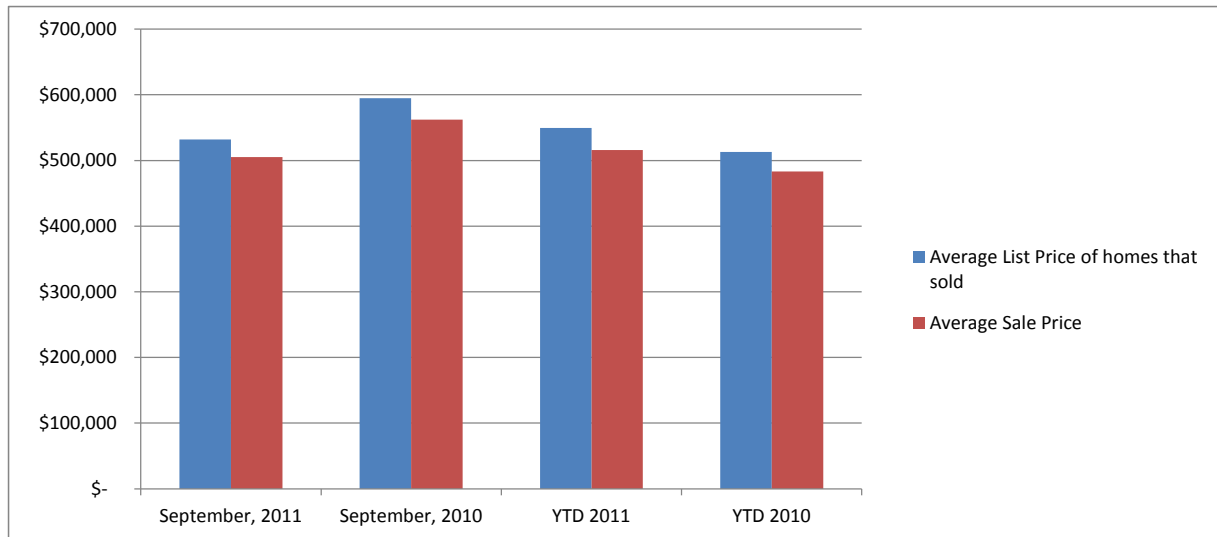




**Norwalk, CT Home Sales Report,
September, 2011**

Total Sales Comparison across all residential property types*	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 531,772	\$ 594,891	\$ 549,314	\$ 512,698	-10.6%	7.1%
Average Sale Price	\$ 505,085	\$ 562,225	\$ 515,979	\$ 483,291	-10.2%	6.8%
Sales/List Ratio	95.0%	94.5%	93.9%	94.3%	0.5%	-0.4%
Average Days on Market	141	112	124	109	25.9%	13.8%
Number Sold	47	55	520	590	-14.5%	-11.9%

**September - Sold Residential Real Estate
Price Comparison**



Norwalk Residential Real Estate Market is 7.1% higher in average price YTD than this time last year. Although the number of transactions is off by 12% with 520 properties sold, vs. 590 this time last year. The Average price of a Single Family home for the month of September down 5% from last year's September to \$632,935 .

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,
September, 2011

Single Family Homes	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 669,145	\$ 708,486	\$ 651,925	\$ 599,916	-5.6%	8.7%
Average Sale Price	\$ 632,935	\$ 666,541	\$ 612,559	\$ 564,670	-5.0%	8.5%
Sales/List Ratio	94.6%	94.1%	94.0%	94.1%	0.5%	-0.2%
Average Days on Market	158	109	116	108	45.0%	7.4%
Number Sold	31	37	337	389	-16.2%	-13.4%

Condominiums	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 260,373	\$ 359,893	\$ 346,110	\$ 349,053	-27.7%	-0.8%
Average Sale Price	\$ 241,280	\$ 346,600	\$ 326,097	\$ 332,326	-30.4%	-1.9%
Sales/List Ratio	92.7%	96.3%	94.2%	95.2%	-3.8%	-1.0%
Average Days on Market	124	118	139	114	5.1%	21.9%
Number Sold	11	14	148	168	-21.4%	-11.9%

Multi-Family	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 277,140	\$ 343,833	\$ 346,464	\$ 314,363	-19.4%	10.2%
Average Sale Price	\$ 292,780	\$ 342,667	\$ 324,657	\$ 292,296	-14.6%	11.1%
Sales/List Ratio	105.6%	99.7%	93.7%	93.0%	6.0%	0.8%
Average Days on Market	78	131	131	104	-40.5%	26.0%
Number Sold	5	3	28	28	66.7%	0.0%

Snapshot of Marketplace - October 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	444	254	39	763
Average List Price currently on market	\$ 744,460	\$ 315,442	\$ 403,249	577,730
Average DOM	115	141	158	128
Number of Pending sales	87	39	25	156
Number of Sales YTD	337	148	28	520
Average Closed Price YTD	\$ 632,935	\$ 326,097	\$ 292,296	515,979
Months of Inventory	11.9	15.4	12.5	13

Source: Greater Fairfield Consolidated Multiple Listing Service

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