

## City: Norwalk



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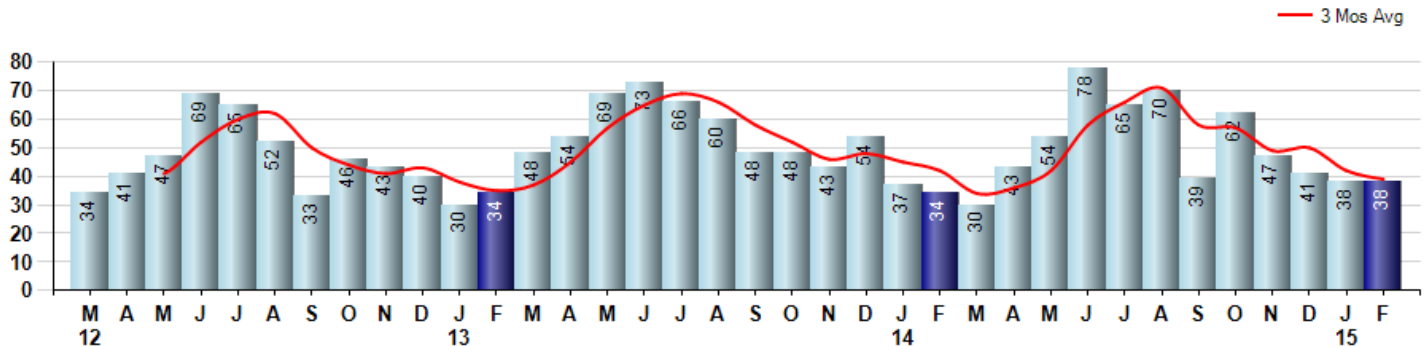
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$591,058	2%		24%				
Average List Price of all Current Listings	\$930,610	4%		13%				
February Median Sales Price	\$422,500	-5%	-4%	3%	-2%	\$444,225	10%	3%
February Average Sales Price	\$583,051	5%	5%	2%	1%	\$569,608	12%	-2%
Total Properties Currently for Sale (Inventory)	258	-10%		-22%				
February Number of Properties Sold	38	0%		12%			7%	
February Average Days on Market (Solds)	165	1%	7%	17%	14%	165	5%	14%
Asking Price per Square Foot (based on New Listings)	\$314	-5%	4%	-13%	1%	\$323	3%	4%
February Sold Price per Square Foot	\$280	13%	7%	13%	3%	\$263	7%	-3%
February Month's Supply of Inventory	6.8	-10%	-5%	-30%	-21%	7.2	-21%	-16%
February Sale Price vs List Price Ratio	95.8%	-1.6%	0%	0%	-0.5%	95.0%	0.1%	-1.3%

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

### Property Sales

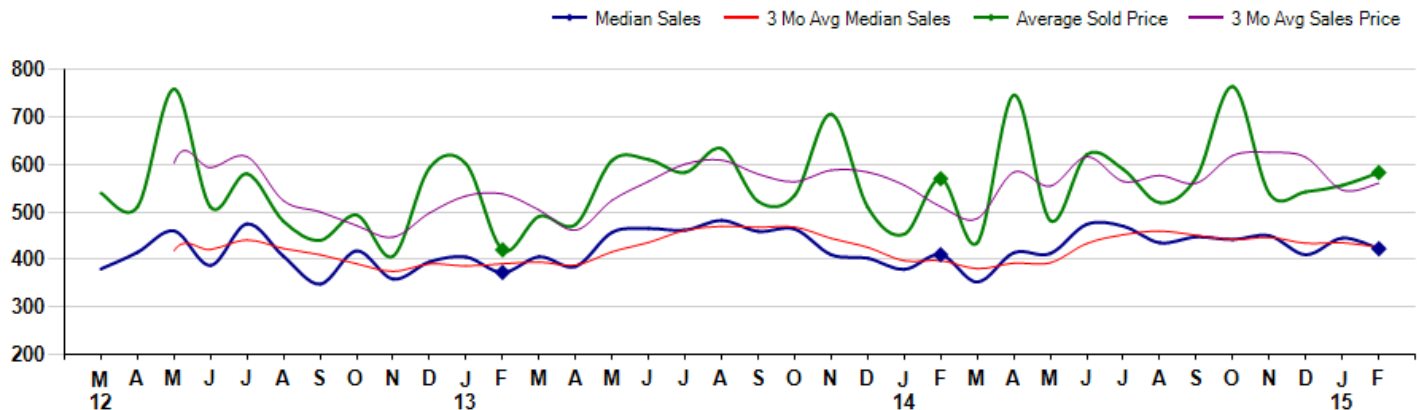
February Property sales were 38, up 11.8% from 34 in February of 2014 and equal to 0.0% 38 sales last month. February 2015 sales were at their highest level compared to February of 2014 and 2013. February YTD sales of 76 are running 7.0% ahead of last year's year-to-date sales of 71.



