.8%	1.7%	-0.2%
Average Days on Market	123	118	129	122	4.2%	5.7%
Number Sold	100	94	350	352	6.4%	-0.6%

June - Sold Residential Real Estate
Price Comparison



Norwalk Residential Real Estate Market showed a decrease in average Sales Price from \$539k this time last year to today's YTD of \$470k. The Multi-Family market is strong with 8 transactions this month, but average sales price is down -53% over last year's June at \$245k.

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and Investors. Call us at the Higgins Group Norwalk office for professional advice on any of your real estate needs.

Higgins Group Norwalk - (203) 838-5005
HigginsGroup.com



Norwalk CT Home Sales Report,
June, 2012

Single Family Homes	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 539,851	\$ 778,254	\$ 625,027	\$ 683,441	-30.6%	-8.5%
Average Sale Price	\$ 512,648	\$ 725,227	\$ 585,739	\$ 640,984	-29.3%	-8.6%
Sales/List Ratio	95.0%	93.2%	93.7%	93.8%	1.9%	-0.1%
Average Days on Market	108	124	125	116	-12.9%	7.8%
Number Sold	68	65	230	230	4.6%	0.0%

Condominiums / Co-Ops	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 233,868	\$ 245,073	\$ 257,163	\$ 354,826	-4.6%	-27.5%
Average Sale Price	\$ 223,359	\$ 230,450	\$ 244,111	\$ 335,352	-3.1%	-27.2%
Sales/List Ratio	95.5%	94.0%	94.9%	94.5%	1.6%	0.4%
Average Days on Market	168	106	142	136	58.5%	4.4%
Number Sold	22	26	93	103	-15.4%	-9.7%

Multi-Family	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 275,950	\$ 592,667	\$ 276,188	\$ 332,353	-53.4%	-16.9%
Average Sale Price	\$ 245,238	\$ 524,000	\$ 251,638	\$ 312,707	-53.2%	-19.5%
Sales/List Ratio	88.9%	88.4%	91.1%	94.1%	0.5%	-3.2%
Average Days on Market	119	95	116	101	25.3%	14.9%
Number Sold	8	3	24	15	166.7%	60.0%

Snapshot of Marketplace - July 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	386.5	194	31	638
Average List Price currently on market	\$ 791,101	\$ 313,946	\$ 459,896	617,094
Average DOM	112.5	131	203	127
Number of Pending sales	100.5	40.5	16	160
Number of Sales YTD	230	93	24	350
Average Closed Price YTD	\$ 585,739	\$ 244,111	\$ 251,638	\$ 469,876
Months of Inventory	10.1	12.5	7.8	10.9

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.