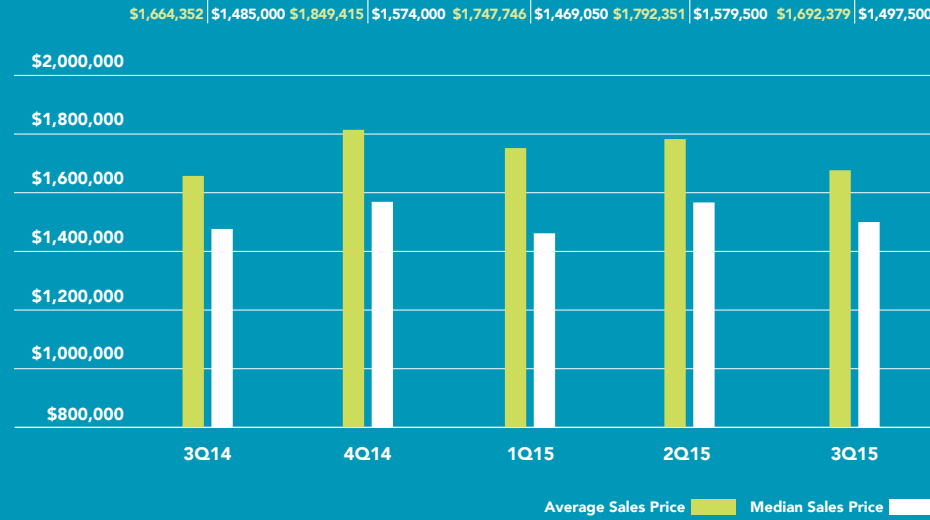




Darien

The number of sales rose 13% over the past year in Darien, while homes spent 21% less time on the market. Both the average and median prices posted small gains from the third quarter of 2014, rising 2% and 1% respectively.

AVERAGE AND MEDIAN SALES PRICE

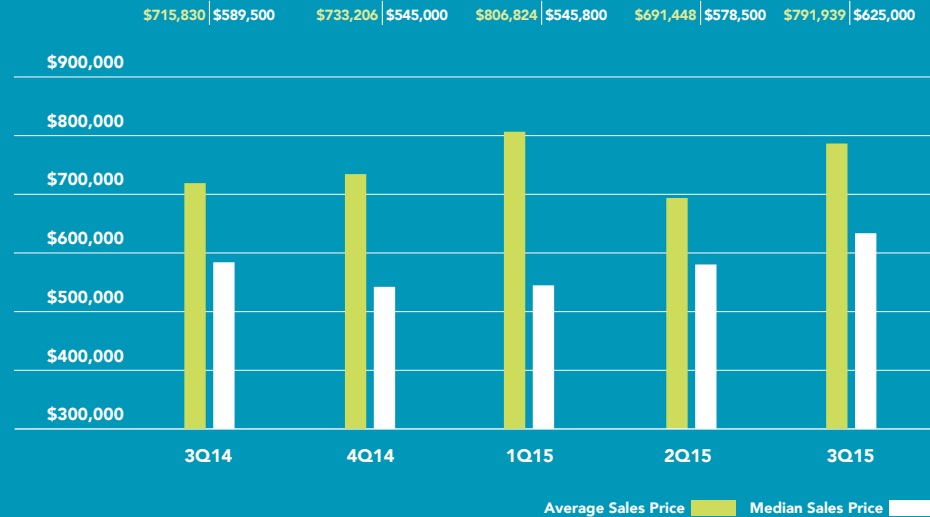


	NUMBER OF SALES	DAYS ON MARKET
3Q15	112	84
2Q15	90	113
1Q15	34	140
4Q14	54	117
3Q14	99	107

Fairfield

Fairfield posted the largest average price increase in our report, as this figure was 11% higher than a year ago. The market was also more active than 2014's third quarter, with 21% more closings reported.

