

City: Norwalk



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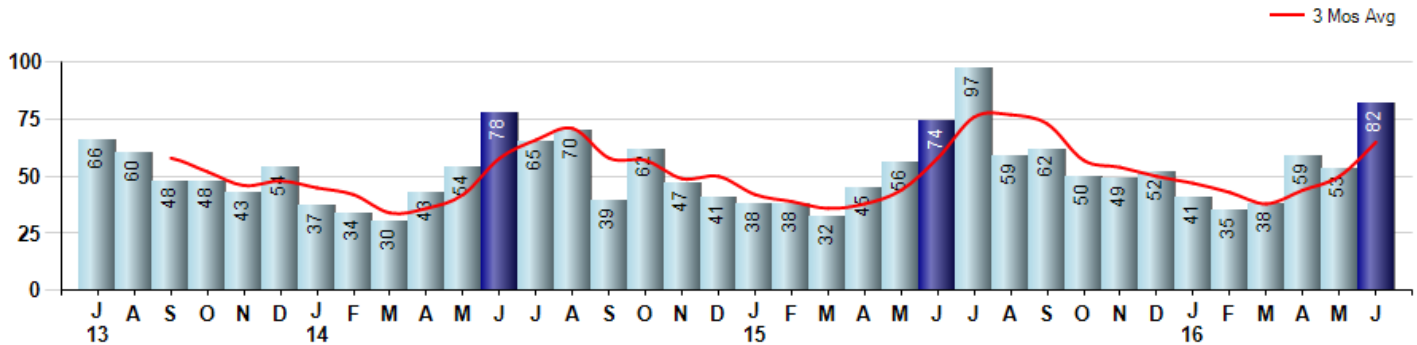
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$619,900	8%		17%				
Average List Price of all Current Listings	\$960,068	7%		18%				
June Median Sales Price	\$443,615	-10%	-1%	0%	2%	\$435,000	-3%	0%
June Average Sales Price	\$708,740	27%	14%	15%	26%	\$599,995	4%	7%
Total Properties Currently for Sale (Inventory)	443	-12%		-21%				
June Number of Properties Sold	82	55%		11%			9%	
June Average Days on Market (Solds)	141	14%	-1%	4%	4%	146	6%	7%
Asking Price per Square Foot (based on New Listings)	\$334	4%	3%	3%	10%	\$321	4%	6%
June Sold Price per Square Foot	\$311	13%	7%	11%	14%	\$288	5%	5%
June Month's Supply of Inventory	5.4	-43%	-29%	-28%	-35%	8.5	-9%	2%
June Sale Price vs List Price Ratio	97.7%	-0.5%	1%	1%	1.7%	96.5%	0.3%	0.5%

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

Property Sales

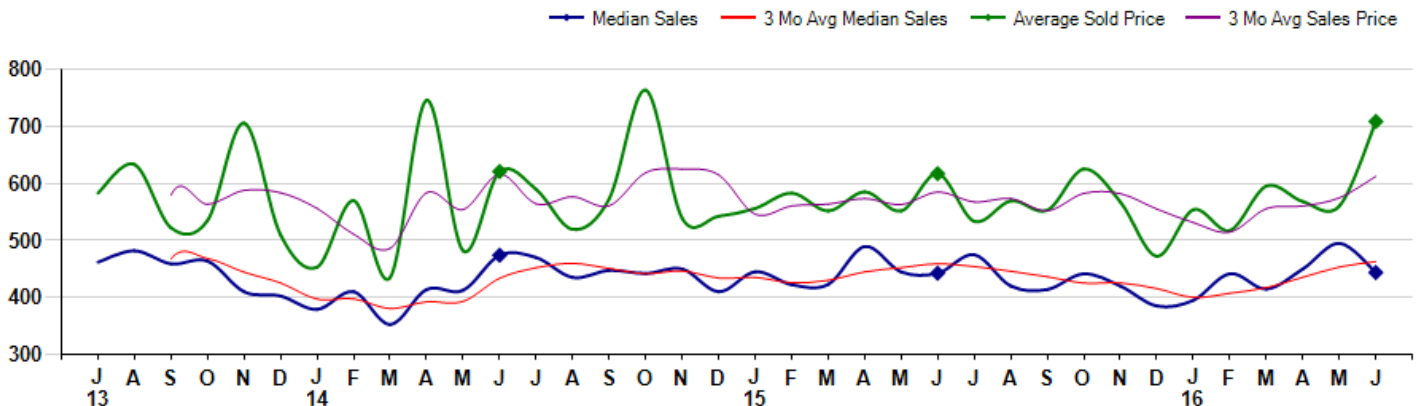
June Property sales were 82, up 10.8% from 74 in June of 2015 and 54.7% higher than the 53 sales last month. June 2016 sales were at their highest level compared to June of 2015 and 2014. June YTD sales of 308 are running 8.8% ahead of last year's year-to-date sales of 283.



