

City: Norwalk



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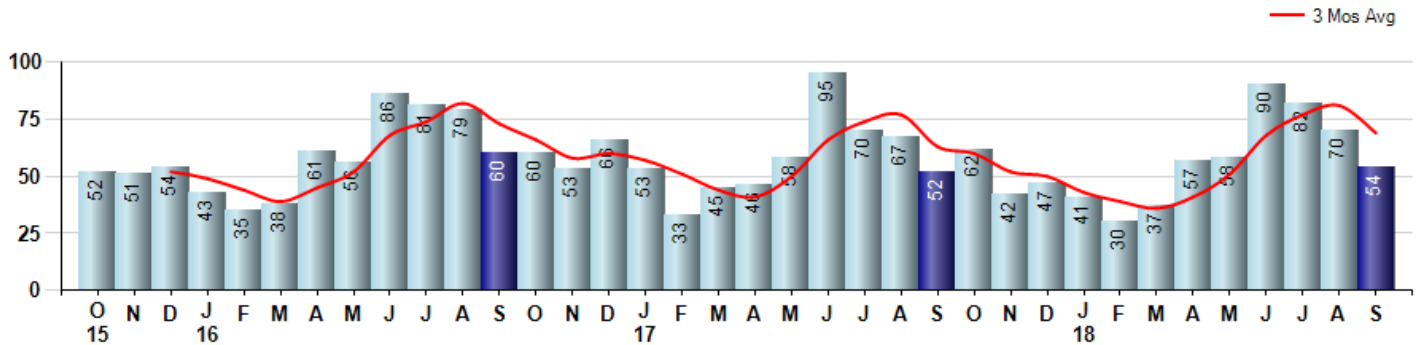
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$620,000	-1%		-1%				
Average List Price of all Current Listings	\$866,873	-1%		-1%				
September Median Sales Price	\$492,500	-5%	-4%	8%	7%	\$510,000	9%	10%
September Average Sales Price	\$684,604	11%	3%	10%	12%	\$622,668	1%	2%
Total Properties Currently for Sale (Inventory)	349	8%		7%				
September Number of Properties Sold	54	-23%		4%			0%	
September Average Days on Market (Solds)	72	0%	20%	-28%	-33%	64	-43%	-40%
Asking Price per Square Foot (based on New Listings)	\$273	6%	3%	12%	0%	\$279	3%	2%
September Sold Price per Square Foot	\$282	6%	0%	10%	8%	\$264	0%	1%
September Month's Supply of Inventory	6.5	40%	32%	3%	4%	5.5	-17%	-11%
September Sale Price vs List Price Ratio	95.2%	0.2%	-1%	1%	0.2%	95.6%	0.5%	0.6%

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

Property Sales

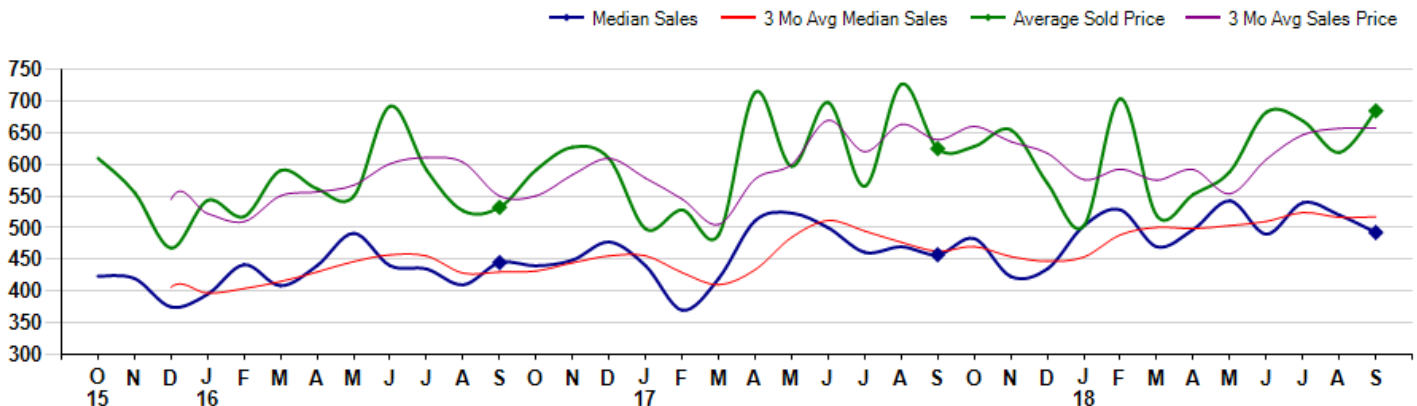
September Property sales were 54, up 3.8% from 52 in September of 2017 and -22.9% lower than the 70 sales last month. September 2018 sales were at a mid level compared to September of 2017 and 2016. September YTD sales of 519 are running equal to last year's year-to-date sales of 519.



