

*Norwalk, Connecticut
February 2010*

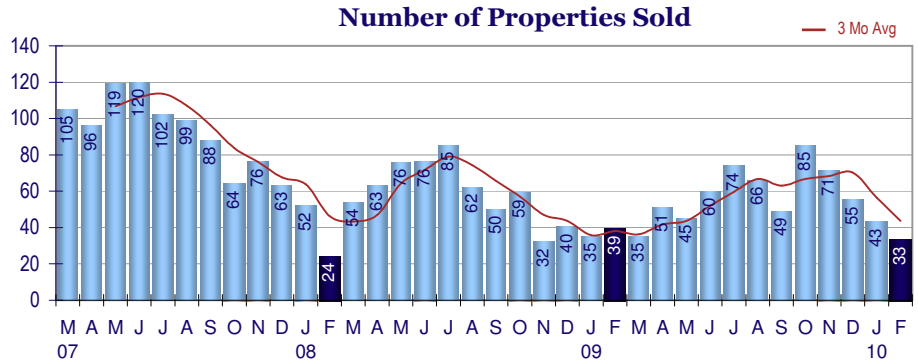
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$425,000	-1%		-11%				
Average List Price of all Current Listings	\$669,730	-1%		-4%				
February Median Sales Price	\$332,000	-10%	-6%	-2%	-11%	\$338,500	-4%	-10%
February Average Sales Price	\$348,723	-16%	-19%	-16%	-23%	\$385,803	-20%	-15%
Total Properties Currently for Sale (Inventory)	696	11%		14%				
February Number of Properties Sold	33	-23%		-15%		76	3%	
February Average Days on Market (Solds)	95	3%	-1%	-21%	-8%	93	-18%	-10%
Asking Price per Square Foot (based on New Listings)	\$231	-16%	-6%	-24%	-20%	\$266	-12%	-8%
February Sold Price per Square Foot	\$234	-2%	-10%	-7%	-11%	\$237	-14%	-10%
February Month's Supply of Inventory	21.1	44%	37%	35%	59%	17.8	11%	35%
February Sale Price vs List Price Ratio	89.4%	-2.3%	-6%	1.7%	.8%	89.6%	3.5%	.9%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date

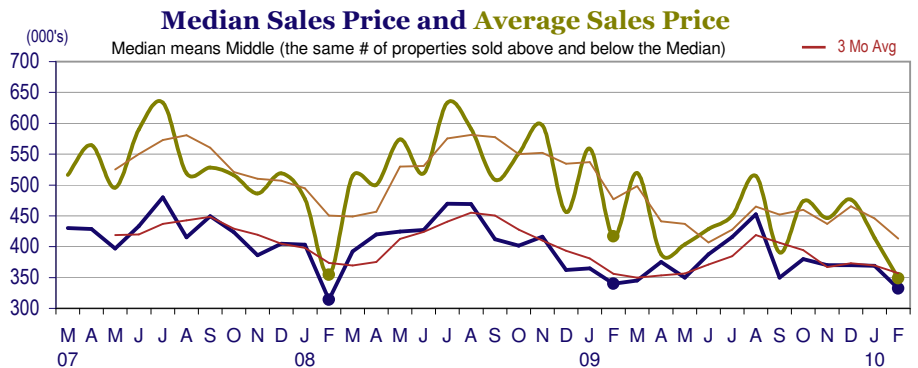
Property Sales

February Property sales were 33, down -15.4% from 39 in February of 2009 and -23.3% lower than the 43 sales last month. February 2010 sales were at a mid level compared to February of 2009 and 2008. February YTD sales of 76 are running 2.7% ahead of last year's year-to-date sales of 74.



Prices

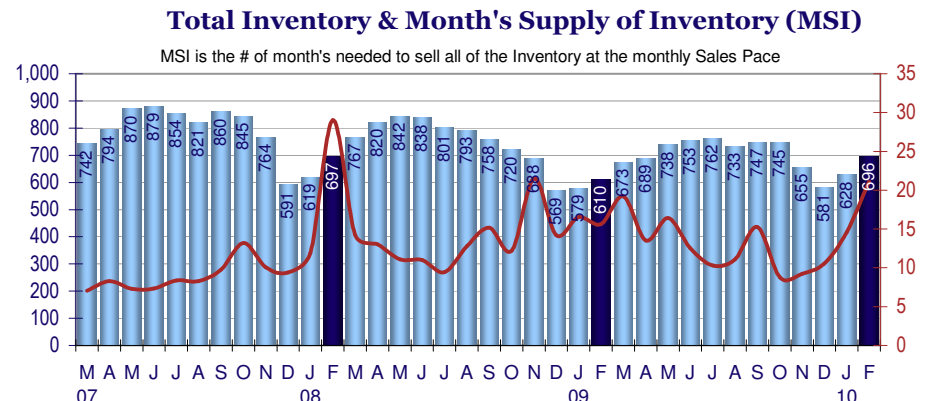
The Median Sales Price in February was \$332,000, down -2.4% from \$340,000 in February of 2009 and down -10.0% from \$369,000 last month. The Average Sales Price in February was \$348,723, down -16.3% from \$416,641 in February of 2009 and down -15.8% from \$414,259 last month. February 2010 ASP was at the lowest level compared to February of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 696, up 10.8% from 628 last month and up 14.1% from 610 in February of last year. February 2010 Inventory was at a mid level compared with February of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2010 MSI of 21.1 months was at a mid level compared with February of 2009 and 2008.