### Prices

The Median Sales Price in February was \$422,500, up 3.0% from \$410,000 in February of 2014 and down -5.1% from \$445,000 last month. The Average Sales Price in February was \$583,051, up 2.3% from \$569,940 in February of 2014 and up 4.8% from \$556,164 last month. February 2015 ASP was at highest level compared to February of 2014 and 2013.

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



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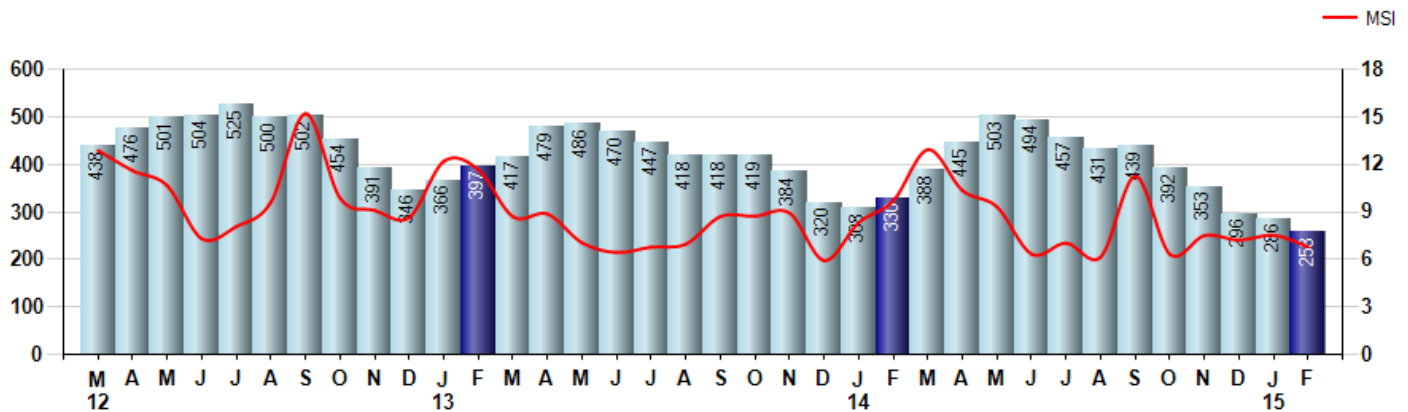
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### Inventory & MSI

The Total Inventory of Properties available for sale as of February was 258, down -9.8% from 286 last month and down -21.8% from 330 in February of last year. February 2015 Inventory was at the lowest level compared to February of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2015 MSI of 6.8 months was at its lowest level compared with February of 2014 and 2013.

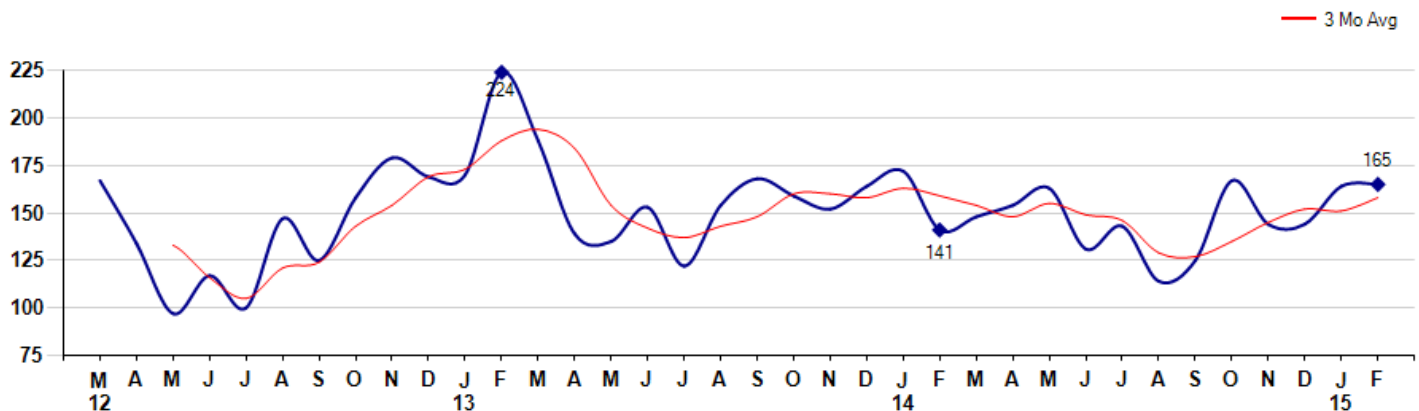
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 February was 165, up 0.6% from 164 days last month and up 17.0% from 141 days in February of last year. The February 2015 DOM was at a mid range compared with February of 2014 and 2013.