Prices

The Median Sales Price in September was \$492,500, up 7.7% from \$457,500 in September of 2017 and down -5.3% from \$520,000 last month. The Average Sales Price in September was \$684,604, up 9.6% from \$624,896 in September of 2017 and up 10.6% from \$619,050 last month. September 2018 ASP was at highest level compared to September of 2017 and 2016.

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



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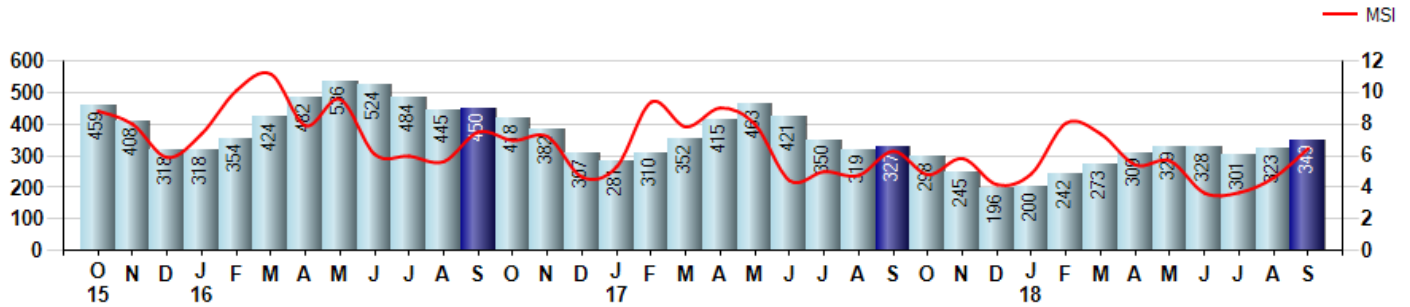
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 349, up 8.0% from 323 last month and up 6.7% from 327 in September of last year. September 2018 Inventory was at a mid range compared to September of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2018 MSI of 6.5 months was at a mid range compared with September of 2017 and 2016.

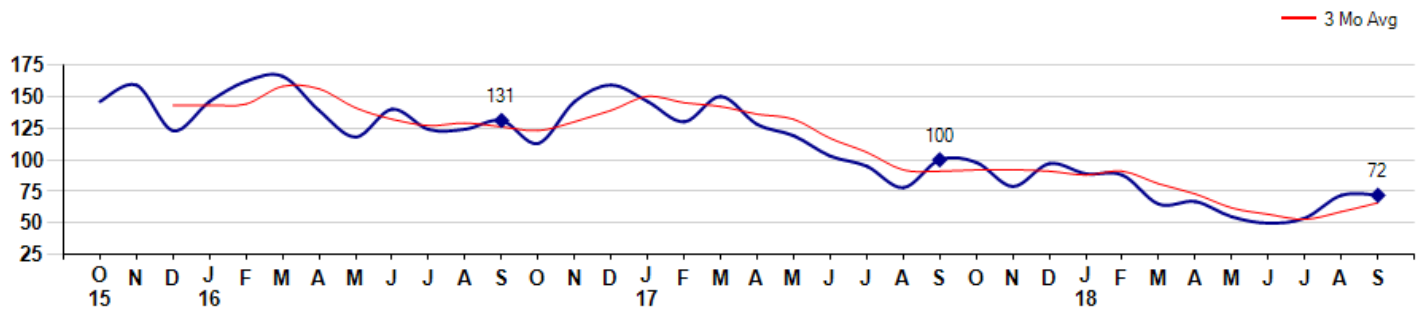
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 72, equal to 72 days last month and down -28.0% from 100 days in September of last year. The September 2018 DOM was at its lowest level compared with September of 2017 and 2016.

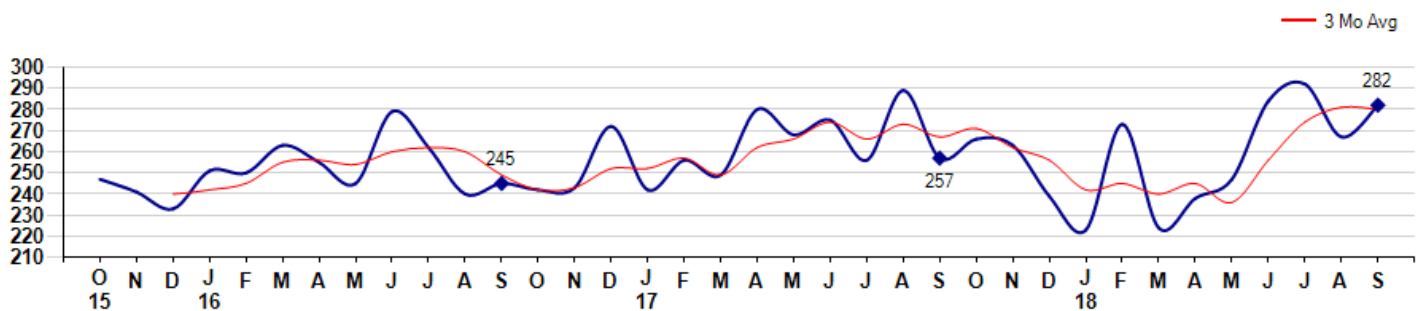
Average Days on Market(Listing to Contract) for properties sold during the month



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 September 2018 Selling Price per Square Foot of \$282 was up 5.6% from \$267 last month and up 9.7% from \$257 in September of last year.

