

*Norwalk, Connecticut
July 2010*

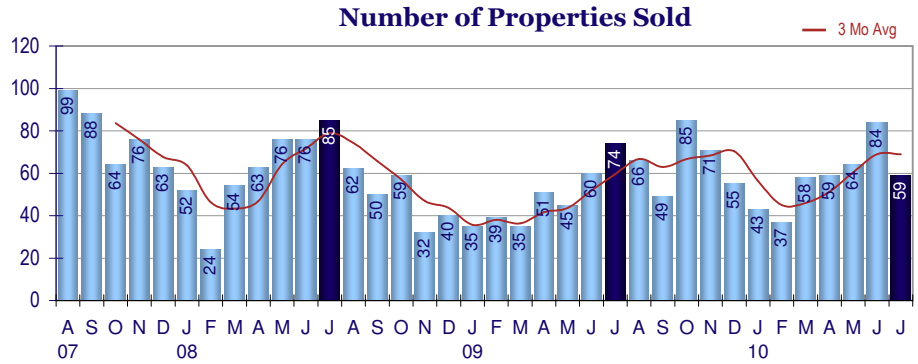
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$417,000	-2%		-3%				
Average List Price of all Current Listings	\$659,244	-2%		-6%				
July Median Sales Price	\$431,000	7%	7%	4%	15%	\$390,000	5%	4%
July Average Sales Price	\$506,513	-7%	-3%	12%	12%	\$485,049	9%	7%
Total Properties Currently for Sale (Inventory)	838	-2%		10%				
July Number of Properties Sold	59	-30%		-20%		404	19%	
July Average Days on Market (Solds)	109	9%	-1%	5%	6%	106	-3%	3%
Asking Price per Square Foot (based on New Listings)	\$291	-4%	-4%	2%	-3%	\$297	-4%	-1%
July Sold Price per Square Foot	\$245	-11%	-7%	-10%	-7%	\$258	-3%	-2%
July Month's Supply of Inventory	14.2	39%	12%	38%	7%	14.3	-4%	7%
July Sale Price vs List Price Ratio	95.2%	-4%	.6%	.2%	2.1%	94.4%	2.1%	1.2%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

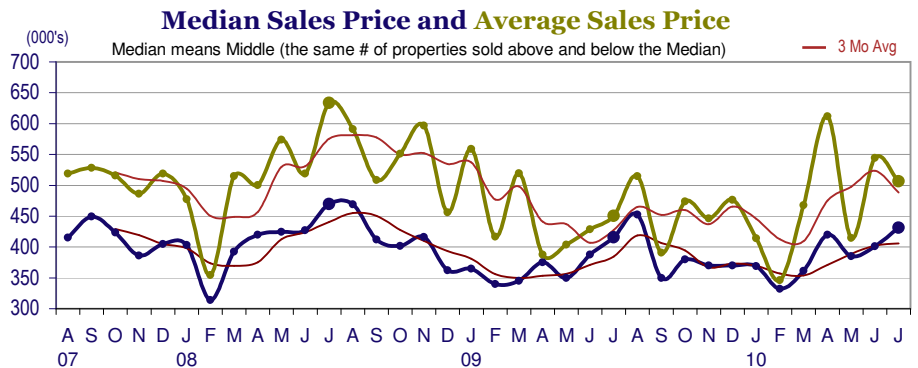
Property Sales

July Property sales were 59, down 20.3% from 74 in July of 2009 and 29.8% lower than the 84 sales last month. July 2010 sales were at their lowest level compared to July of 2009 and 2008. July YTD sales of 404 are running 19.2% ahead of last year's year-to-date sales of 339.



Prices

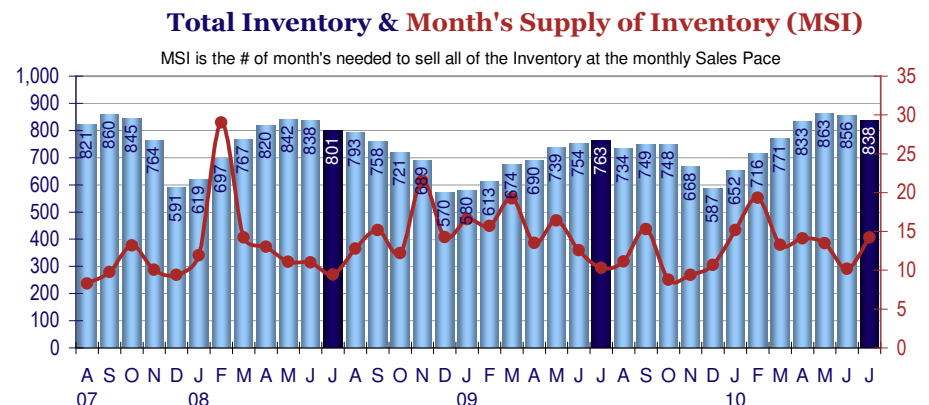
The Median Sales Price in July was \$431,000, up 3.6% from \$415,875 in July of 2009 and up 7.4% from \$401,250 last month. The Average Sales Price in July was \$506,513, up 12.4% from \$450,537 in July of 2009 and down 6.9% from \$544,162 last month. July 2010 ASP was at a mid range compared to July of 2009 and 2008.

