

MARKET ACTION REPORT

April 2017

City: Norwalk

Price Range: 0 to 999999999 | Properties: Single Family Home

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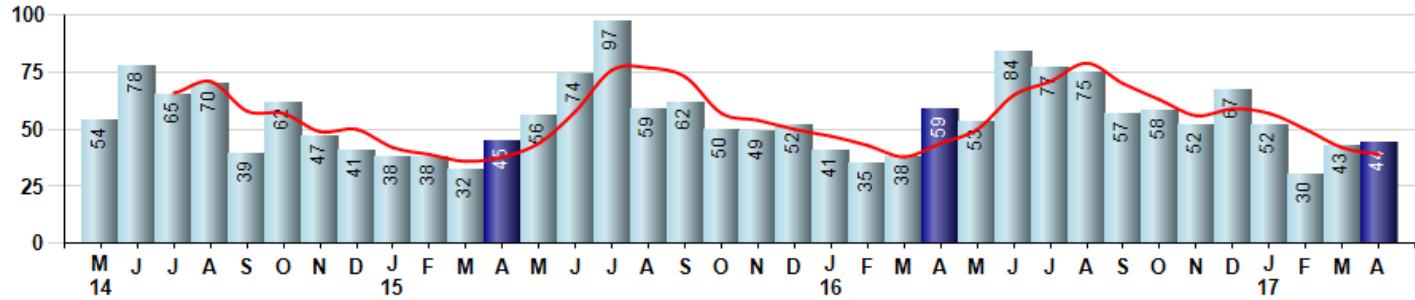
Market Profile & Trends Overview	Month	Trending Versus*:					Trending Versus*:	
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$629,000	2%		9%				
Average List Price of all Current Listings	\$939,947	0%		10%				
April Median Sales Price	\$511,250	24%	20%	14%	16%	\$425,000	2%	-3%
April Average Sales Price	\$726,909	48%	29%	28%	24%	\$565,545	1%	-3%
Total Properties Currently for Sale (Inventory)	347	7%		-27%				
April Number of Properties Sold	44	2%		-25%				-2%
April Average Days on Market (Solds)	132	-15%	-8%	-7%	-6%	144	-7%	3%
Asking Price per Square Foot (based on New Listings)	\$332	9%	6%	5%	7%	\$313	0%	1%
April Sold Price per Square Foot	\$304	14%	7%	7%	7%	\$284	1%	0%
April Month's Supply of Inventory	7.9	4%	-6%	-2%	3%	7.6	-18%	-1%
April Sale Price vs List Price Ratio	95.9%	4.2%	2%	1%	1.8%	93.7%	0.2%	-0.6%

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

Property Sales

April Property sales were 44, down -25.4% from 59 in April of 2016 and 2.3% higher than the 43 sales last month. April 2017 sales were at their lowest level compared to April of 2016 and 2015. April YTD sales of 169 are running -2.3% behind last year's year-to-date sales of 173.

