

*Norwalk, Connecticut
January 2010*

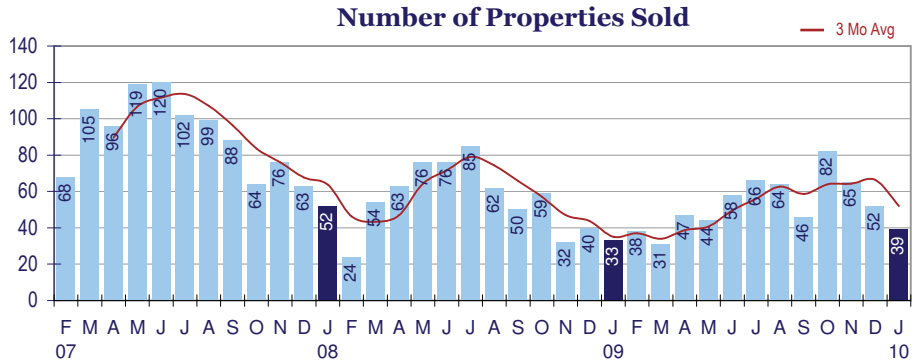
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$429,000	-0%		-10%				
Average List Price of all Current Listings	\$672,405	-1%		-3%				
January Median Sales Price	\$385,000	5%	3%	-2%	1%	\$385,000	-2%	1%
January Average Sales Price	\$433,673	-11%	-6%	-25%	-5%	\$433,673	-25%	-5%
Total Properties Currently for Sale (Inventory)	630	7%		8%				
January Number of Properties Sold	39	-25%		18%		39	18%	
January Average Days on Market (Solds)	92	-1%	-7%	-15%	-12%	92	-15%	-12%
Asking Price per Square Foot (based on New Listings)	\$268	4%	5%	-10%	-9%	\$268	-10%	-9%
January Sold Price per Square Foot	\$250	-12%	-5%	-20%	-7%	\$250	-20%	-7%
January Month's Supply of Inventory	16.2	43%	29%	-8%	14%	16.2	-8%	14%
January Sale Price vs List Price Ratio	92.4%	.9%	3.0%	3.2%	4.1%	90.6%	3.4%	2.1%

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

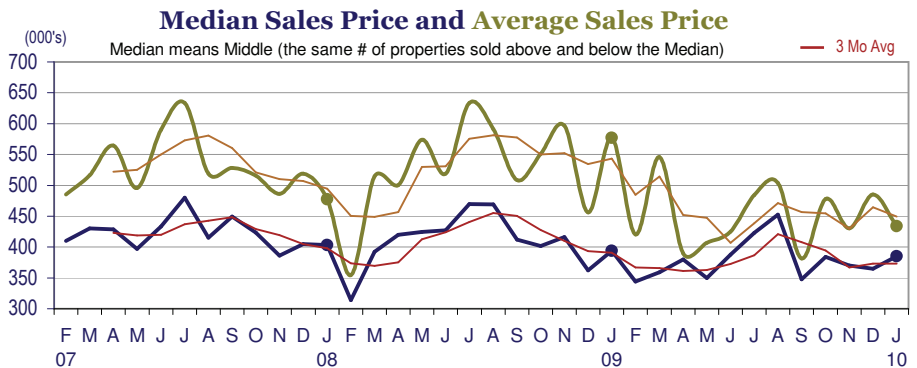
Property Sales

January Property sales were 39, up 18.2% from 33 in January of 2009 and -25.0% lower than the 52 sales last month. January 2010 sales were at a mid level compared to January of 2009 and 2008. January YTD sales of 39 are running 18.2% ahead of last year's year-to-date sales of 33.



Prices

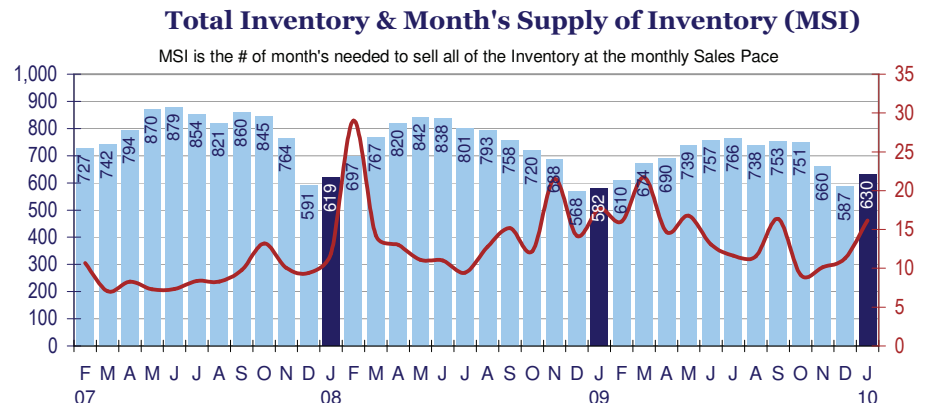
The Median Sales Price in January was \$385,000, down -2.3% from \$394,000 in January of 2009 and up 5.5% from \$365,000 last month. The Average Sales Price in January was \$433,673, down -24.8% from \$577,045 in January of 2009 and down -10.6% from \$485,293 last month. January 2010 ASP was at the lowest level compared to January of 2009 and 2008.