Prices

The Median Sales Price in June was \$443,615, up 0.3% from \$442,500 in June of 2015 and down -10.4% from \$495,000 last month. The Average Sales Price in June was \$708,740, up 14.8% from \$617,260 in June of 2015 and up 26.5% from \$560,343 last month. June 2016 ASP was at highest level compared to June of 2015 and 2014.

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



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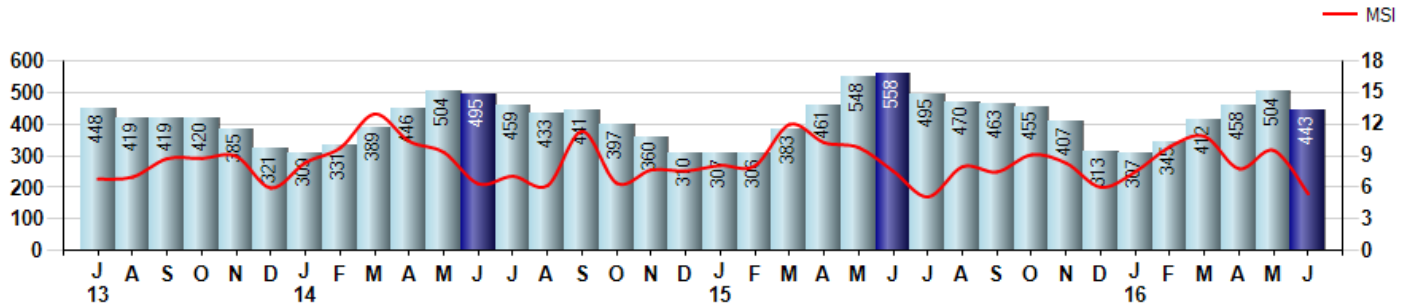
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Inventory & MSI

The Total Inventory of Properties available for sale as of June was 443, down -12.1% from 504 last month and down -20.6% from 558 in June of last year. June 2016 Inventory was at the lowest level compared to June of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2016 MSI of 5.4 months was at its lowest level compared with June of 2015 and 2014.

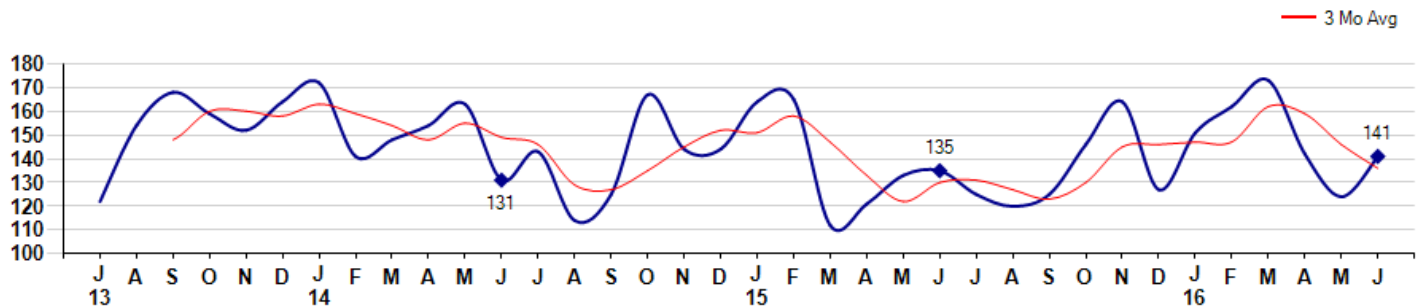
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 June was 141, up 13.7% from 124 days last month and up 4.4% from 135 days in June of last year. The June 2016 DOM was at its highest level compared with June of 2015 and 2014.

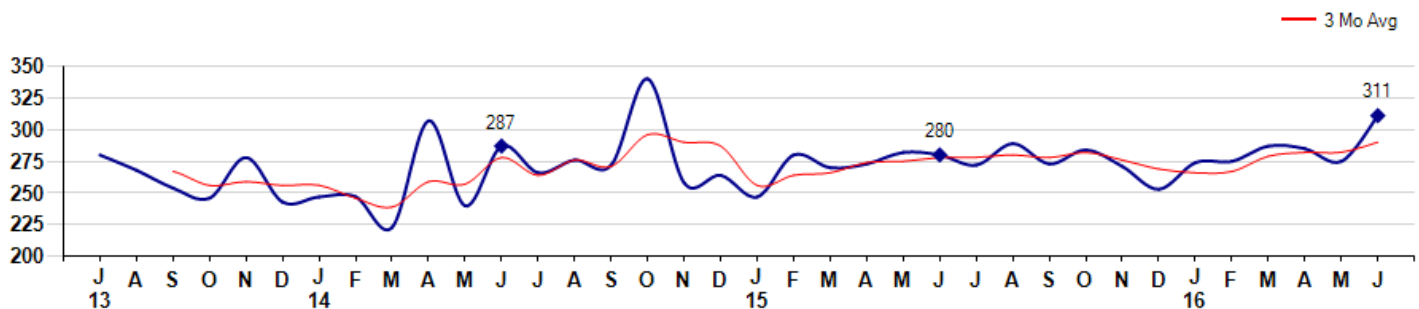
Average Days on Market(Listing to Contract) for properties sold during the month



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 June 2016 Selling Price per Square Foot of \$311 was up 13.1% from \$275 last month and up 11.1% from \$280 in June of last year.

