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Norwalk, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	28	40	-30.0%	23	21.7%
Average Sale Price	\$490,980	\$554,908	-11.5%	\$724,217	-32.2%
Median Sale Price	\$427,450	\$411,000	4.0%	\$435,000	-1.7%
Sales to List Price Ratio	92.7%	93.7%	-1.0%	92.7%	0.0%
Inventory	404	376	7.4%	408	-1.0%
Months of Supply	10.8	10.2	6.0%	11.8	-8.1%
Market Time for Sold	95	87	9.2%	106	-10.4%
Price per Sq Ft for Sold	\$255	\$298	-14.6%	\$353	-27.8%

Sales

Sales in January were 28. This is up 21.7% from 23 in January of 2009. Sales/list price ratio was 92.7% in January, equal to those in January of 2009.

Prices

Median price in January was \$427,450. This is down 1.7% from \$435,000 in January of 2009. Average sale price (most recent 3 months) is \$534,257, down considerably from \$653,139 in 2009.

Inventory

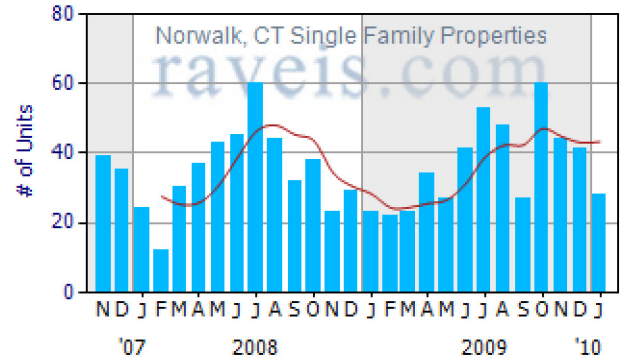
Inventory of 404 in January was up 7.4% from 376 in December but down 1.0% from 408 in January of 2009.

Market Time

Days on market of 95 in January was up a bit from 87 in December but down moderately from 106 in January of 2009. Months of supply in January

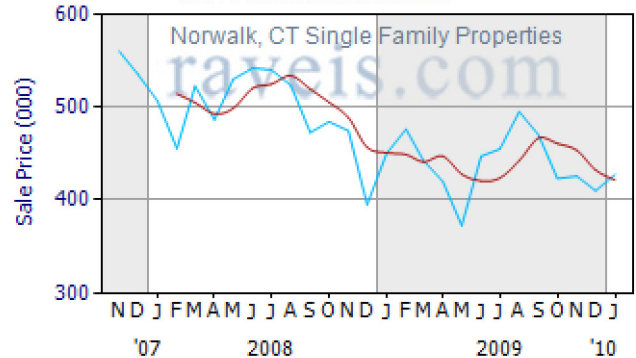
Unit Sales

Number of homes sold.



Median Sales Price

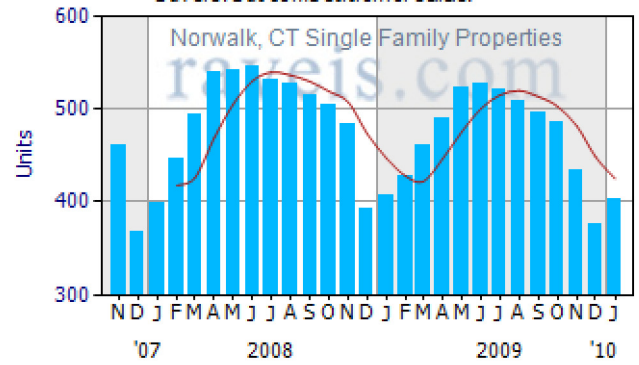
Median means 'middle'. There are an equal number of homes priced above and below the median.



moved up to 10.8 from 10.2 in December.

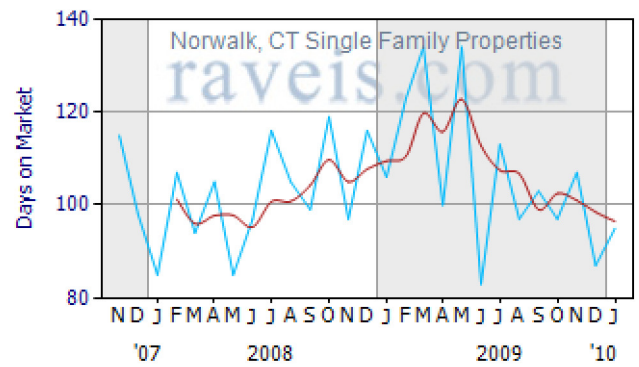
Total Inventory

Number of homes on the market. High inventory means choice for buyers, but competition for sellers.



Market Time for Sold

Average days on the market for properties that sold during the month.



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Data courtesy of: CMLS

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