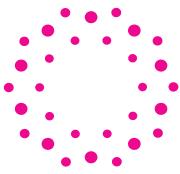


Inventory & MSI

The Total Inventory of Properties available for sale as of July was 838, down 2.1% from 856 last month and up 9.8% from 763 in July of last year. July 2010 Inventory was at its highest level compared with July of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 14.2 months was at its highest level compared with July of 2009 and 2008.



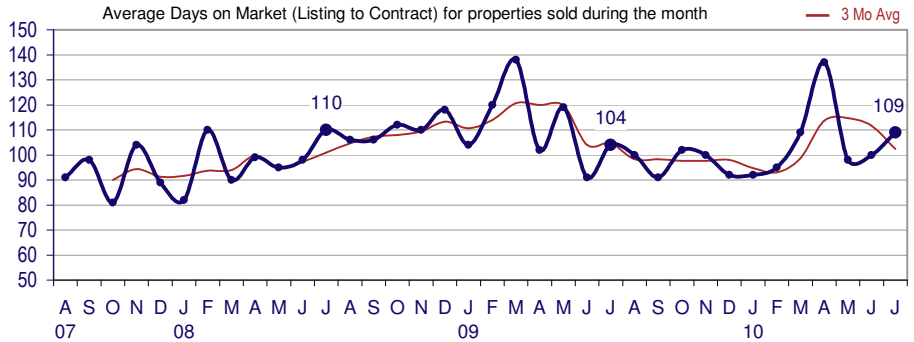


*Norwalk, Connecticut
July 2010*

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 July was 109, up 9.0% from 100 days last month and up 4.8% from 104 days in July of last year. The July 2010 DOM was at a mid level compared with July of 2009 and 2008.

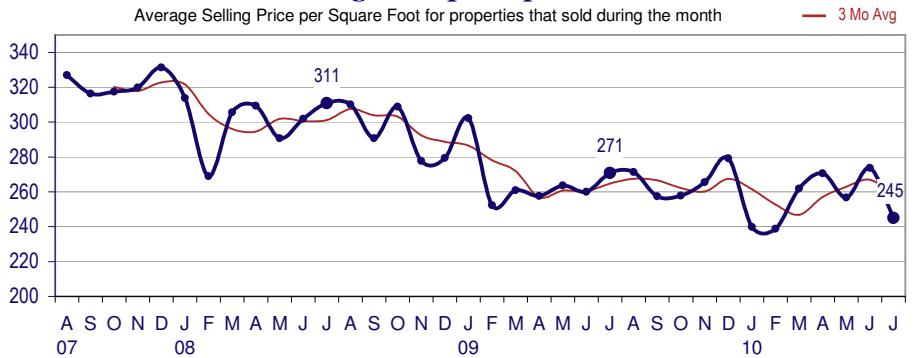
Days On Market for Sold Properties



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 July 2010 Selling Price per Square Foot of \$245 was down 10.5% from \$274 last month and down 9.6% from 271 in July of last year.

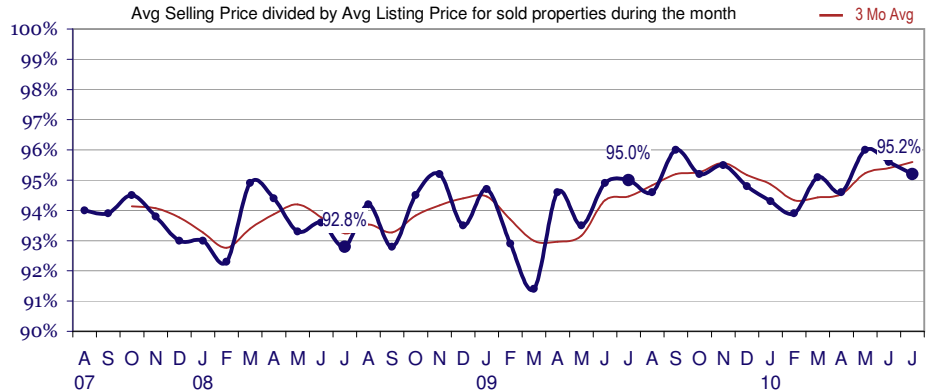
Selling Price per Square Foot



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 July 2010 Selling Price vs Original List Price of 95.2% was down from 95.6% last month and up from 95.0% in July of last year.

