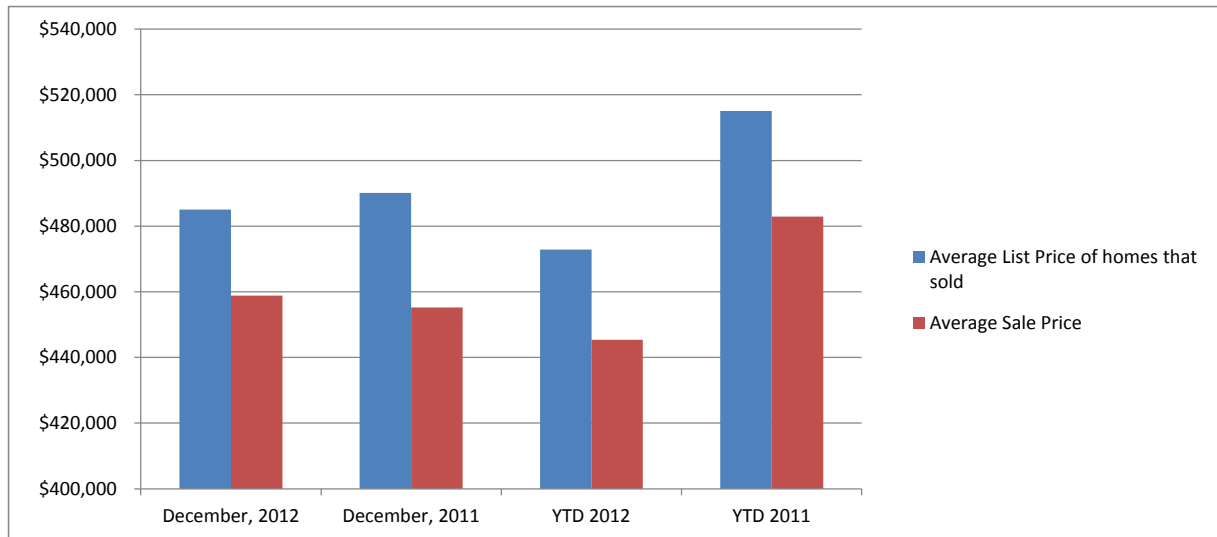




Norwalk, CT Home Sales Report,
December, 2012

Total Sales Comparison across all residential property types*	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 485,086	\$ 490,131	\$ 472,892	\$ 515,051	-1.0%	-8.2%
Average Sale Price	\$ 458,797	\$ 455,254	\$ 445,374	\$ 482,870	0.8%	-7.8%
Sales/List Ratio	94.6%	92.9%	94.2%	93.8%	1.8%	0.5%
Average Days on Market	115	156	122	130	-26.3%	-6.2%
Number Sold	59	71	772	692	-16.9%	11.6%

December - Sold Residential Real Estate
Price Comparison



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,
December, 2012

Single Family Homes	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 569,979	\$ 515,945	\$ 569,932	\$ 609,567	10.5%	-6.5%
Average Sale Price	\$ 539,980	\$ 485,989	\$ 537,886	\$ 572,810	11.1%	-6.1%
Sales/List Ratio	94.7%	94.2%	94.4%	94.0%	0.6%	0.4%
Average Days on Market	117	136	117	118	-14.0%	-0.8%
Number Sold	38	42	506	439	-9.5%	15.3%

Condominiums / Co-Ops	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 347,112	\$ 472,739	\$ 279,599	\$ 343,616	-26.6%	-18.6%
Average Sale Price	\$ 335,104	\$ 439,389	\$ 263,795	\$ 322,594	-23.7%	-18.2%
Sales/List Ratio	96.5%	92.9%	94.3%	93.9%	3.9%	0.5%
Average Days on Market	109	214	135	155	-49.1%	-12.9%
Number Sold	17	18	209	195	-5.6%	7.2%

Multi-Family	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 291,667	\$ 444,480	\$ 277,736	\$ 348,849	-34.4%	-20.4%
Average Sale Price	\$ 231,000	\$ 383,550	\$ 253,836	\$ 318,172	-39.8%	-20.2%
Sales/List Ratio	79.2%	86.3%	91.4%	91.2%	-8.2%	0.2%
Average Days on Market	43	145	105	119	-70.3%	-11.8%
Number Sold	3	10	47	46	-70.0%	2.2%

Snapshot of Marketplace - January 1, 2013	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	223	128	26	404
Average List Price currently on market	\$ 869,711	\$ 271,243	\$ 477,473	648,547
Average DOM	144	166	133	150
Number of Pending sales	106	44	17	171
Number of Sales YTD	506	209	47	772
Average Closed Price YTD	\$ 537,886	\$ 263,795	\$ 253,836	\$ 445,374
Months of Inventory	5.3	7.3	6.6	6.3

Source: Greater Fairfield Consolidated Multiple Listing Service

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