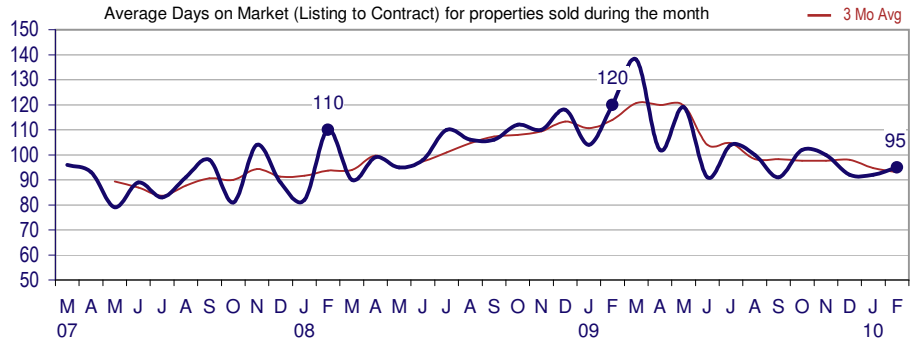


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 95, up 3.3% from 92 days last month and down -20.8% from 120 days in February of last year. The February 2010 DOM was at its lowest level compared with February of 2009 and 2008.

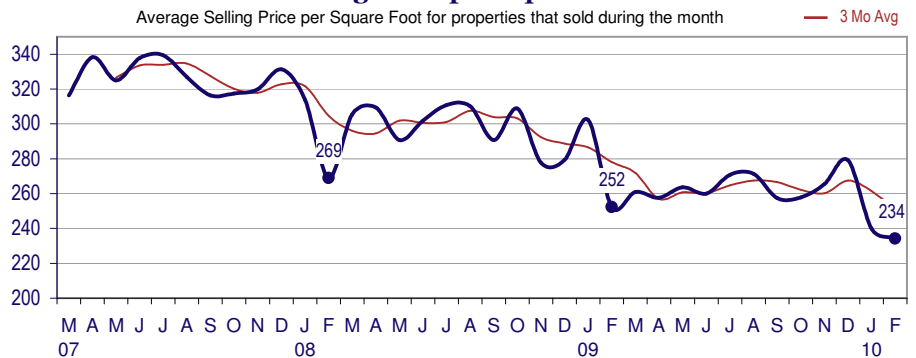
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2010 Selling Price per Square Foot of \$234 was down -2.3% from \$240 last month and down -7.2% from 252 in February of last year.

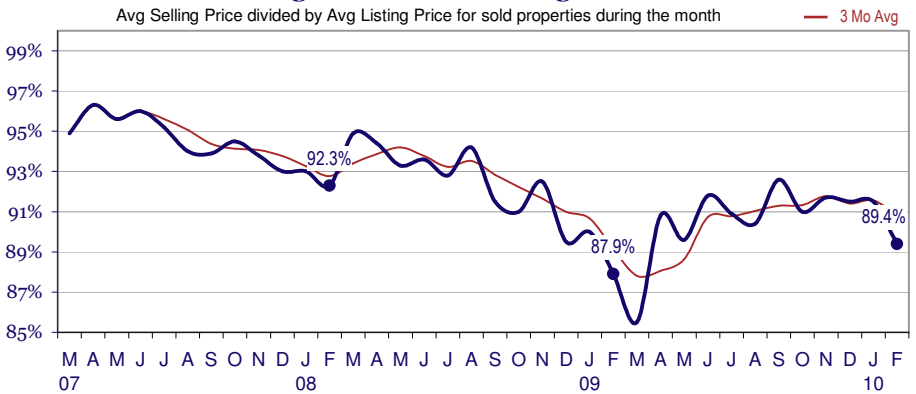
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2010 Selling Price vs Original List Price of 89.4% was down from 91.5% last month and up from 87.9% in February of last year.