AVERAGE AND MEDIAN SALES PRICE

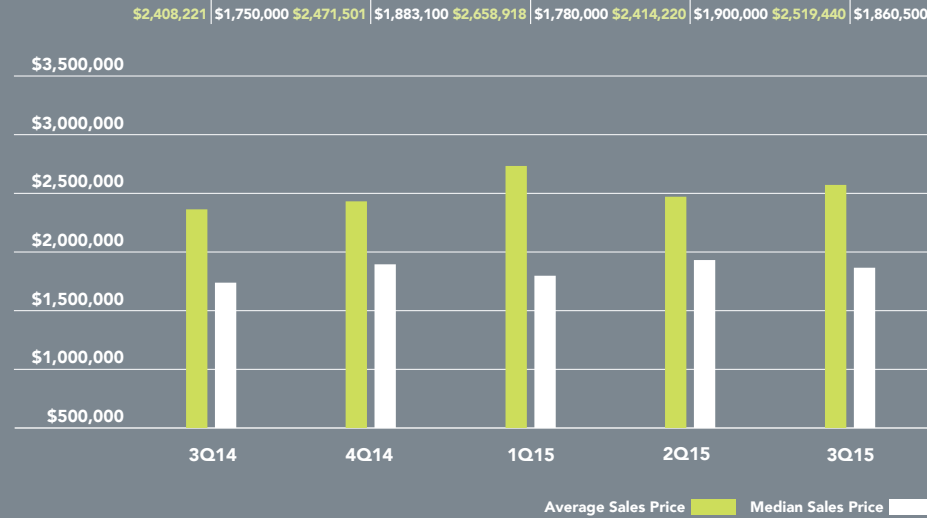


	NUMBER OF SALES	DAYS ON MARKET
3Q15	242	103
2Q15	250	96
1Q15	111	104
4Q14	120	96
3Q14	200	99

Greenwich

Greenwich's average price of \$2,519,440 during the third quarter was a 5% increase from the same period last year. The median price posted a slightly higher gain, rising 6% to \$1,860,500. The number of sales inched lower, from 185 a year ago to 182.

AVERAGE AND MEDIAN SALES PRICE

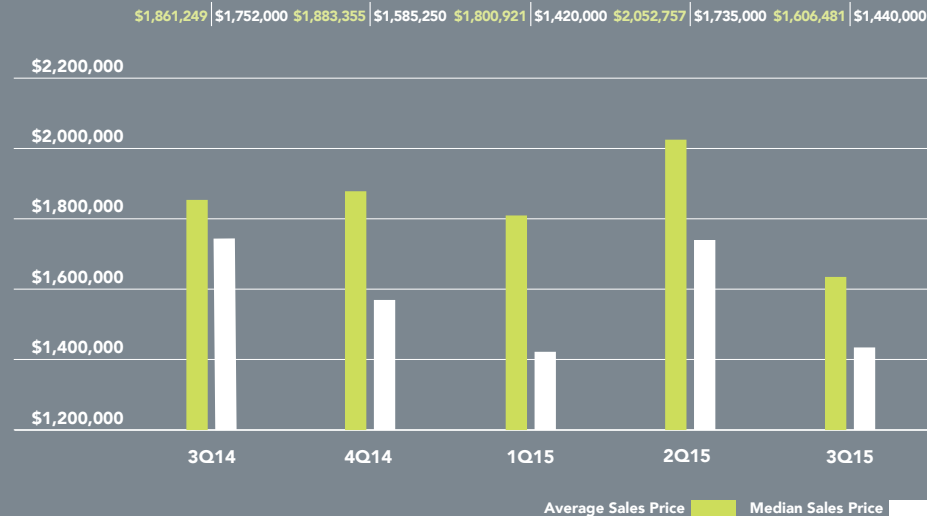


	NUMBER OF SALES	DAYS ON MARKET
3Q15	182	150
2Q15	207	170
1Q15	90	179
4Q14	144	166
3Q14	185	139

New Canaan

New Canaan saw both its average and median price decline over the past year. The 78 sales reported during the quarter were 4% lower than 2014's third quarter.

