

City: Norwalk



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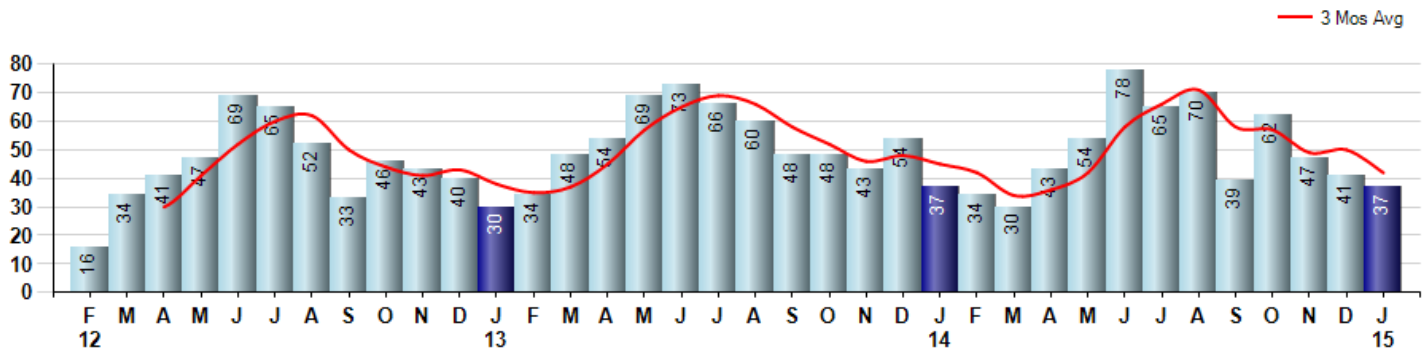
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,000	2%		30%				
Average List Price of all Current Listings	\$925,622	4%		21%				
January Median Sales Price	\$445,000	9%	0%	17%	4%	\$445,000	17%	4%
January Average Sales Price	\$542,818	0%	-12%	20%	-6%	\$542,818	20%	-6%
Total Properties Currently for Sale (Inventory)	259	-9%		-16%				
January Number of Properties Sold	37	-10%		0%			0%	
January Average Days on Market (Solds)	166	15%	6%	-4%	15%	166	-4%	15%
Asking Price per Square Foot (based on New Listings)	\$335	33%	8%	30%	8%	\$335	30%	8%
January Sold Price per Square Foot	\$239	-10%	-16%	-3%	-12%	\$239	-3%	-12%
January Month's Supply of Inventory	7.0	1%	-2%	-16%	-18%	7.0	-16%	-18%
January Sale Price vs List Price Ratio	97.4%	1.5%	2%	2%	1.2%	95.0%	-0.9%	-1.3%

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

Property Sales

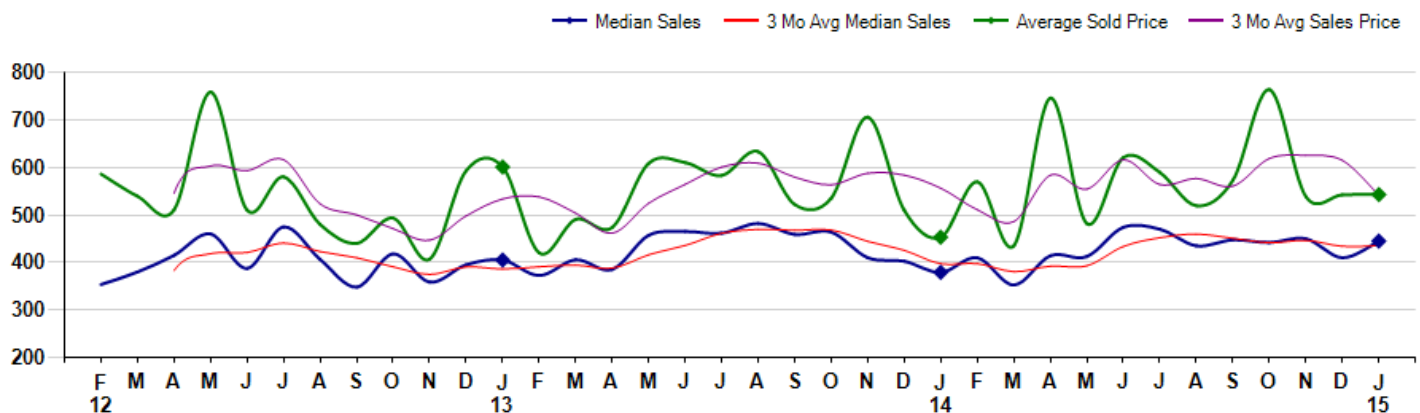
January Property sales were 37, equal to 37 in January of 2014 and -9.8% lower than the 41 sales last month. January 2015 sales were at a mid level compared to January of 2014 and 2013. January YTD sales of 37 are running equal to last year's year-to-date sales of 37.



