

City: Norwalk



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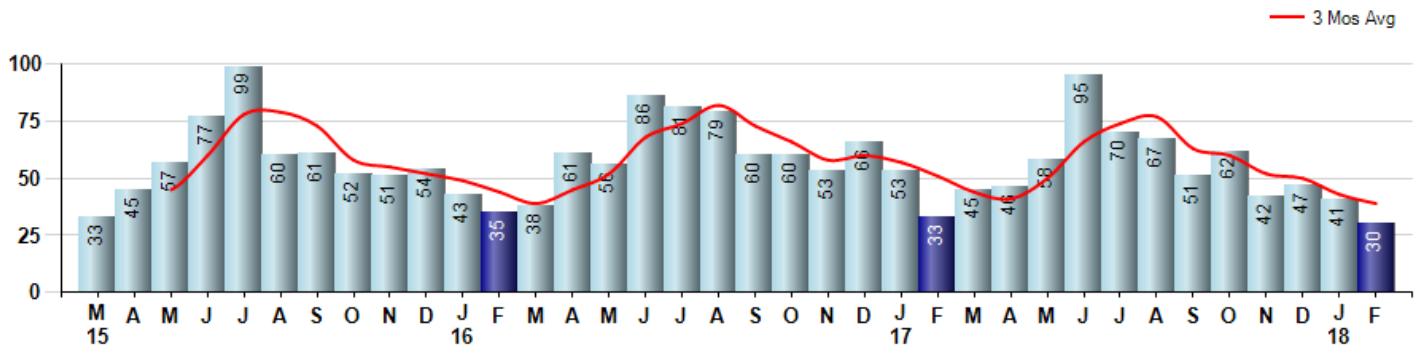
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$689,500	-1%		20%				
Average List Price of all Current Listings	\$1,036,424	-4%		15%				
February Median Sales Price	\$528,375	5%	16%	43%	14%	\$515,000	29%	11%
February Average Sales Price	\$703,726	40%	17%	33%	15%	\$587,810	15%	-4%
Total Properties Currently for Sale (Inventory)	260	32%		-16%				
February Number of Properties Sold	30	-27%		-9%			-17%	
February Average Days on Market (Solds)	88	-1%	0%	-32%	-18%	88	-37%	-18%
Asking Price per Square Foot (based on New Listings)	\$283	-2%	-3%	5%	3%	\$285	5%	4%
February Sold Price per Square Foot	\$273	22%	10%	7%	5%	\$244	-1%	-7%
February Month's Supply of Inventory	8.7	80%	48%	-7%	40%	6.7	-8%	9%
February Sale Price vs List Price Ratio	92.9%	-3.0%	-1%	-2%	-2.2%	94.6%	1.1%	-0.4%

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

Property Sales

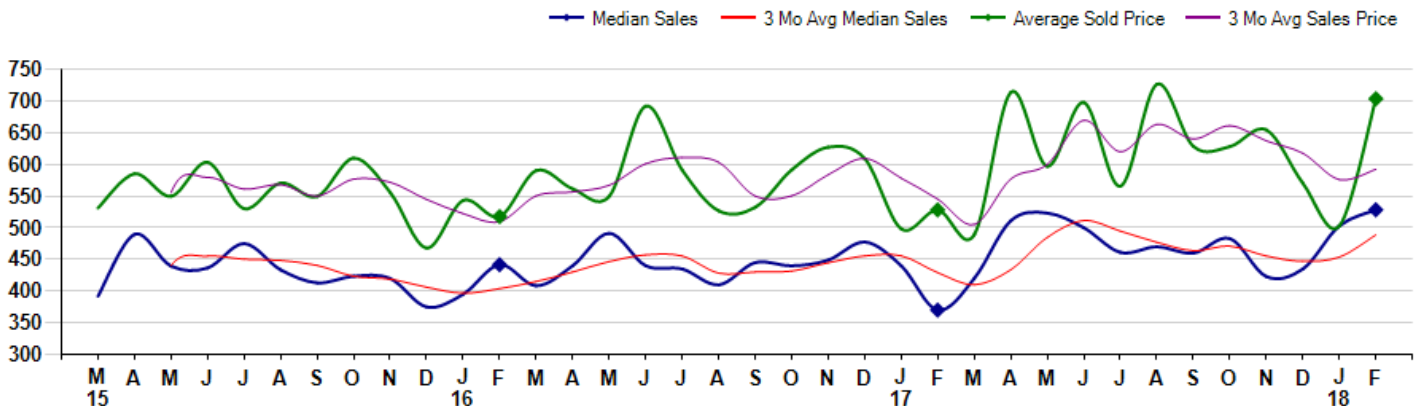
February Property sales were 30, down -9.1% from 33 in February of 2017 and -26.8% lower than the 41 sales last month. February 2018 sales were at their lowest level compared to February of 2017 and 2016. February YTD sales of 71 are running -17.4% behind last year's year-to-date sales of 86.