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



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Based on information from Greater Fairfield County CMLS, Inc. for the period 3/1/2012 through 2/28/2015. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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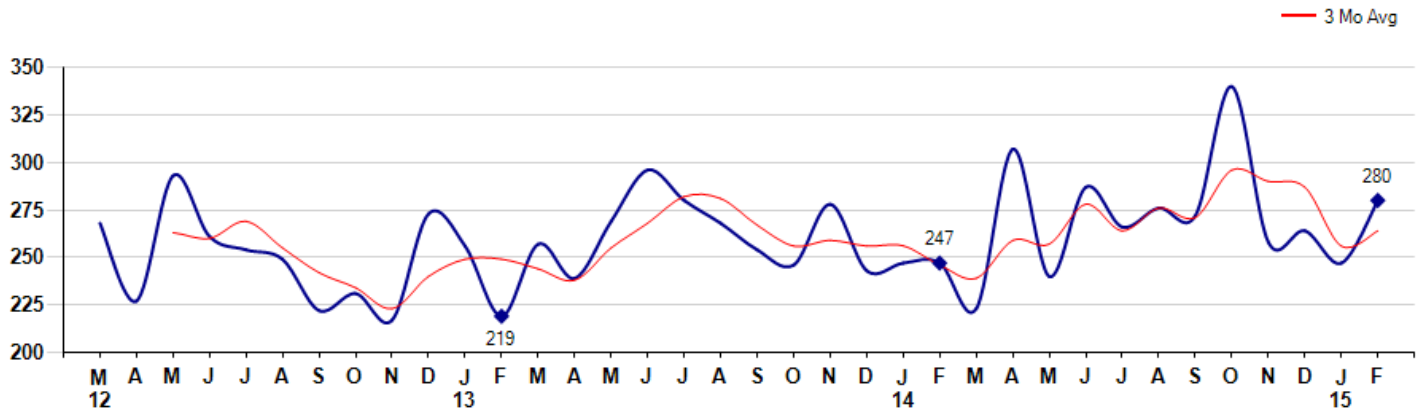


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### Selling Price per Square Foot

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 2015 Selling Price per Square Foot of \$280 was up 13.4% from \$247 last month and up 13.4% from \$247 in February of last year.

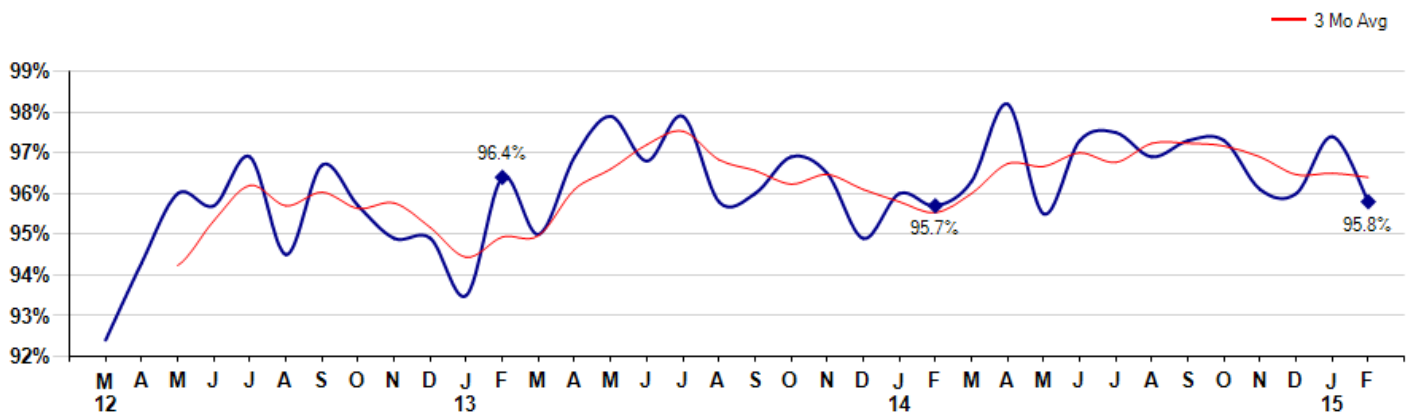
Average Selling Price per Square Foot for properties that sold during the month



### 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 February 2015 Selling Price vs List Price of 95.8% was down from 97.4% last month and up from 95.7% in February of last year.

