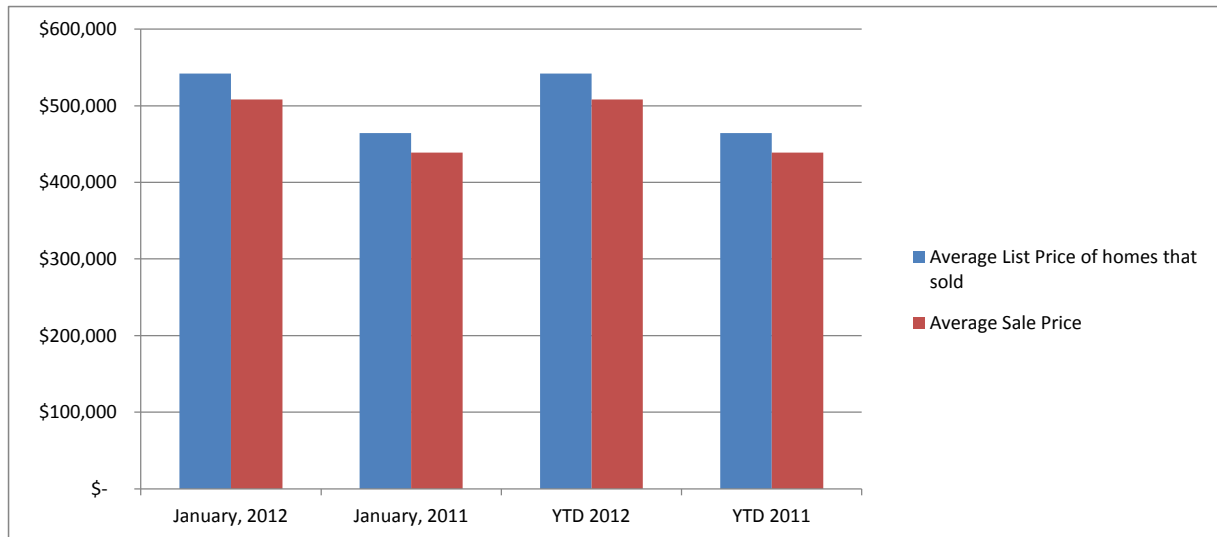




Norwalk, CT Home Sales Report,
January, 2012

Total Sales Comparison across all residential property types*	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 542,094	\$ 464,130	\$ 542,094	\$ 464,130	16.8%	16.8%
Average Sale Price	\$ 508,133	\$ 438,619	\$ 508,133	\$ 438,619	15.8%	15.8%
Sales/List Ratio	93.7%	94.5%	93.7%	94.5%	-0.8%	-0.8%
Average Days on Market	158	129	158	129	22.5%	22.5%
Number Sold	36	44	36	44	-18.2%	-18.2%

January - Sold Residential Real Estate
Price Comparison



Norwalk Residential Real Estate Market posted a 16.8% increase in average sales price from last January. This increase was driven by the strong sales of Single Family Homes. Specifically there were two sales in Rowayton, one that closed for \$1.9mil and 1 sale that closed for \$4.6mil which drove the average price up. Furthermore, the average price of the Norwalk Multi-Family market is up 5.3% over last January. Not unlike the Greenwich and Stamford markets, 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,
January, 2012

Single Family Homes	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 689,470	\$ 535,553	\$ 689,470	\$ 535,553	28.7%	28.7%
Average Sale Price	\$ 645,496	\$ 509,453	\$ 645,496	\$ 509,453	26.7%	26.7%
Sales/List Ratio	93.6%	95.1%	93.6%	95.1%	-1.6%	-1.6%
Average Days on Market	156	119	156	119	31.1%	31.1%
Number Sold	24	30	24	30	-20.0%	-20.0%

Condominiums / Co-Ops	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 242,178	\$ 342,610	\$ 242,178	\$ 342,610	-29.3%	-29.3%
Average Sale Price	\$ 228,433	\$ 324,663	\$ 228,433	\$ 324,663	-29.6%	-29.6%
Sales/List Ratio	94.3%	94.8%	94.3%	94.8%	-0.5%	-0.5%
Average Days on Market	115	148	115	148	-22.3%	-22.3%
Number Sold	9	10	9	10	-10.0%	-10.0%

Multi-Family	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 262,833	\$ 249,667	\$ 262,833	\$ 249,667	5.3%	5.3%
Average Sale Price	\$ 248,333	\$ 203,000	\$ 248,333	\$ 203,000	22.3%	22.3%
Sales/List Ratio	94.5%	81.3%	94.5%	81.3%	16.2%	16.2%
Average Days on Market	308	161	308	161	91.3%	91.3%
Number Sold	3	3	3	3	0.0%	0.0%

Snapshot of Marketplace - January 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	353	204	32	613
Average List Price currently on market	\$ 700,087	\$ 285,111	\$ 431,378	700,087
Average DOM	130	137	172	138
Number of Pending sales	85	41	25	152
Number of Sales YTD	24	9	3	36
Average Closed Price YTD	\$ 645,496	\$ 228,433	\$ 203,000	508,133
Months of Inventory	176.5	272.0	128.0	204

Source: Greater Fairfield Consolidated Multiple Listing Service

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