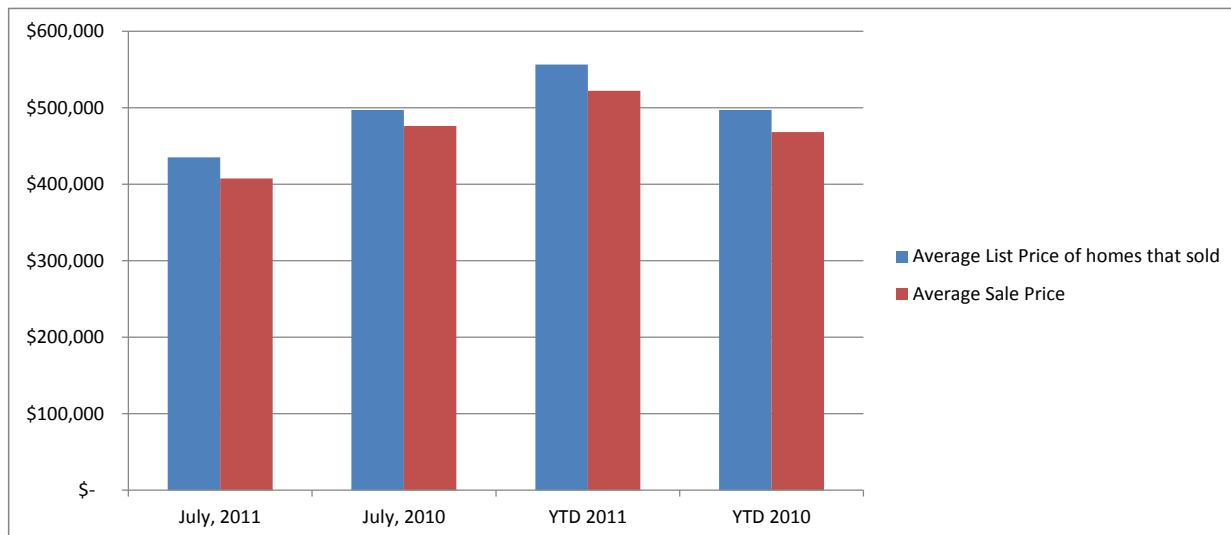




**Norwalk, CT Home Sales Report,
July, 2011**

Total Sales Comparison across all residential property types*	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 435,000	\$ 496,843	\$ 556,554	\$ 496,900	-12.4%	12.0%
Average Sale Price	\$ 407,393	\$ 475,915	\$ 522,000	\$ 468,349	-14.4%	11.5%
Sales/List Ratio	93.7%	95.8%	93.8%	94.3%	-2.2%	-0.5%
Average Days on Market	107	105	120	106	1.9%	13.2%
Number Sold	59	79	410	464	-25.3%	-11.6%

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



Norwalk Residential Real Estate Market continues improvement with average YTD sale price up 11%. The Average Single Family Home prices dropped dramatically this July, down 27% vs last year's July with 38 sales this July, vs 50 sales in July 2010.

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.

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HigginsGroup.com*



Norwalk CT Home Sales Report,
July, 2011

Single Family Homes	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 450,309	\$ 608,776	\$ 651,818	\$ 579,148	-26.0%	12.5%
Average Sale Price	\$ 424,643	\$ 584,500	\$ 611,551	\$ 545,412	-27.3%	12.1%
Sales/List Ratio	94.3%	96.0%	93.8%	94.2%	-1.8%	-0.4%
Average Days on Market	98	102	113	102	-3.9%	10.8%
Number Sold	38	50	268	301	-24.0%	-11.0%

Condominiums	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 408,311	\$ 304,105	\$ 364,597	\$ 351,222	34.3%	3.8%
Average Sale Price	\$ 380,000	\$ 288,443	\$ 343,725	\$ 333,789	31.7%	3.0%
Sales/List Ratio	93.1%	94.8%	94.3%	95.0%	-1.9%	-0.8%
Average Days on Market	118	113	113	114	4.4%	-0.9%
Number Sold	18	18	120	136	0.0%	-11.8%

Multi-Family	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 404,000	\$ 303,071	\$ 340,782	\$ 314,816	33.3%	8.2%
Average Sale Price	\$ 369,500	\$ 289,500	\$ 319,388	\$ 289,535	27.6%	10.3%
Sales/List Ratio	91.5%	95.5%	93.7%	92.0%	-4.3%	1.9%
Average Days on Market	94	100	124	97	-6.0%	27.8%
Number Sold	2	7	17	23	-71.4%	-26.1%

Snapshot of Marketplace - July 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	417	245	42	727
Average List Price currently on market	\$ 774,800	\$ 290,500	\$ 393,000	774,800
Average DOM	109	124	141	118
Number of Pending sales	90	42	19	
Number of Sales YTD	268	120	17	410
Average Closed Price YTD	\$ 424,643	\$ 343,725	\$ 289,535	522,000
Months of Inventory	10.9	14.3	17.3	12

Source: Greater Fairfield Consolidated Multiple Listing Service

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