Prices

The Median Sales Price in January was \$445,000, up 17.4% from \$379,000 in January of 2014 and up 8.5% from \$410,000 last month. The Average Sales Price in January was \$542,818, up 19.8% from \$453,061 in January of 2014 and up 0.1% from \$542,523 last month. January 2015 ASP was at a mid range compared to January of 2014 and 2013.

Median means Middle (the same # of properties sold above and below Median) (000's)



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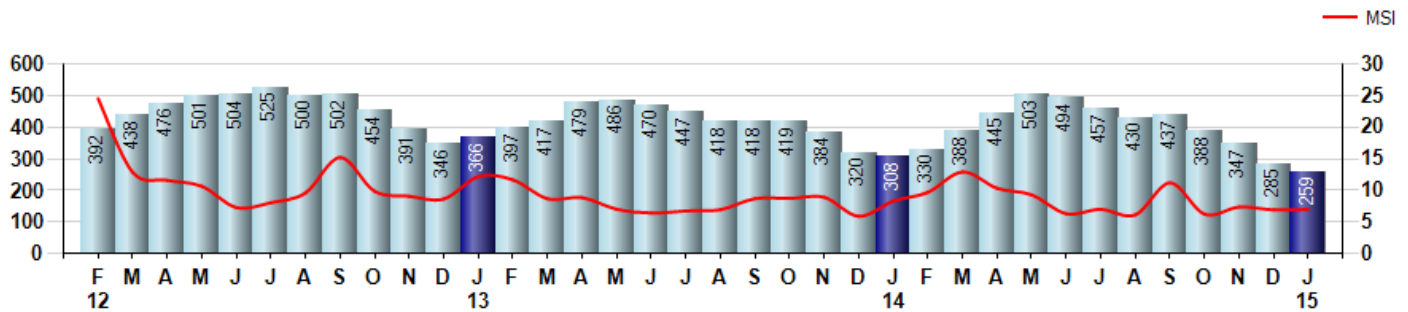


Inventory & MSI

The Total Inventory of Properties available for sale as of January was 259, down -9.1% from 285 last month and down -15.9% from 308 in January of last year. January 2015 Inventory was at the lowest level compared to January of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2015 MSI of 7.0 months was at its lowest level compared with January of 2014 and 2013.

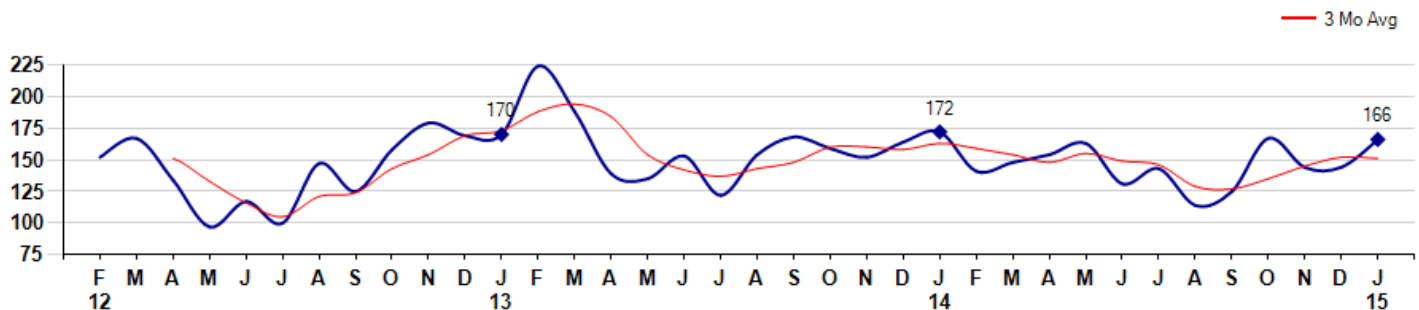
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 166, up 15.3% from 144 days last month and down -3.5% from 172 days in January of last year. The January 2015 DOM was at its lowest level compared with January of 2014 and 2013.

