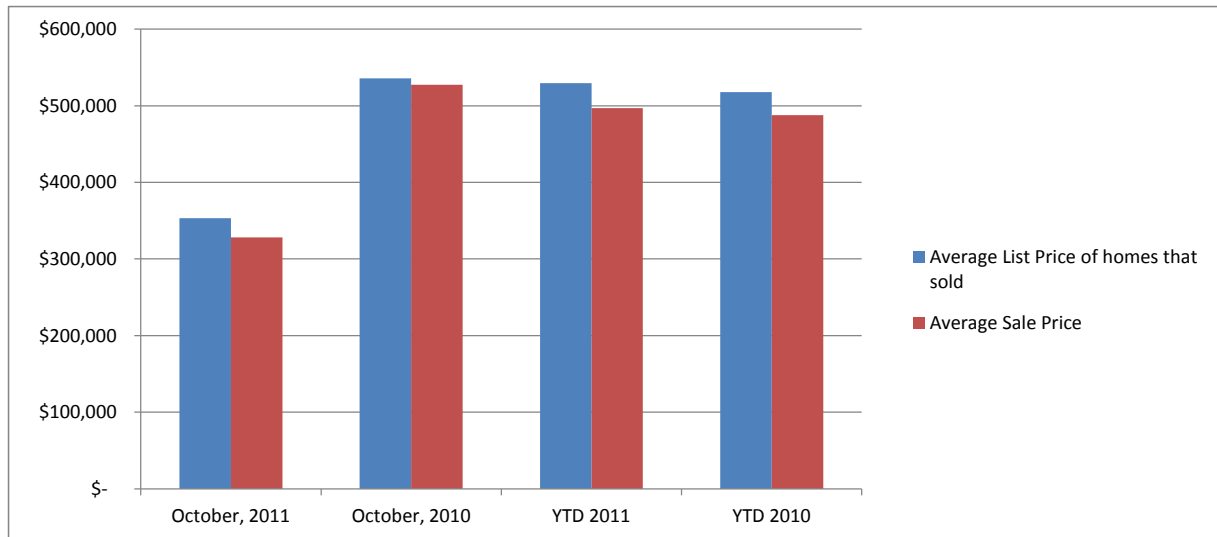




**Norwalk, CT Home Sales Report,**  
October, 2011

Total Sales Comparison across all residential property types*	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 353,184	\$ 535,606	\$ 529,262	\$ 517,699	-34.1%	2.2%
Average Sale Price	\$ 328,205	\$ 527,343	\$ 496,825	\$ 487,678	-37.8%	1.9%
Sales/List Ratio	92.9%	98.5%	93.9%	94.2%	-5.6%	-0.4%
Average Days on Market	141	121	126	110	16.5%	14.5%
Number Sold	58	54	579	644	7.4%	-10.1%

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



Norwalk Residential Real Estate Market's average price Year To Date is up 2.2% over this time last year. Although the number of transactions is off by -10% with 579 properties sold, vs. 644 transactions this time last year. The Average price of a Single Family home for the month of October was \$398,971 and down -39% from last year's October.

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,**  
October, 2011

Single Family Homes	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 423,835	\$ 697,524	\$ 630,172	\$ 608,603	-39.2%	3.5%
Average Sale Price	\$ 398,971	\$ 653,382	\$ 592,243	\$ 572,565	-38.9%	3.4%
Sales/List Ratio	94.1%	93.7%	94.0%	94.1%	0.5%	-0.1%
Average Days on Market	198	122	145	114	62.3%	27.2%
Number Sold	17	14	165	182	21.4%	-9.3%

Condominiums	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 264,635	\$ 268,686	\$ 337,716	\$ 342,871	-1.5%	-1.5%
Average Sale Price	\$ 245,051	\$ 255,304	\$ 317,747	\$ 326,401	-4.0%	-2.7%
Sales/List Ratio	92.6%	95.0%	94.1%	95.2%	-2.5%	-1.2%
Average Days on Market	198	122	145	114	62.3%	27.2%
Number Sold	17	14	165	182	21.4%	-9.3%

Multi-Family	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 267,863	\$ 319,498	\$ 336,639	\$ 314,706	-16.2%	7.0%
Average Sale Price	\$ 226,250	\$ 260,000	\$ 312,356	\$ 290,143	-13.0%	7.7%
Sales/List Ratio	84.5%	81.4%	92.8%	92.2%	3.8%	0.6%
Average Days on Market	83	49	125	101	69.4%	23.8%
Number Sold	4	2	32	30	100.0%	6.7%

Snapshot of Marketplace - November 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	435	270	42	775
Average List Price currently on market	\$ 719,000	\$ 300,395	\$ 397,188	546,975
Average DOM	127	129	165	132
Number of Pending sales	81	43	25	150
Number of Sales YTD	165	165	32	579
Average Closed Price YTD	\$ 398,971	\$ 317,747	\$ 290,143	496,825
Months of Inventory	26.4	16.4	13.1	13

Source: Greater Fairfield Consolidated Multiple Listing Service

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