

City: Norwalk



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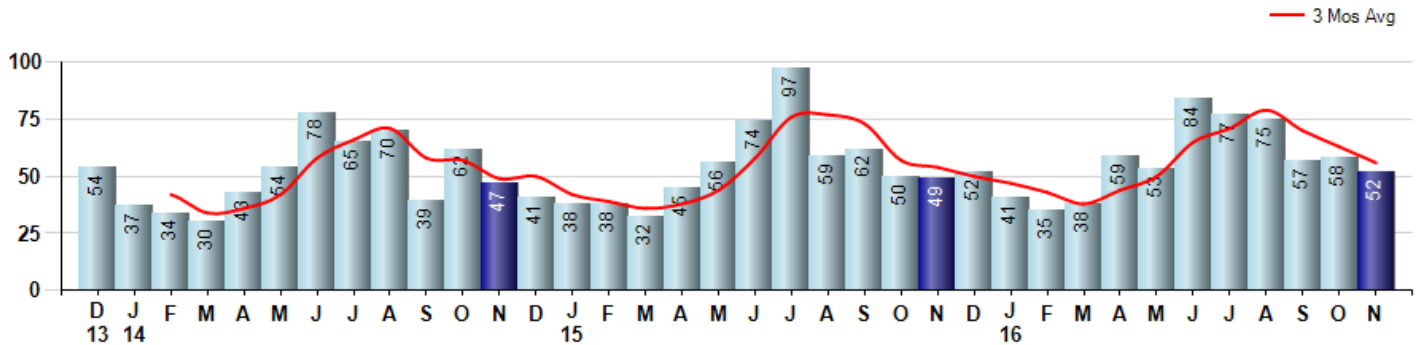
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$585,000	3%		15%				
Average List Price of all Current Listings	\$919,341	0%		15%				
November Median Sales Price	\$439,500	-4%	0%	5%	1%	\$440,000	-1%	1%
November Average Sales Price	\$629,380	5%	10%	11%	12%	\$588,230	3%	5%
Total Properties Currently for Sale (Inventory)	315	-22%		-23%				
November Number of Properties Sold	52	-10%		6%			5%	
November Average Days on Market (Solds)	147	28%	14%	-10%	8%	137	2%	1%
Asking Price per Square Foot (based on New Listings)	\$321	12%	1%	16%	6%	\$315	3%	4%
November Sold Price per Square Foot	\$269	-2%	-1%	-1%	-2%	\$282	3%	3%
November Month's Supply of Inventory	6.1	-13%	-13%	-28%	-27%	7.8	-9%	-7%
November Sale Price vs List Price Ratio	96.1%	0.2%	0%	0%	96.4%	0.3%	0.3%	

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

Property Sales

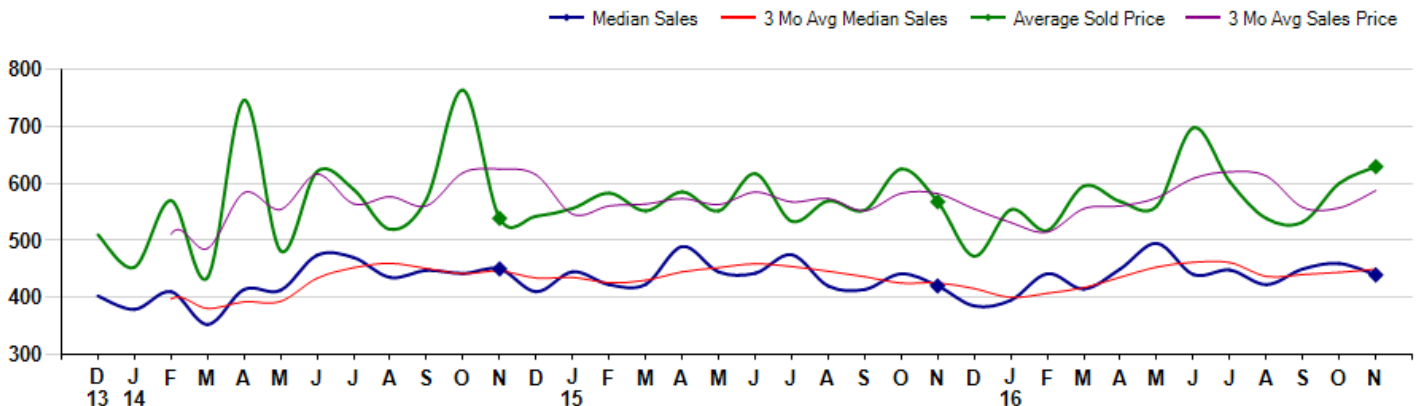
November Property sales were 52, up 6.1% from 49 in November of 2015 and -10.3% lower than the 58 sales last month. November 2016 sales were at their highest level compared to November of 2015 and 2014. November YTD sales of 629 are running 4.8% ahead of last year's year-to-date sales of 600.