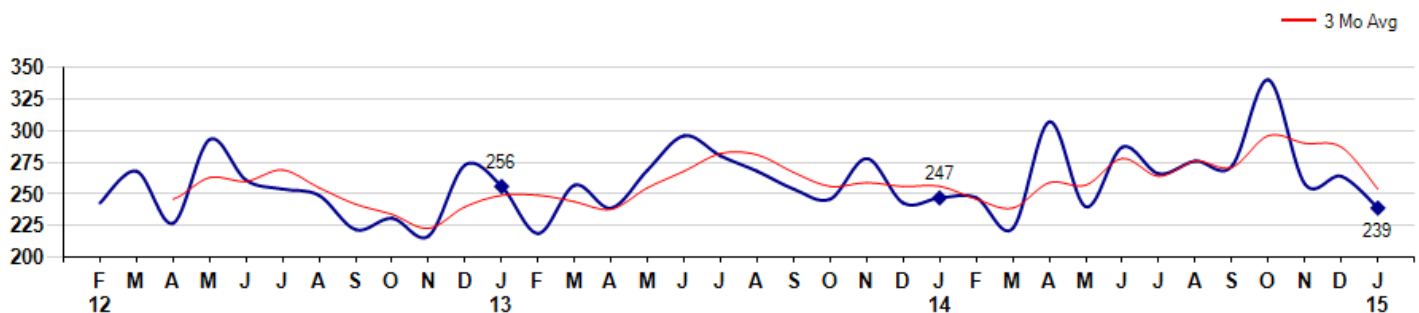
Average Days on Market(Listing to Contract) for properties sold during the month



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 2015 Selling Price per Square Foot of \$239 was down -9.5% from \$264 last month and down -3.2% from \$247 in January of last year.

Average Selling Price per Square Foot for properties that sold during the month



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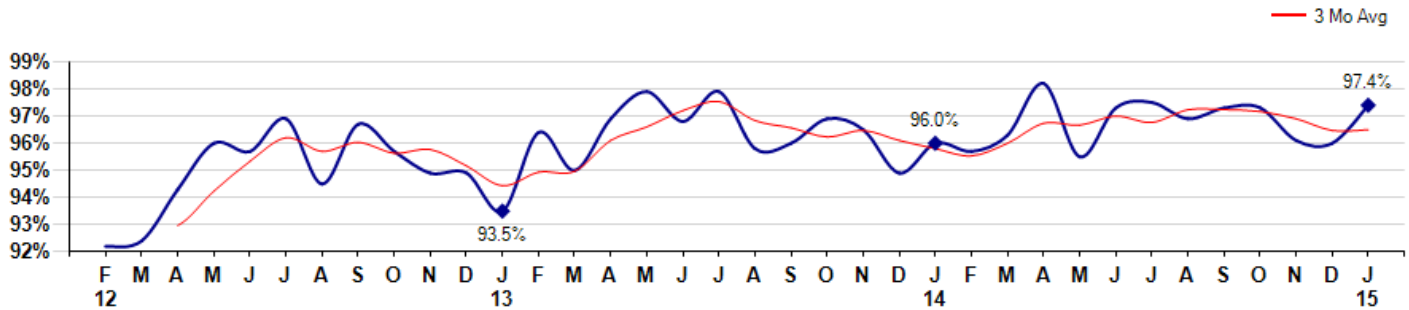


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 2015 Selling Price vs List Price of 97.4% was up from 96.0% last month and up from 96.0% in January of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2015 was 67, up 97.1% from 34 last month and up 15.5% from 58 in January of last year.

Inventory NewListings Sold

