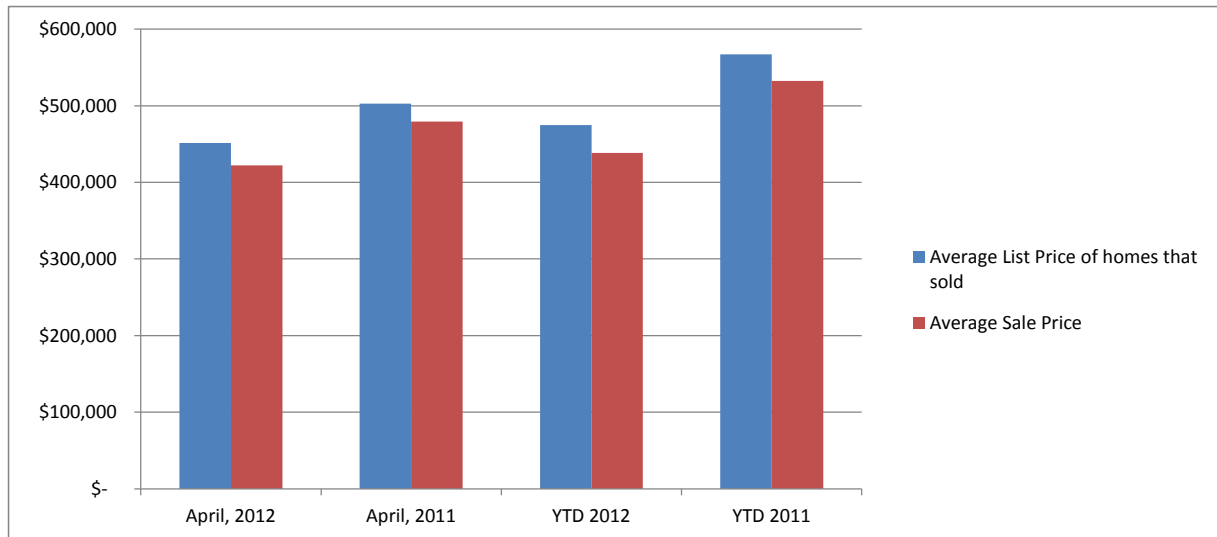




**Norwalk, CT Home Sales Report,**  
April, 2012

Total Sales Comparison across all residential property types*	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 451,487	\$ 502,887	\$ 474,762	\$ 567,003	-10.2%	-16.3%
Average Sale Price	\$ 422,089	\$ 479,384	\$ 438,558	\$ 532,411	-12.0%	-17.6%
Sales/List Ratio	93.5%	95.3%	92.4%	93.9%	-1.9%	-1.6%
Average Days on Market	129	122	147	130	5.7%	13.1%
Number Sold	52	64	183	206	-18.8%	-11.2%

**April - Sold Residential Real Estate**  
Price Comparison



Norwalk Residential Real Estate Market continues to decline in residential sales with an average sales price of a Single-Family home of \$524,000, down -14% from a year ago. Furthermore, the average price of the Norwalk Condominium is down - 45% in number of transactions.

Couldn't be a better time to buy a Norwalk condominium.

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*

Source: Greater Fairfield Consolidated Multiple Listing Service

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



**Norwalk CT Home Sales Report,**  
April, 2012

Single Family Homes	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 524,430	\$ 614,529	\$ 596,642	\$ 665,052	-14.7%	-10.3%
Average Sale Price	\$ 490,359	\$ 585,032	\$ 549,519	\$ 623,819	-16.2%	-11.9%
Sales/List Ratio	93.5%	95.2%	92.1%	93.8%	-1.8%	-1.8%
Average Days on Market	135	107	152	122	26.2%	24.6%
Number Sold	40	41	115	129	-2.4%	-10.9%

Condominiums / Co-Ops	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 198,191	\$ 316,235	\$ 255,202	\$ 396,408	-37.3%	-35.6%
Average Sale Price	\$ 183,115	\$ 300,970	\$ 242,159	\$ 374,370	-39.2%	-35.3%
Sales/List Ratio	92.4%	95.2%	94.9%	94.4%	-2.9%	0.5%
Average Days on Market	113	155	133	148	-27.1%	-10.1%
Number Sold	11	20	53	63	-45.0%	-15.9%

Multi-Family	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 320,000	\$ 221,467	\$ 295,857	\$ 252,936	44.5%	17.0%
Average Sale Price	\$ 320,000	\$ 224,200	\$ 273,350	\$ 246,236	42.7%	11.0%
Sales/List Ratio	100.0%	101.2%	92.4%	97.4%	-1.2%	-5.1%
Average Days on Market	42	102	155	133	-58.8%	16.5%
Number Sold	1	3	14	11	-66.7%	27.3%

Snapshot of Marketplace - May 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	446	224	45	774
Average List Price currently on market	\$ 689,726	\$ 289,442	\$ 429,911	\$ 541,580
Average DOM	108	131	183	123
Number of Pending sales	152	62	31	249
Number of Sales YTD	115	53	14	183
Average Closed Price YTD	\$ 490,359	\$ 242,159	\$ 246,236	\$ 438,558
Months of Inventory	15.5	16.9	12.9	16.9

Source: Greater Fairfield Consolidated Multiple Listing Service

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