Prices

The Median Sales Price in November was \$439,500, up 4.6% from \$420,000 in November of 2015 and down -4.4% from \$459,500 last month. The Average Sales Price in November was \$629,380, up 10.9% from \$567,674 in November of 2015 and up 4.8% from \$600,351 last month. November 2016 ASP was at highest level compared to November of 2015 and 2014.

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



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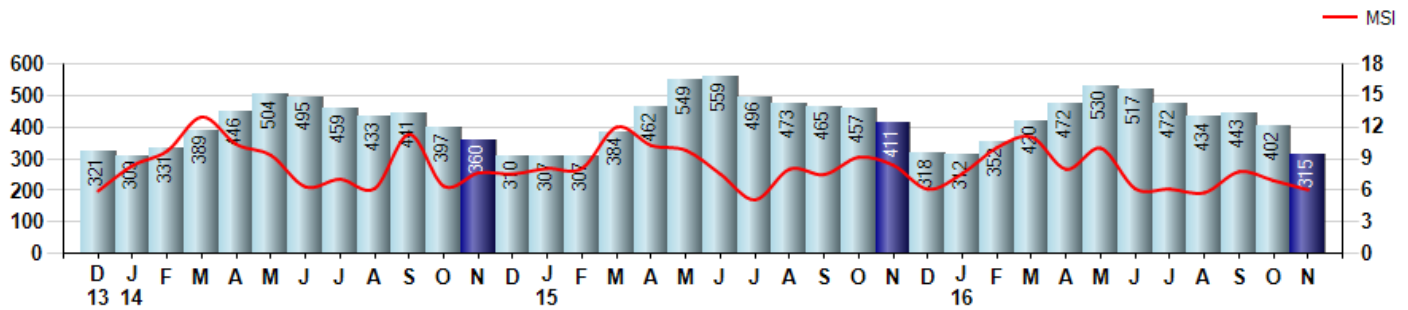
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Inventory & MSI

The Total Inventory of Properties available for sale as of November was 315, down -21.6% from 402 last month and down -23.4% from 411 in November of last year. November 2016 Inventory was at the lowest level compared to November of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2016 MSI of 6.1 months was at its lowest level compared with November of 2015 and 2014.

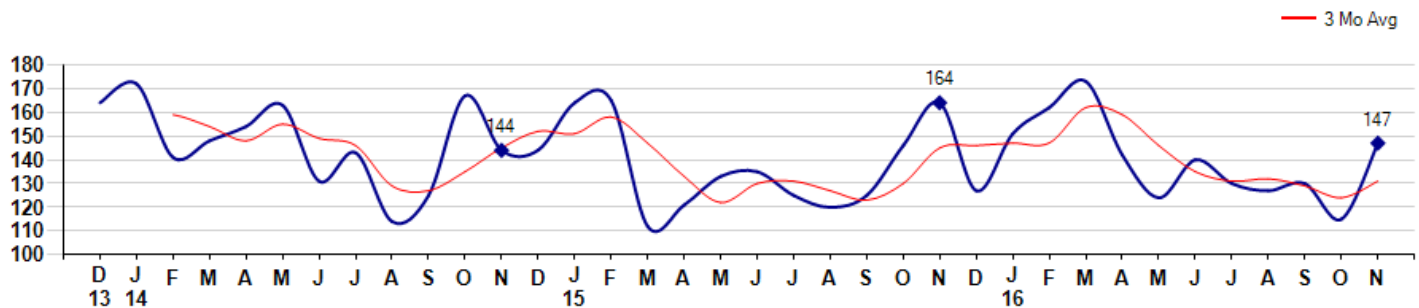
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 November was 147, up 27.8% from 115 days last month and down -10.4% from 164 days in November of last year. The November 2016 DOM was at a mid range compared with November of 2015 and 2014.

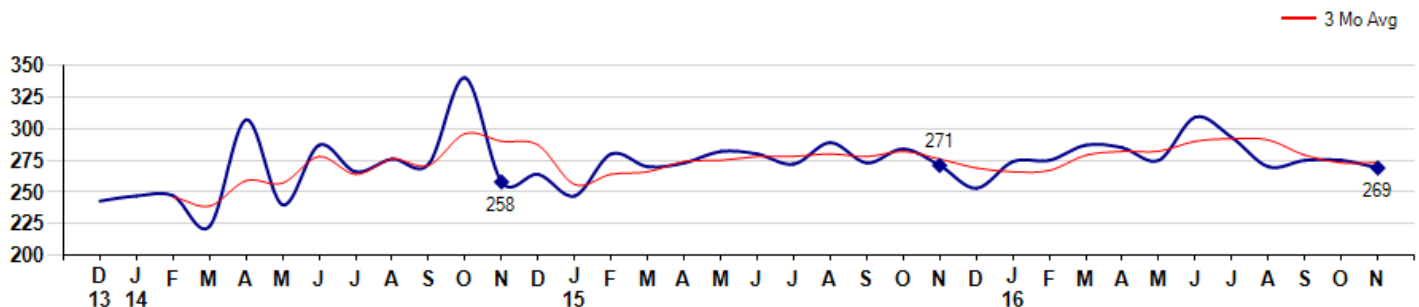
Average Days on Market (Listing to Contract) for properties sold during the month



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 November 2016 Selling Price per Square Foot of \$269 was down -2.2% from \$275 last month and down -0.7% from \$271 in November of last year.