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



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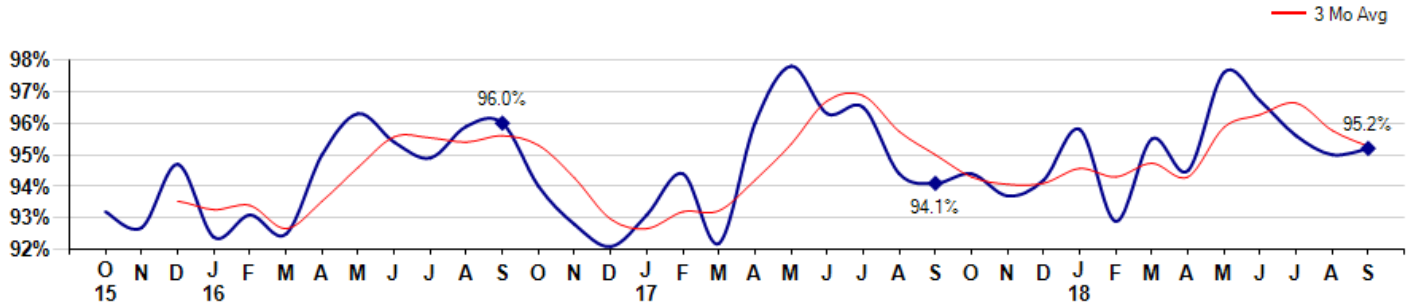


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Selling Price vs Listing Price

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 September 2018 Selling Price vs List Price of 95.2% was up from 95.0% last month and up from 94.1% in September of last year.

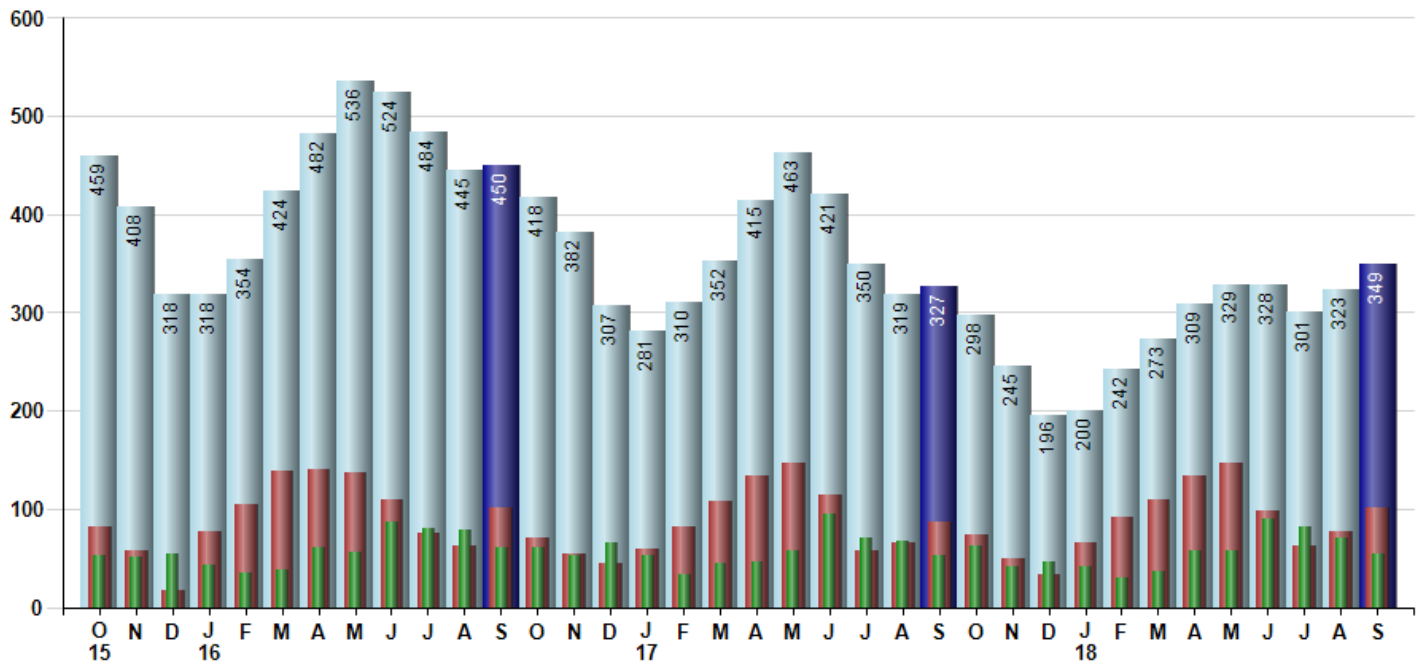
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 September 2018 was 102, up 32.5% from 77 last month and up 18.6% from 86 in September of last year.

Inventory (light blue), New Listings (dark red), Sold (green)



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