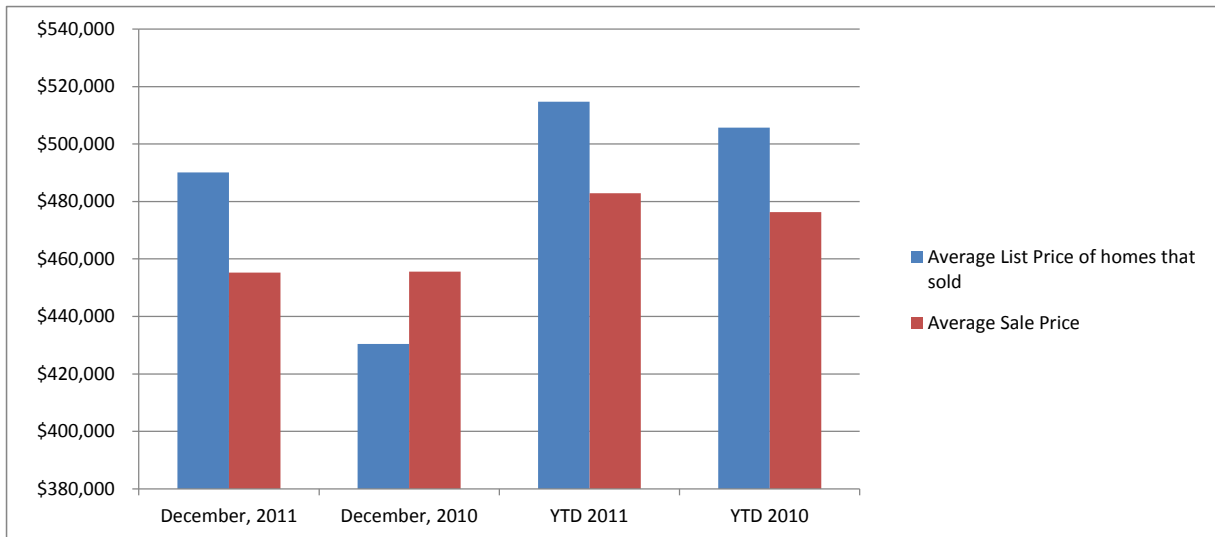




Norwalk, CT Home Sales Report,
December, 2011

Total Sales Comparison across all residential property types*	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 490,131	\$ 430,447	\$ 514,725	\$ 505,712	13.9%	1.8%
Average Sale Price	\$ 455,254	\$ 455,547	\$ 482,828	\$ 476,339	-0.1%	1.4%
Sales/List Ratio	92.9%	105.8%	93.8%	94.2%	-12.2%	-0.4%
Average Days on Market	159	134	131	113	18.7%	15.9%
Number Sold	71	75	695	784	-5.3%	-11.4%

December - Sold Residential Real Estate
Price Comparison



Norwalk Residential Real Estate Market this year posted close to 700 transactions, -11.5% fewer than last year's 784 sales across all residential markets. The biggest increase over last year, was the 18% increase in sales transactions in the Multi-Family market in Norwalk. Furthermore, the average price of the Norwalk Multi-Family market is up 12.2% over last year together showing confidence in the brisk rental market in Norwalk.

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and Investors. Call us at the Higgins Group Norwalk office for professional advice on any of your real estate needs.

Higgins Group Norwalk - (203) 838-5005
HigginsGroup.com



Norwalk CT Home Sales Report,
December, 2011

Single Family Homes	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 515,945	\$ 592,869	\$ 608,221	\$ 600,179	-13.0%	1.3%
Average Sale Price	\$ 485,989	\$ 564,709	\$ 571,947	\$ 564,976	-13.9%	1.2%
Sales/List Ratio	94.2%	95.3%	94.0%	94.1%	-1.1%	-0.1%
Average Days on Market	135	135	118	111	0.0%	6.3%
Number Sold	42	40	442	507	5.0%	-12.8%

Condominiums / Co-Ops	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 472,739	\$ 316,948	\$ 344,052	\$ 337,966	49.2%	1.8%
Average Sale Price	\$ 439,389	\$ 300,350	\$ 323,014	\$ 321,452	46.3%	0.5%
Sales/List Ratio	92.9%	94.8%	93.9%	95.1%	-1.9%	-1.3%
Average Days on Market	229	109	156	337,966	110.1%	-100.0%
Number Sold	18	29	195	230	-37.9%	-15.2%

Multi-Family	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 444,480	\$ 233,700	\$ 348,849	\$ 310,868	90.2%	12.2%
Average Sale Price	\$ 383,550	\$ 198,750	\$ 318,172	\$ 284,956	93.0%	11.7%
Sales/List Ratio	86.3%	85.0%	91.2%	91.7%	1.5%	-0.5%
Average Days on Market	145	296	131	129	-51.0%	1.6%
Number Sold	10	4	46	39	150.0%	17.9%

