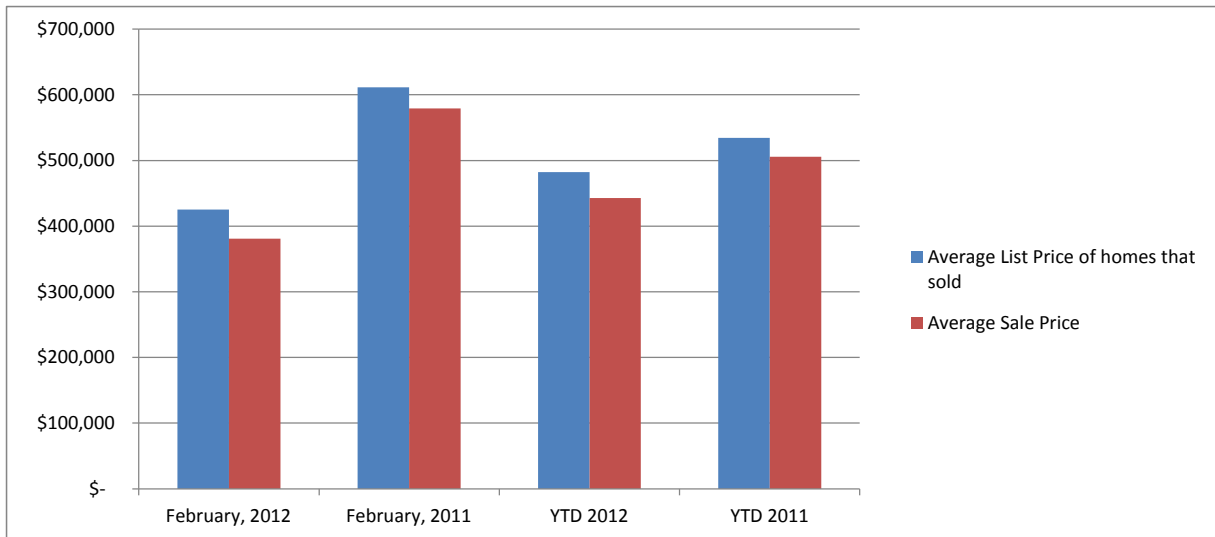




Norwalk, CT Home Sales Report,
February, 2012

Total Sales Comparison across all residential property types*	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 425,416	\$ 611,555	\$ 482,178	\$ 534,332	-30.4%	-9.8%
Average Sale Price	\$ 381,108	\$ 579,069	\$ 442,809	\$ 505,500	-34.2%	-12.4%
Sales/List Ratio	89.6%	94.7%	91.8%	94.6%	-5.4%	-2.9%
Average Days on Market	145	149	151	138	-2.7%	9.4%
Number Sold	38	40	74	84	-5.0%	-11.9%

February - Sold Residential Real Estate
Price Comparison



Norwalk Residential Real Estate Market marked a -30.4% decline from this February to last year. Specifically the condominium market in Norwalk is down significantly with an average price YTD down -38%. Furthermore, the number of transactions from last year February is down -12%. Condominiums in Norwalk are down in both price and sales transactions. Couldn't be a better time to buy a condo.

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,
February, 2012

Single Family Homes	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 674,633	\$ 690,365	\$ 683,763	\$ 602,736	-2.3%	13.4%
Average Sale Price	\$ 590,160	\$ 650,648	\$ 624,213	\$ 570,026	-9.3%	9.5%
Sales/List Ratio	87.5%	94.2%	91.3%	94.6%	-7.2%	-3.5%
Average Days on Market	155	144	156	130	7.6%	20.0%
Number Sold	15	23	39	53	-34.8%	-26.4%

Condominiums / Co-Ops	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 261,211	\$ 466,523	\$ 254,623	\$ 412,648	-44.0%	-38.3%
Average Sale Price	\$ 247,017	\$ 441,219	\$ 240,315	\$ 390,542	-44.0%	-38.5%
Sales/List Ratio	94.6%	94.6%	94.4%	94.6%	0.0%	-0.3%
Average Days on Market	140	156	131	153	-10.3%	-14.4%
Number Sold	17	13	26	23	30.8%	13.0%

Multi-Family	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 267,617	\$ 248,000	\$ 266,022	\$ 248,833	7.9%	6.9%
Average Sale Price	\$ 238,400	\$ 287,333	\$ 241,711	\$ 245,167	-17.0%	-1.4%
Sales/List Ratio	89.1%	115.9%	90.9%	98.5%	-23.1%	-7.8%
Average Days on Market	131	181	190	171	-27.6%	11.1%
Number Sold	6	3	9	6	100.0%	50.0%

Snapshot of Marketplace - March 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	387	210	36	657.5
Average List Price currently on market	\$ 689,255	\$ 287,105	\$ 416,652	\$ 616,537
Average DOM	120.5	134.5	184.5	132
Number of Pending sales	72.5	30	15	118.5
Number of Sales YTD	39	26	9	74
Average Closed Price YTD	\$ 590,160	\$ 240,315	\$ 245,167	\$ 442,809
Months of Inventory	19.8	16.2	8.0	17.8

Source: Greater Fairfield Consolidated Multiple Listing Service

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