— 3 Mos Avg

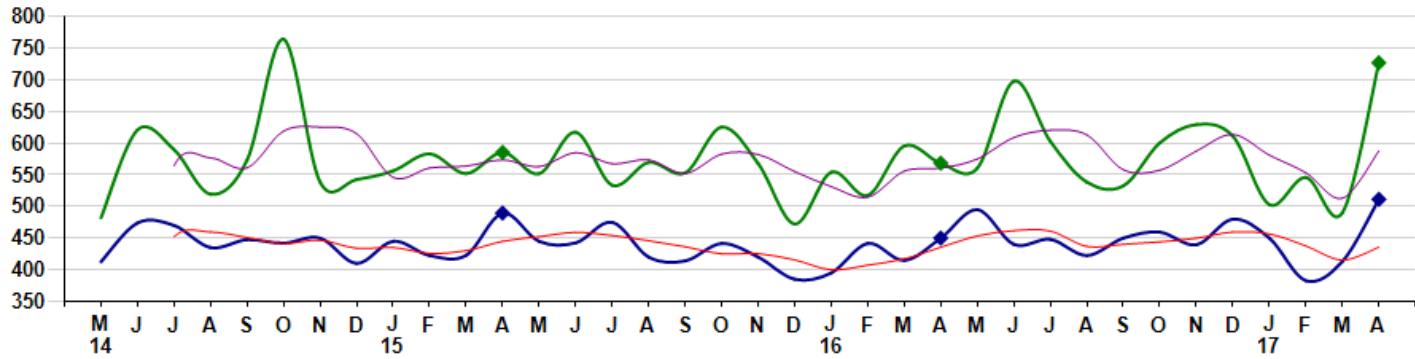


Prices

The Median Sales Price in April was \$511,250, up 13.6% from \$450,000 in April of 2016 and up 23.8% from \$413,000 last month. The Average Sales Price in April was \$726,909, up 27.9% from \$568,289 in April of 2016 and up 48.4% from \$489,984 last month. April 2017 ASP was at highest level compared to April of 2016 and 2015.

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

— Median Sales — 3 Mo Avg Median Sales — Average Sold Price — 3 Mo Avg Sales Price



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Based on information from Greater Fairfield County MLS, Inc. for the period 5/1/2014 through 4/30/2017. 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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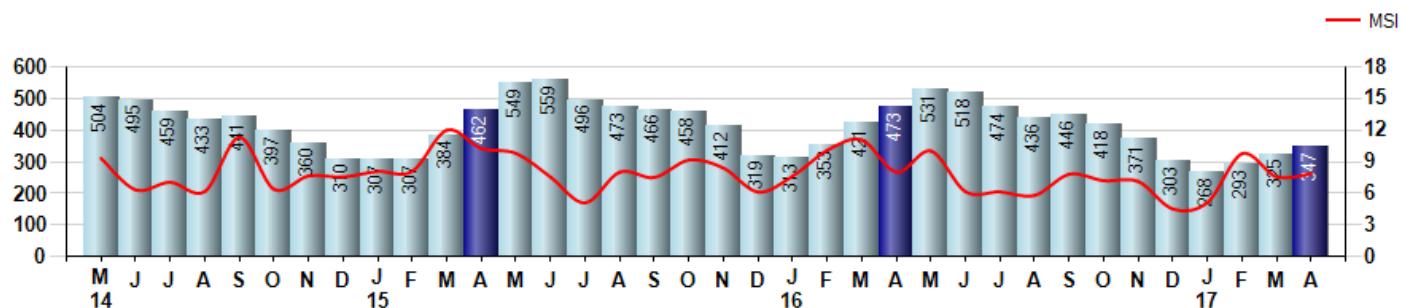
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 347, up 6.8% from 325 last month and down -26.6% from 473 in April of last year. April 2017 Inventory was at the lowest level compared to April of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2017 MSI of 7.9 months was at its lowest level compared with April of 2016 and 2015.

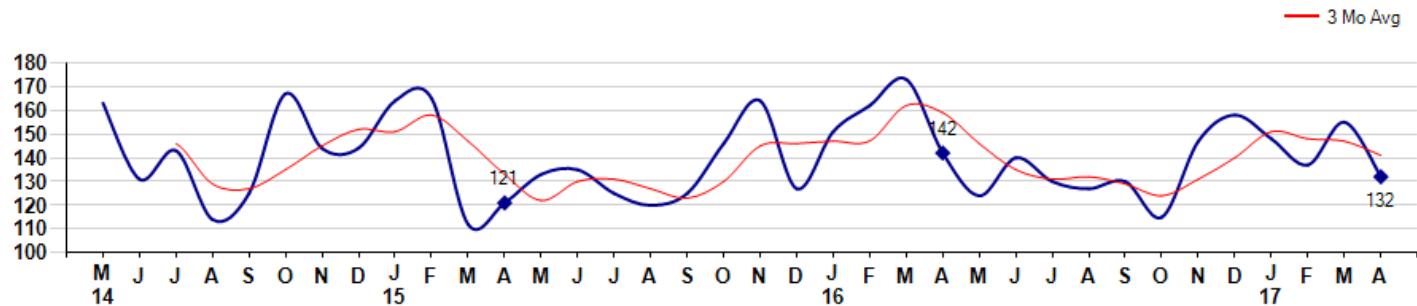
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 132, down -14.8% from 155 days last month and down -7.0% from 142 days in April of last year. The April 2017 DOM was at a mid range compared with April of 2016 and 2015.