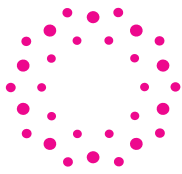


Inventory & MSI

The Total Inventory of Properties available for sale as of January was 630, up 7.3% from 587 last month and up 8.2% from 582 in January of last year. January 2010 Inventory was at its highest level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 16.2 months was at a mid level compared with January of 2009 and 2008.



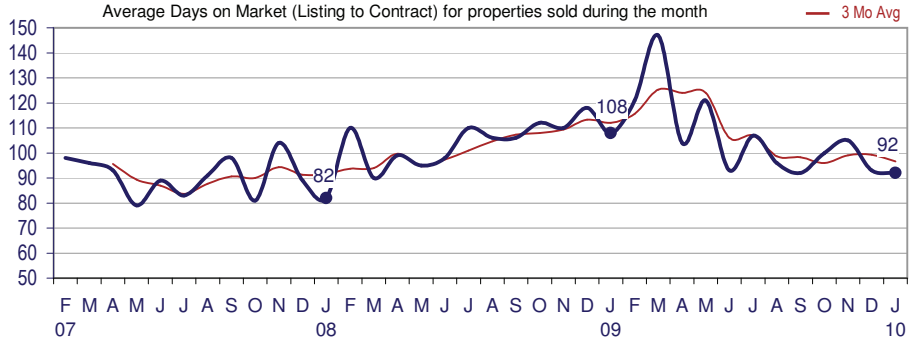


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Market Time

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 January was 92, down -1.1% from 93 days last month and down -14.8% from 108 days in January of last year. The January 2010 DOM was at a mid level compared with January of 2009 and 2008.

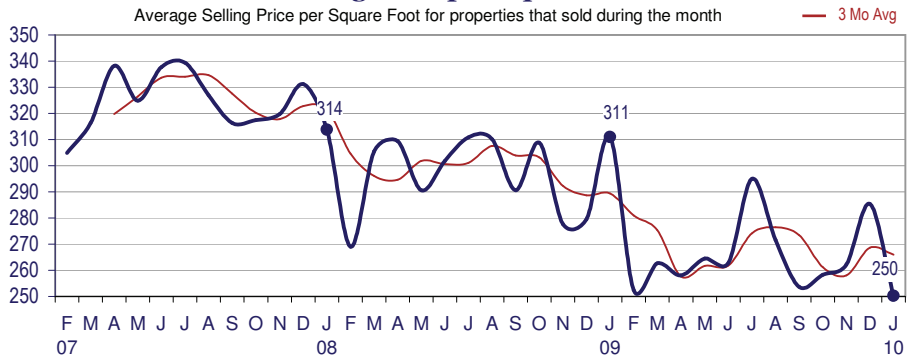
Days On Market for Sold Properties



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 January 2010 Selling Price per Square Foot of \$250 was down -12.3% from \$285 last month and down -19.5% from 311 in January 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 January 2010 Selling Price vs Original List Price of 92.4% was up from 91.6% last month and up from 89.5% in January of last year.

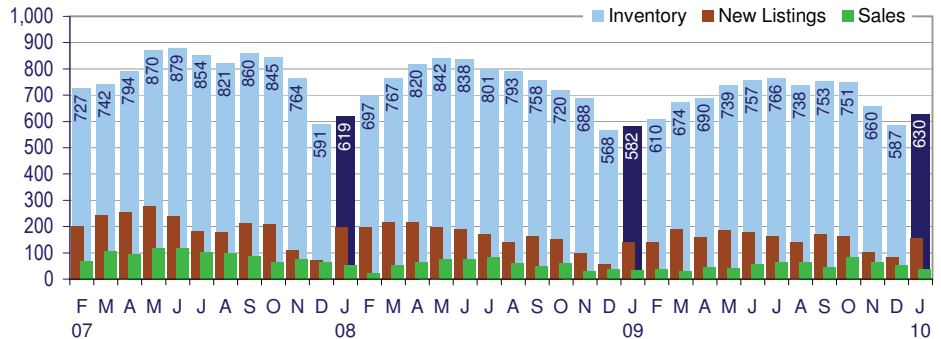
Selling Price versus Listing Price Ratio

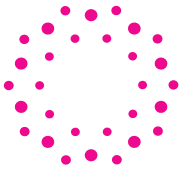


Inventory / New Listings / Sales

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 January 2010 was 158, up 92.7% from 82 last month and up 12.1% from 141 in January of last year.