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



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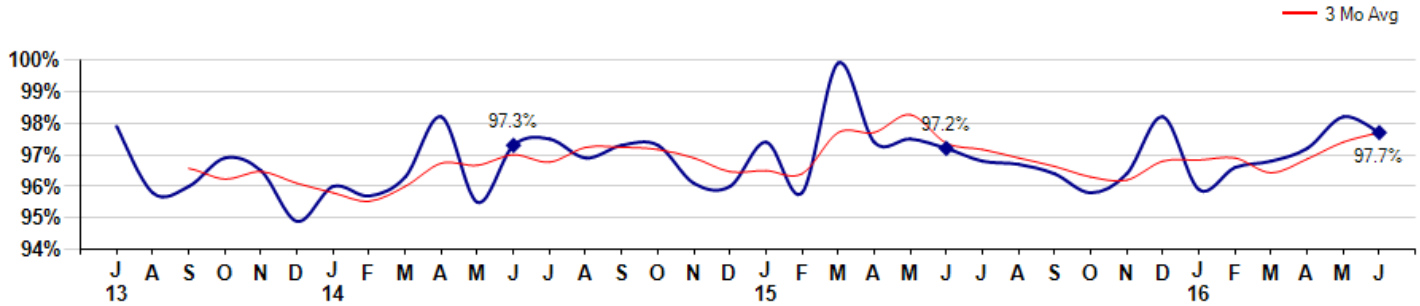


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Selling Price vs Listing Price

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 June 2016 Selling Price vs List Price of 97.7% was down from 98.2% last month and up from 97.2% in June of last year.

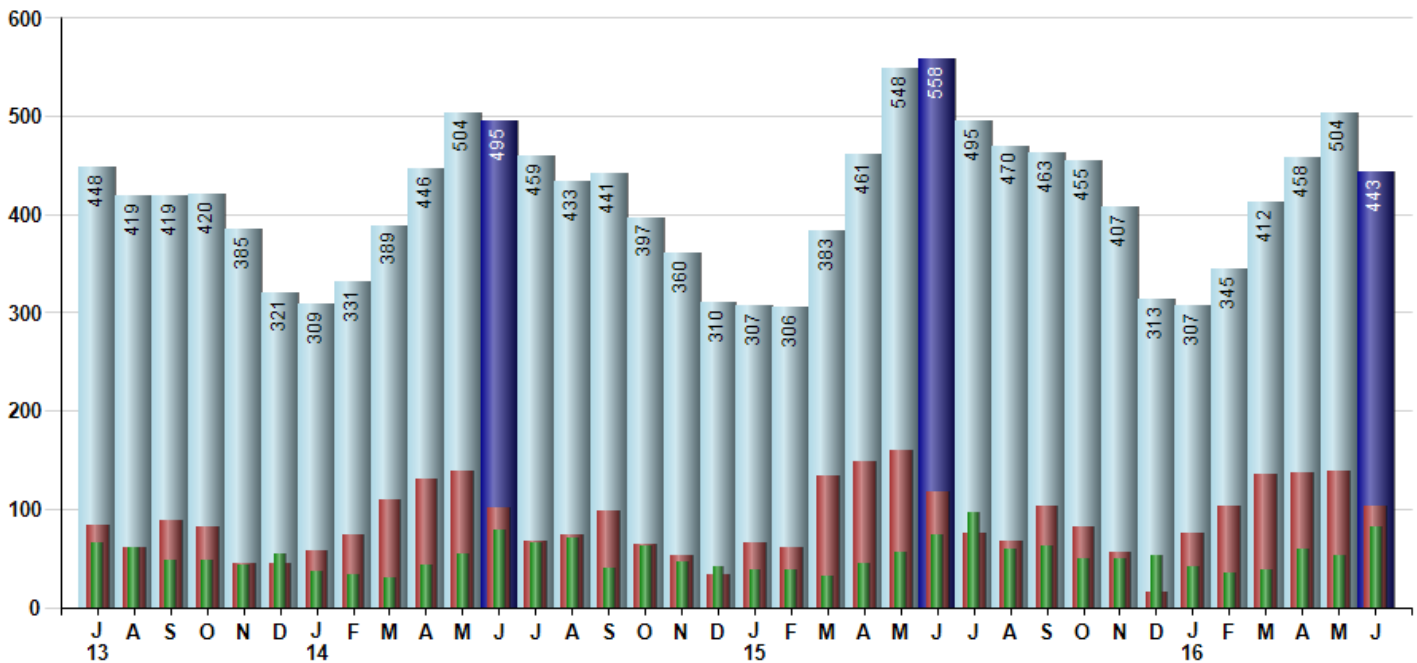
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 June 2016 was 103, down -25.4% from 138 last month and down -12.0% from 117 in June of last year.

Inventory (light blue), New Listings (red), Sold (green)



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