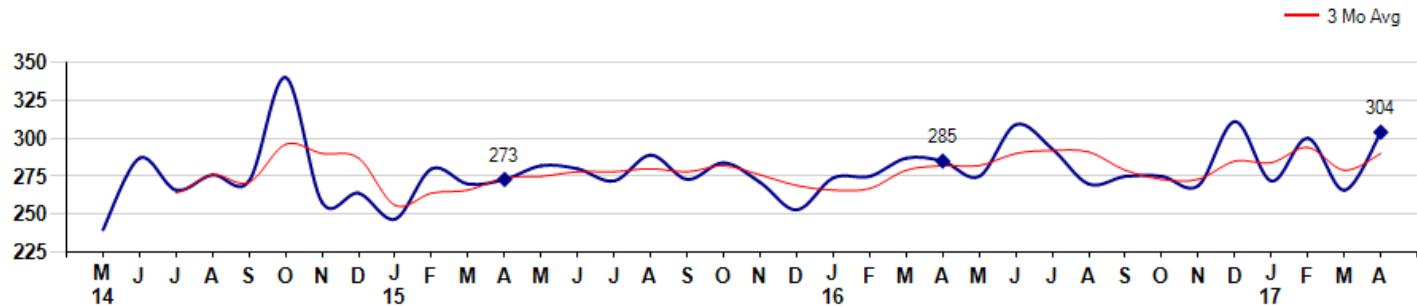
Average Days on Market(Listing to Contract) for properties sold during the month



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 April 2017 Selling Price per Square Foot of \$304 was up 14.3% from \$266 last month and up 6.7% from \$285 in April of last year.

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



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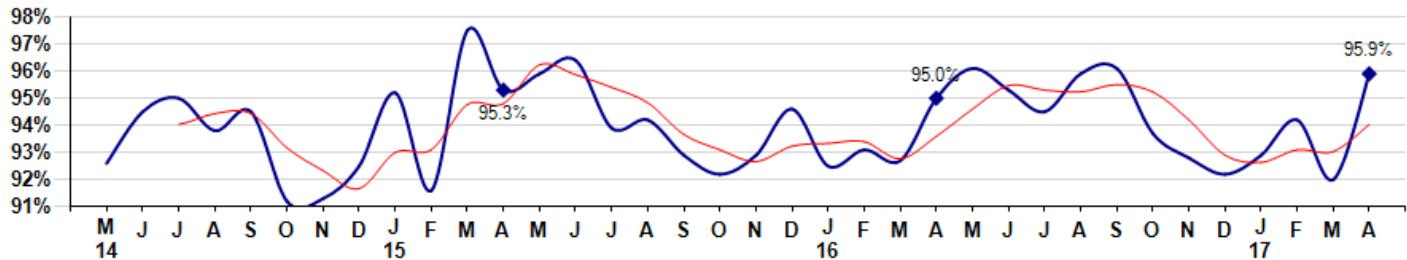
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Selling Price vs Listing Price

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 April 2017 Selling Price vs List Price of 95.9% was up from 92.0% last month and up from 95.0% in April of last year.

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

— 3 Mo Avg



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 April 2017 was 131, up 20.2% from 109 last month and down -4.4% from 137 in April of last year.

— Inventory — New Listings — Sold