Inventory / New Listings / Sales





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Norwalk, Connecticut January 2010

City: Norwalk

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

	F 07	M	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	
Homes Sold	68	105	96	119	120	102	99	88	64	76	63	52	24	54	63	76	85	76	85	62	50	59	32	40	33	38	31	47	44	58	66	64	46	82	65	52	39
3 Mo. Roll Avg		90	107	112	114	107	96	84	76	68	64	46	43	47	64	72	79	74	66	57	47	44	35	37	34	39	41	50	56	63	59	64	64	66	66	52	

(000's)	F 07	M	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	
Median Sale Price	410	430	429	397	433	480	415	449	424	386	424	386	403	314	393	420	425	427	470	469	412	402	416	363	394	344	359	380	350	388	423	453	348	384	370	365	385
3 Mo. Roll Avg		423	419	420	437	443	448	429	420	405	398	374	370	375	412	424	440	455	450	428	410	393	391	367	366	361	363	373	387	421	408	395	367	373	373	383	

	F 07	M	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
Inventory	727	742	794	870	879	854	821	860	845	764	591	619	697	767	820	842	838	801	793	758	720	688	568	582	610	674	690	739	757	766	738	753	751	660	687	630
MSI	11	7	8	7	7	8	8	10	13	10	9	12	29	14	13	11	11	9	13	15	12	22	14	18	16	22	15	17	13	12	12	16	9	10	11	16

	F 07	M	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
Days on Market	98	96	93	79	89	83	91	98	81	104	89	82	110	90	99	95	98	110	106	106	112	110	118	108	121	147	104	121	93	107	96	92	100	105	93	92
3 Mo. Roll Avg		96	89	87	84	88	91	90	94	91	92	94	94	100	95	97	101	105	107	108	109	113	112	116	125	124	124	106	107	99	98	96	99	99	97	

	F 07	M	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
Price per Sq Ft	305	316	338	325	338	339	327	316	317	320	331	314	269	305	309	291	302	311	310	291	309	278	279	311	252	263	258	265	263	295	272	254	258	262	285	250
3 Mo. Roll Avg		320	326	334	334	334	335	328	320	318	323	322	305	296	295	302	301	301	308	304	303	292	289	289	281	275	258	262	262	274	276	273	261	258	269	266

	F 07	M	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
Sale to List Price	0.953	0.949	0.963	0.956	0.960	0.952	0.940	0.939	0.945	0.938	0.930	0.923	0.949	0.944	0.933	0.936	0.928	0.942	0.915	0.910	0.925	0.895	0.877	0.885	0.877	0.855	0.905	0.885	0.921	0.903	0.906	0.926	0.912	0.914	0.916	0.924
3 Mo. Roll Avg		0.955	0.956	0.960	0.956	0.951	0.944	0.941	0.944	0.938	0.933	0.928	0.934	0.939	0.942	0.938	0.932	0.935	0.928	0.922	0.917	0.910	0.905	0.889	0.876	0.879	0.885	0.907	0.906	0.910	0.912	0.915	0.917	0.914	0.918	

	F 07	M	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	
New Listings	203	244	254	278	241	183	179	214	209	112	73	199	199	218	216	196	190	172	142	163	153	99	56	141	142	190	160	188	178	163	139	171	164	104	82	158	
Inventory	727	742	794	870	879	854	821	860	845	764	591	619	697	767	820	842	838	801	793	758	720	688	568	582	610	674	690	739	757	766	738	753	751	660	687	630	
Sales	68	105	96	119	120	102	99	88	64	76	63	52	24	54	63	76	85	76	85	62	50	59	32	40	33	38	31	47	44	58	66	64	46	82	65	52	39

(000's)	F 07	M	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
Avg Sale Price	485	516	564	495	590	634	519	528	516	486	519	477	354	515	500	574	519	634	591	508	551	597	456	577	420	546	390	407	425	484	504	381	478	430	485	434
3 Mo. Roll Avg		522	525	550	573	581	560	521	510	507	494	450	449	456	530	531	575	581	578	550	552	535	543	484	514	452	447	407	439	471	456	454	430	464	450	

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