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



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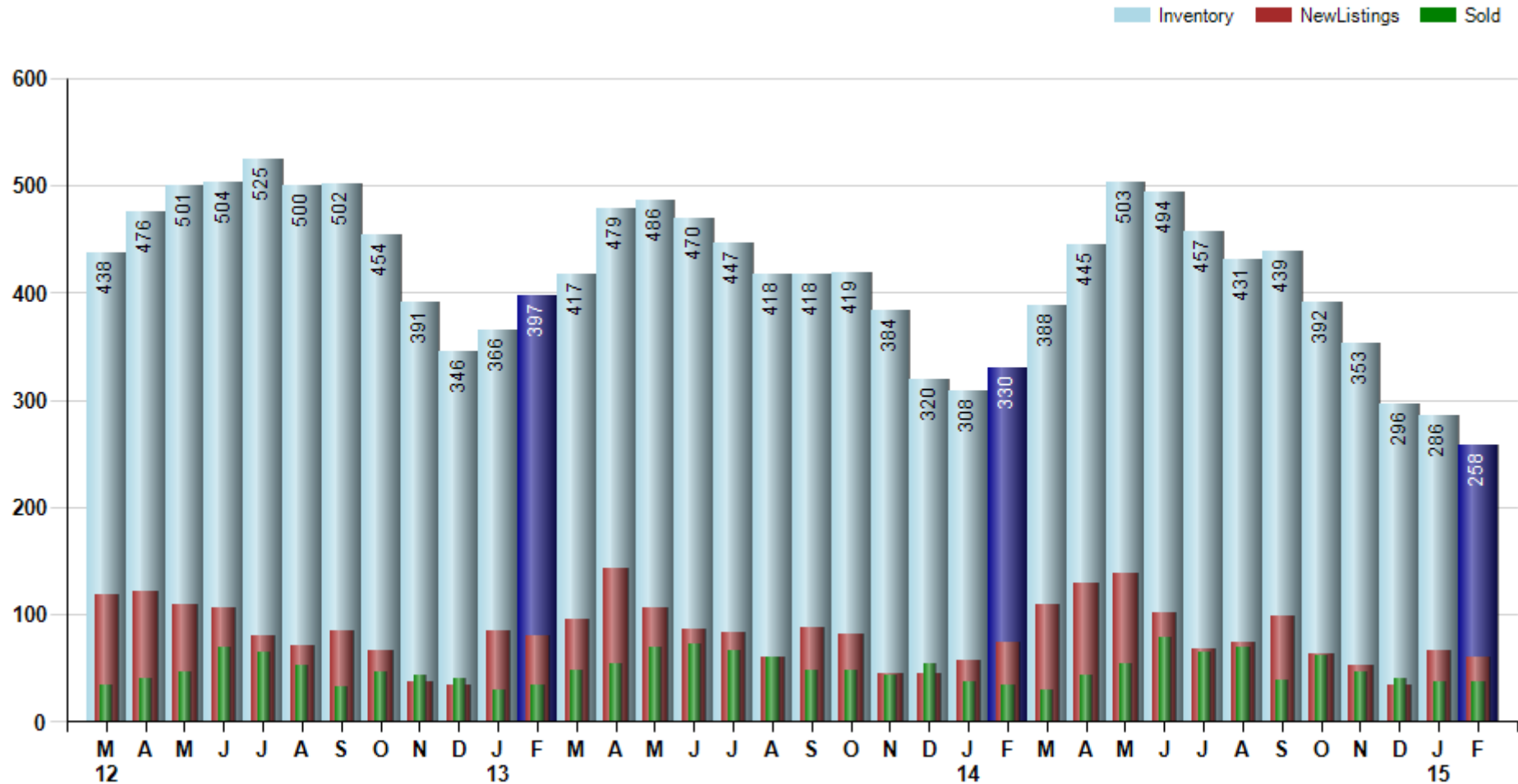
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### Inventory / New Listings / Sales

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 2015 was 61, down -9.0% from 67 last month and down -17.6% from 74 in February of last year.



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