AVERAGE AND MEDIAN SALES PRICE

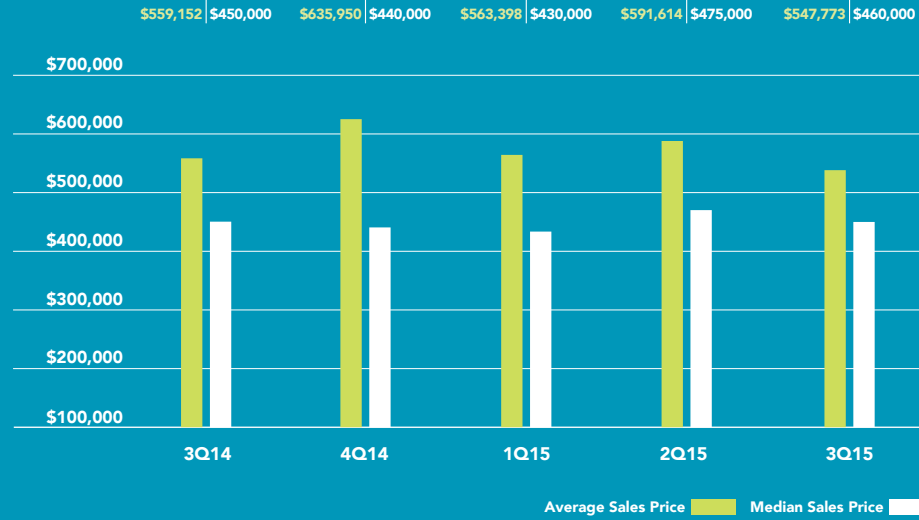


	NUMBER OF SALES	DAYS ON MARKET
3Q15	78	140
2Q15	85	166
1Q15	34	192
4Q14	54	175
3Q14	81	153

Norwalk

The number of sales rose 27% in Norwalk compared to a year ago, the largest increase in our report. Although the average price fell over the past year, the median price was 2% higher at \$460,000.

AVERAGE AND MEDIAN SALES PRICE

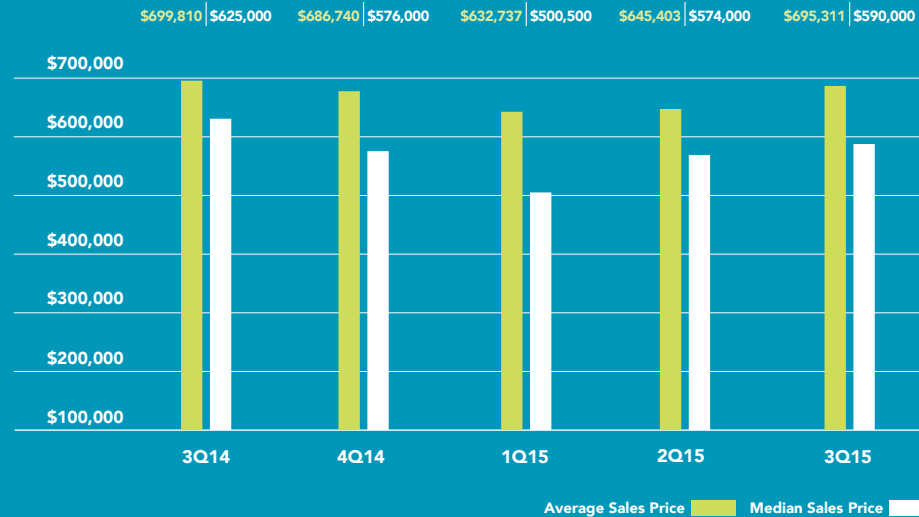


	NUMBER OF SALES	DAYS ON MARKET
3Q15	217	92
2Q15	173	92
1Q15	107	107
4Q14	149	114
3Q14	171	91

Stamford

At \$695,311, the average price in Stamford was slightly below last year's third quarter. The number of sales rose 21% during this time, from 199 last year to 240.