Prices

The Median Sales Price in February was \$528,375, up 42.8% from \$370,000 in February of 2017 and up 5.0% from \$503,000 last month. The Average Sales Price in February was \$703,726, up 33.2% from \$528,167 in February of 2017 and up 39.9% from \$502,993 last month. February 2018 ASP was at highest level compared to February of 2017 and 2016.

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



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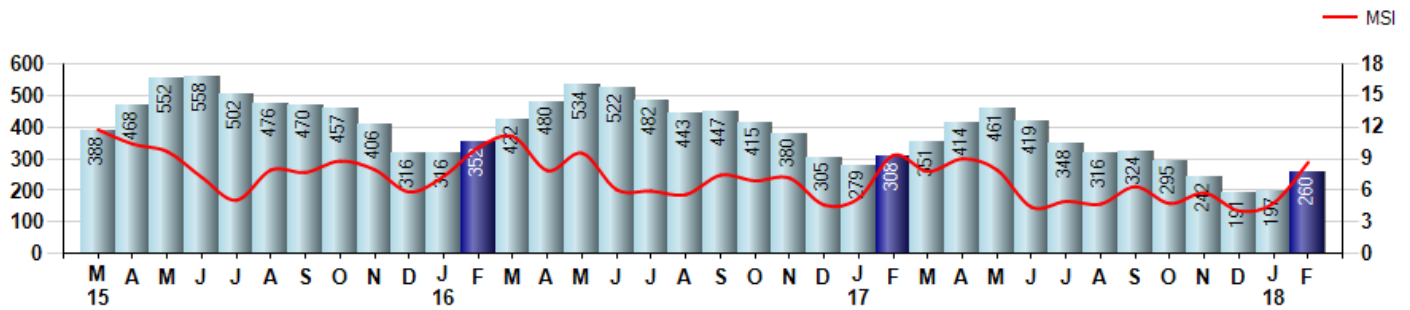
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 260, up 32.0% from 197 last month and down -15.6% from 308 in February of last year. February 2018 Inventory was at the lowest level compared to February of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2018 MSI of 8.7 months was at its lowest level compared with February of 2017 and 2016.

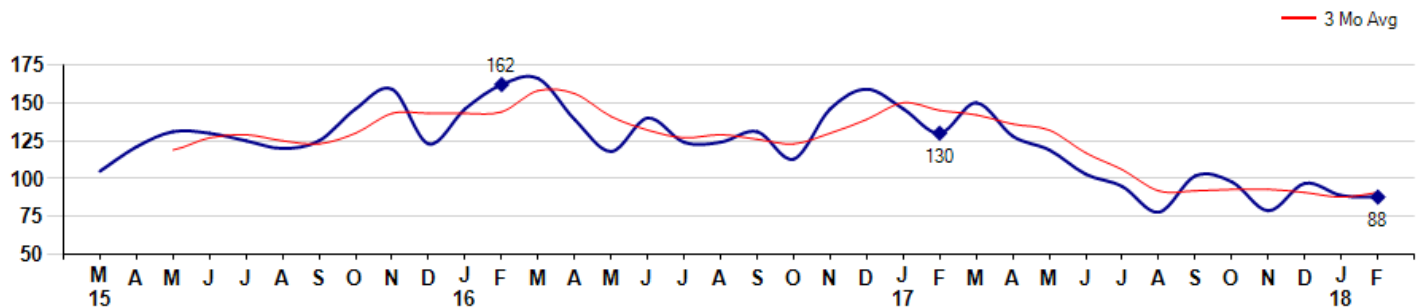
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 88, down -1.1% from 89 days last month and down -32.3% from 130 days in February of last year. The February 2018 DOM was at its lowest level compared with February of 2017 and 2016.