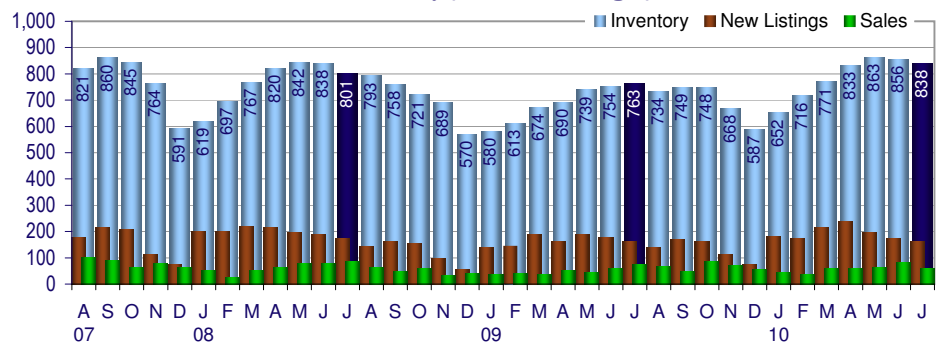
Selling Price versus Listing Price Ratio

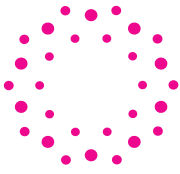


Inventory / New Listings / Sales

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 July 2010 was 162, down 6.9% from 174 last month and down 0.6% from 163 in July of last year.

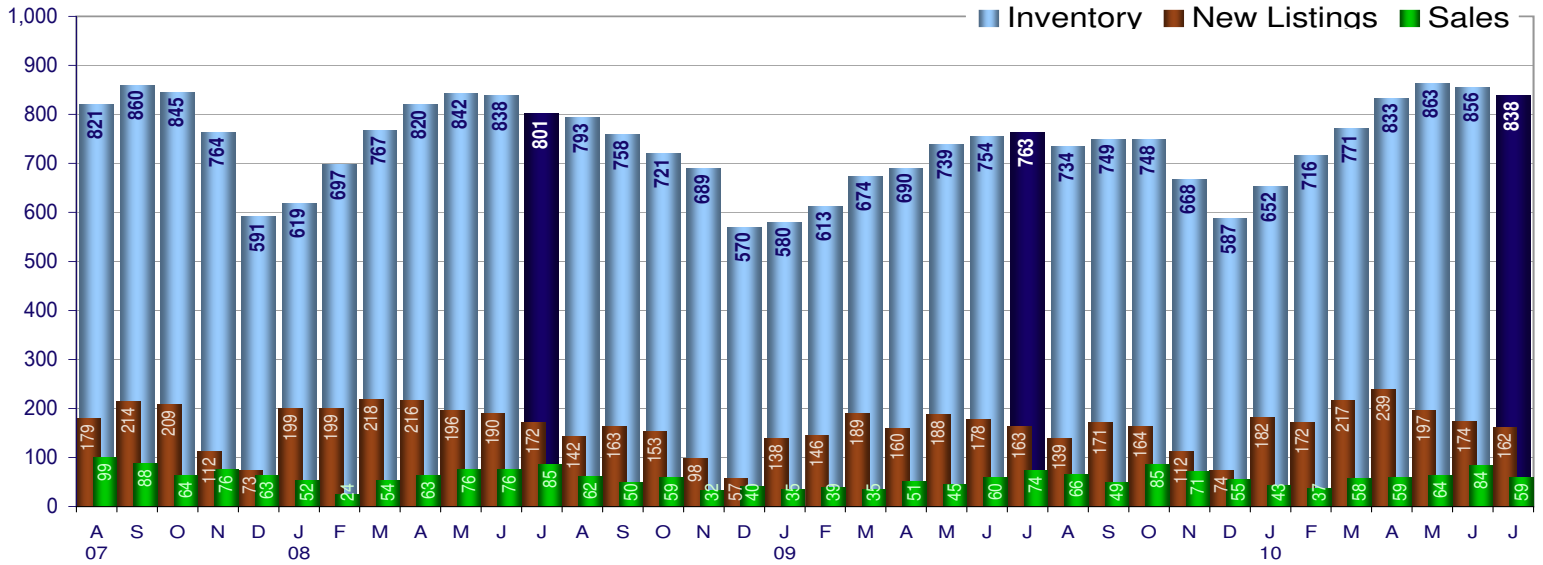
Inventory / New Listings / Sales





Norwalk, Connecticut
July 2010

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 July 2010 was 162, down 6.9% from 174 last month and down 0.6% from 163 in July of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: Below to 100,000,000 | Property Types: Single Family - Condo - TwnHm
 Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.