AVERAGE AND MEDIAN SALES PRICE

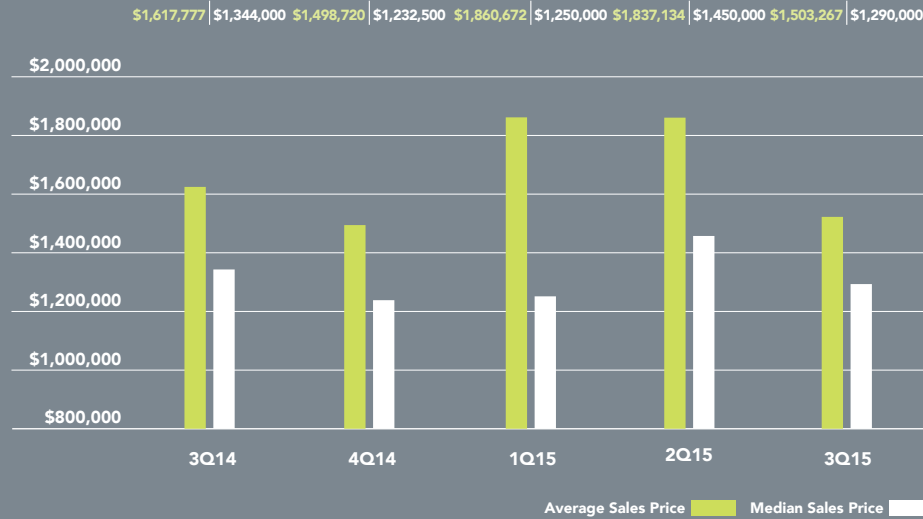


	NUMBER OF SALES	DAYS ON MARKET
3Q15	240	91
2Q15	198	92
1Q15	122	130
4Q14	180	102
3Q14	199	82

Westport

Even with a 15% increase in sales, both the average and median prices were lower than a year ago in Westport. The average price fell 7% to \$1,503,267, and the median price fell 4% to \$1,290,000.

AVERAGE MEDIAN SALES AND PRICE

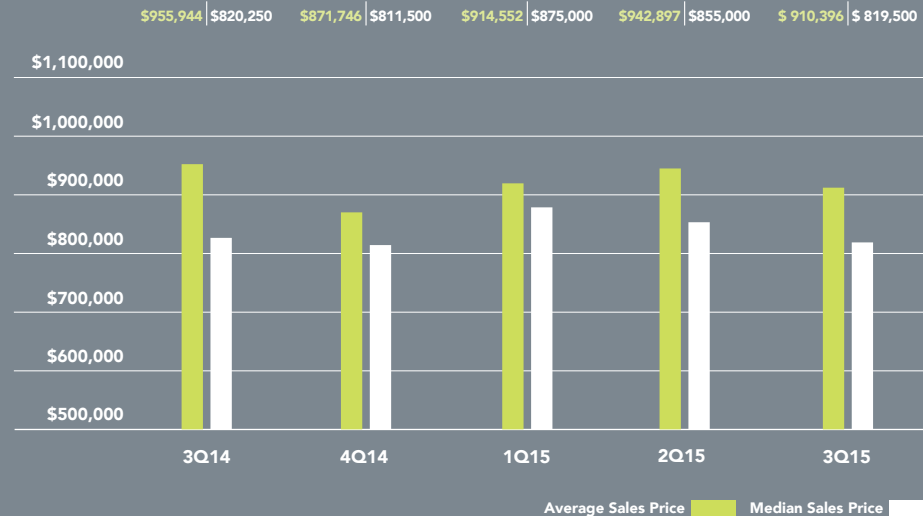


	NUMBER OF SALES	DAYS ON MARKET
3Q15	137	93
2Q15	97	120
1Q15	61	126
4Q14	96	137
3Q14	119	99

Wilton

Wilton's average price fell 5% over the past year to \$910,396, while the median price was essentially unchanged. The number of sales fell 6% during this time to 68.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
3Q15	68	106
2Q15	69	124
1Q15	29	114
4Q14	48	114
3Q14	72	97



OFFICES

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN - ELM STREET

183 Elm Street
New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

MANHATTAN PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

EAST SIDE

770 Lexington Avenue
New York, NY 10065
212.317.7800

WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.253.9300

SOHO

451 West Broadway
New York, NY 10012
212.253.9300

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.928.3805

RIVERDALE

RIVERDALE JOHNSON
3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

BROOKLYN BROOKLYN HEIGHTS

150 Montague Street
Brooklyn, NY 11201
718.613.2000

BOERUM HILL

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

PARK SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 11110
718.878.1800

HAMPTONS

EAST HAMPTON
2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.253.9300

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

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