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



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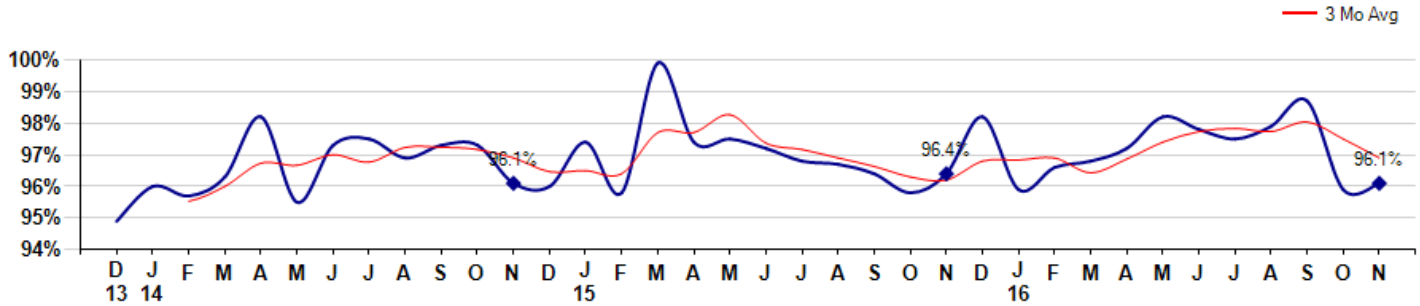


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Selling Price vs Listing Price

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 November 2016 Selling Price vs List Price of 96.1% was up from 95.9% last month and down from 96.4% in November of last year.

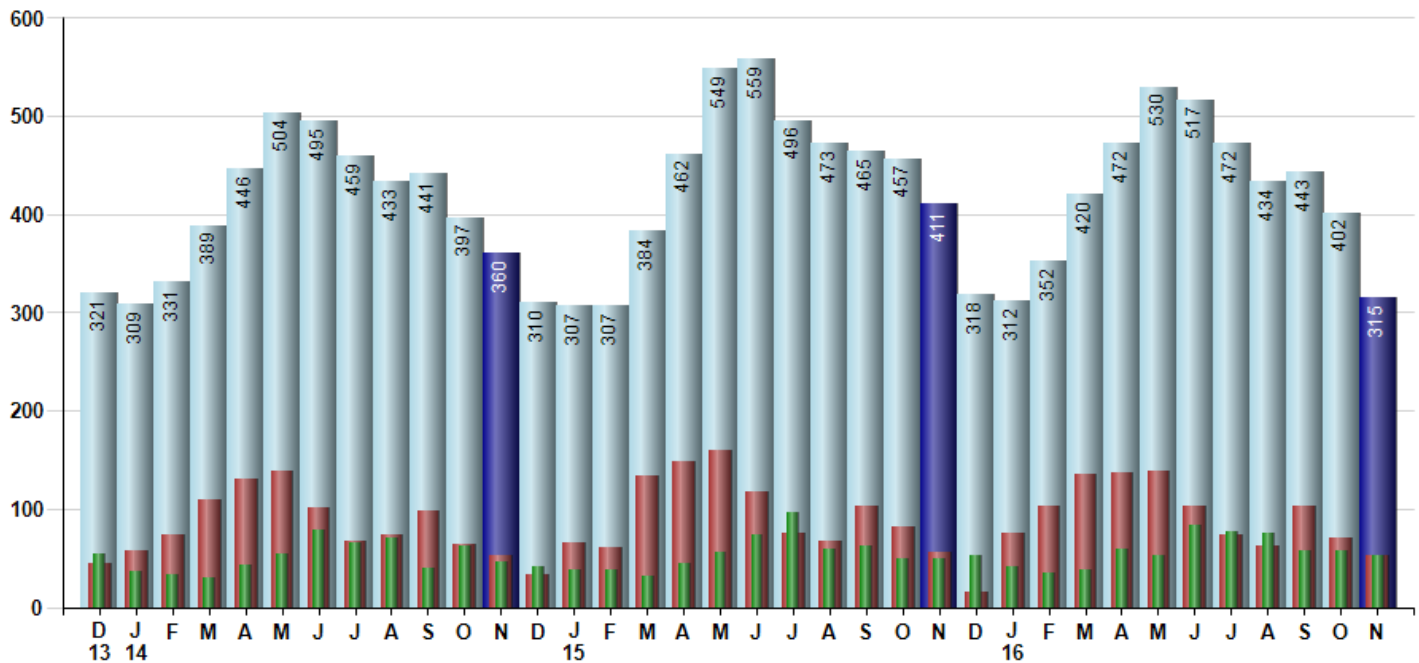
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 November 2016 was 53, down -24.3% from 70 last month and down -5.4% from 56 in November of last year.

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



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