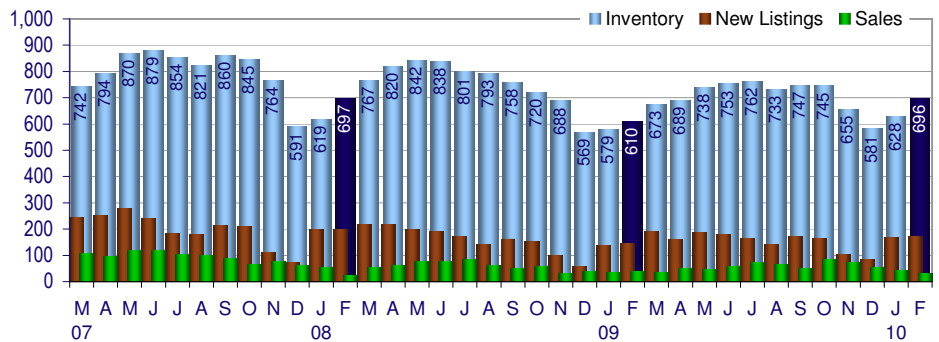
Selling Price versus Listing Price Ratio

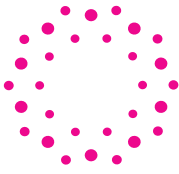


Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2010 was 174, up 4.2% from 167 last month and up 20.8% from 144 in February of last year.

Inventory / New Listings / Sales





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Norwalk, Connecticut
February 2010

City: Norwalk

Price Range: All | Property Types: Single Family - Condo - TwnHm

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Homes Sold	105	96	119	120	102	99	88	64	76	63	52	24	54	63	76	85	62	50	59	32	40	35	39	35	51	45	60	74	66	49	85	71	55	43	33	
3 Mo. Roll Avg	107	112	114	107	96	84	76	68	64	46	43	47	64	72	79	74	66	57	47	44	36	38	36	42	44	52	60	67	63	67	68	70	56	44		

(000's)	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Median Sale Price	430	429	397	433	480	415	449	424	386	424	405	403	314	333	420	425	427	470	469	412	402	416	363	365	340	345	375	350	388	416	453	350	380	370	370	332
3 Mo. Roll Avg	419	420	437	443	448	429	420	429	420	398	374	370	375	412	424	440	455	450	428	410	383	381	356	350	353	357	371	384	419	406	394	367	373	370	357	

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Inventory	742	794	870	879	854	821	860	845	764	591	619	697	767	820	842	838	801	793	758	720	688	569	579	610	673	689	738	753	762	733	747	745	655	581	628	696
MSI	7	8	7	7	8	10	13	10	13	10	9	12	29	14	13	11	11	9	13	15	12	22	14	17	16	19	14	16	13	10	11	15	9	11	15	21

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Days on Market	96	93	79	89	83	91	98	81	104	89	82	110	90	99	95	96	110	106	106	112	110	118	104	120	138	102	119	91	104	100	91	102	100	92	92	95
3 Mo. Roll Avg	89	87	84	88	81	90	94	91	90	94	91	94	100	95	97	101	105	107	108	109	113	111	114	121	120	120	120	104	105	98	98	98	98	98	95	93

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Price per Sq Ft	316	338	325	338	339	327	316	317	320	331	314	269	305	309	291	302	311	310	291	309	278	279	302	252	261	258	264	260	271	271	257	258	265	279	240	234
3 Mo. Roll Avg	326	334	334	334	335	328	320	318	323	322	322	305	296	302	301	308	304	303	292	289	286	278	272	257	261	260	260	260	265	267	262	260	268	262	251	

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Sale to List Price	0.949	0.963	0.956	0.960	0.952	0.940	0.939	0.945	0.938	0.930	0.930	0.923	0.949	0.944	0.933	0.936	0.928	0.942	0.915	0.910	0.925	0.895	0.900	0.879	0.855	0.908	0.896	0.918	0.909	0.904	0.926	0.910	0.917	0.915	0.915	0.894
3 Mo. Roll Avg	0.956	0.960	0.956	0.951	0.944	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941	0.941

	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
New Listings	244	254	278	241	183	179	214	219	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199
Inventory	742	794	870	879	854	821	860	845	764	591	619	697	767	820	842	838	801	793	758	720	688	569	579	610	673	689	738	753	762	733	747	745	655	581	628	696
Sales	105	96	119	120	102	99	88	64	76	63	52	24	54	63	76	85	62	50	59	32	40	35	39	35	51	45	60	74	66	49	85	71	55	43	33	

(000's)	M 07	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F
Avg Sale Price	516	564	495	590	634	519	528	516	486	519	477	354	515	500	574	519	634	591	508	551	597	456	559	417	519	388	404	429	451	515	391	474	446	477	414	349
3 Mo. Roll Avg	525	550	573	581	560	521	510	507	494	450	449	456	530	531	575	581	578	550	552	535	537	477	498	441	437	407	428	465	452	460	437	466	446	413		

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