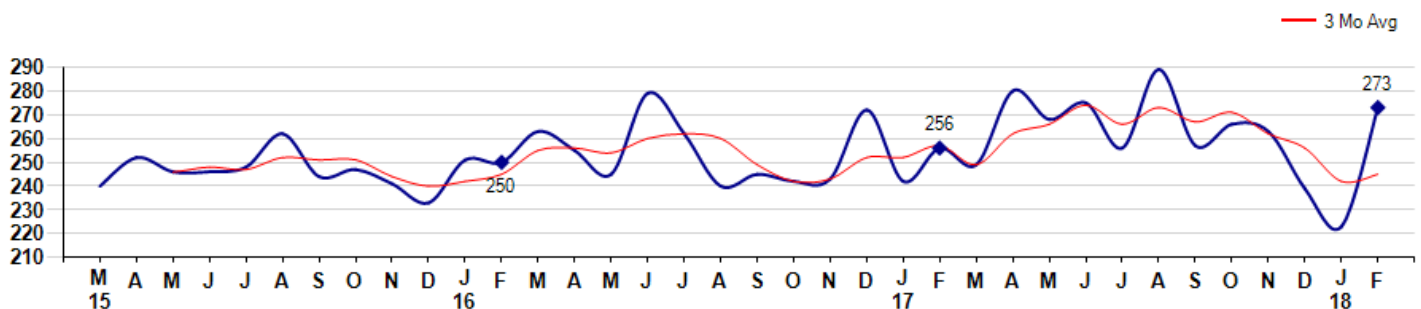
Average Days on Market(Listing to Contract) for properties sold during the month



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 February 2018 Selling Price per Square Foot of \$273 was up 22.4% from \$223 last month and up 6.6% from \$256 in February of last year.

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



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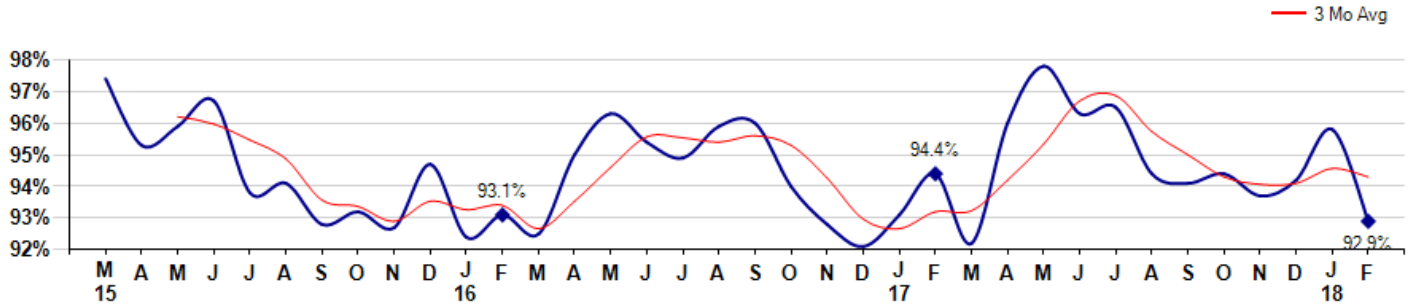


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Selling Price vs Listing Price

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 February 2018 Selling Price vs List Price of 92.9% was down from 95.8% last month and down from 94.4% in February of last year.

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



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 2018 was 89, up 36.9% from 65 last month and up 8.5% from 82 in February of last year.

Inventory New Listings Sold