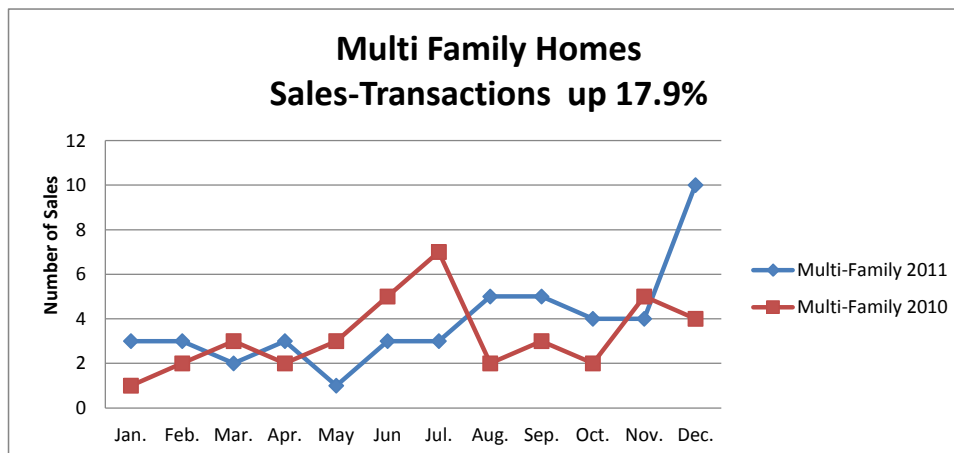
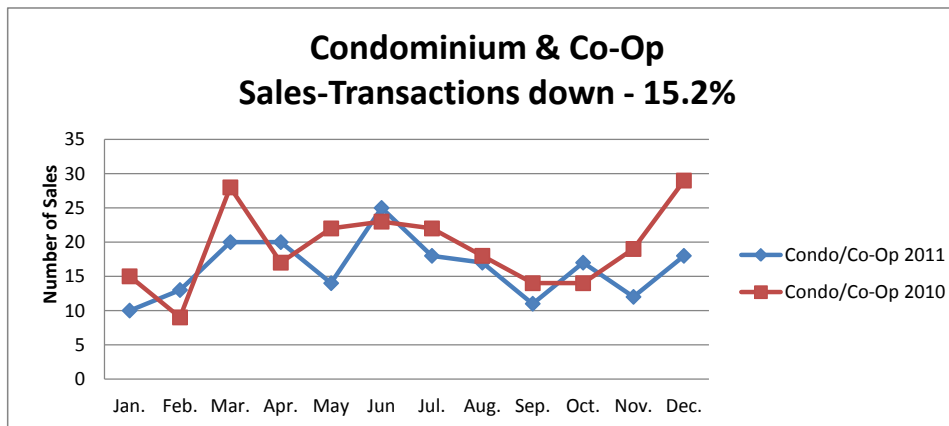
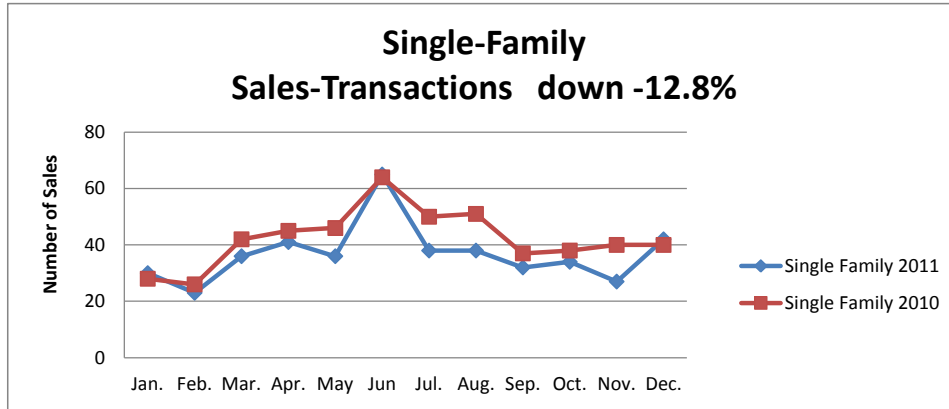
Snapshot of Marketplace - January 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	310	192	30	554
Average List Price currently on market	\$ 714,778	\$ 293,764	\$ 417,607	540,632
Average DOM	138	130	180	141
Number of Pending sales	71	43	24	139
Number of Sales YTD	442	195	46	695
Average Closed Price YTD	\$ 485,989	\$ 323,014	\$ 284,956	482,828
Months of Inventory	8.4	11.8	7.8	10

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.



Norwalk, CT Home Sales Report
Year End_2011 Sales Comparison



Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.