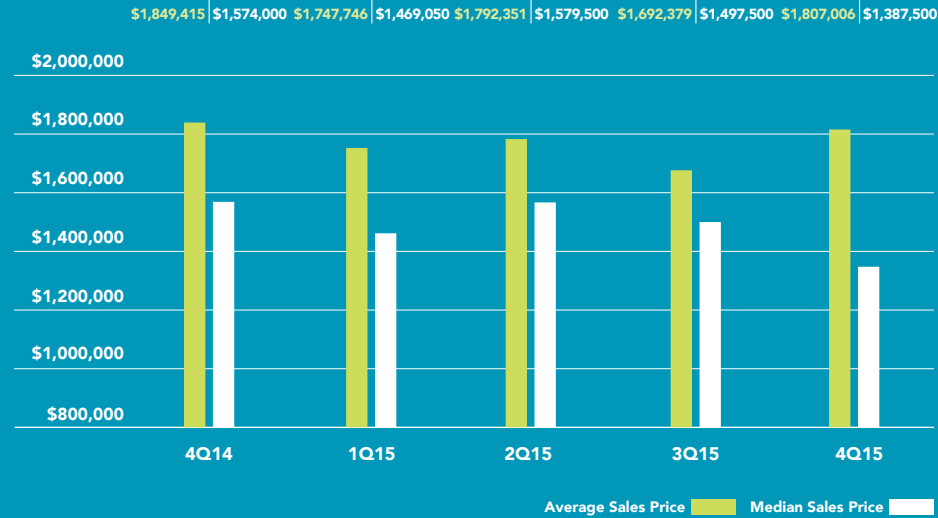




Darien

Darien single-family prices averaged \$1,807,006 in the fourth quarter, down slightly from a year ago. The median price posted a steeper decline, falling 12% to \$1,387,500. Homes spent 15% less time on the market than a year ago, at an average of 100 days.

AVERAGE AND MEDIAN SALES PRICE

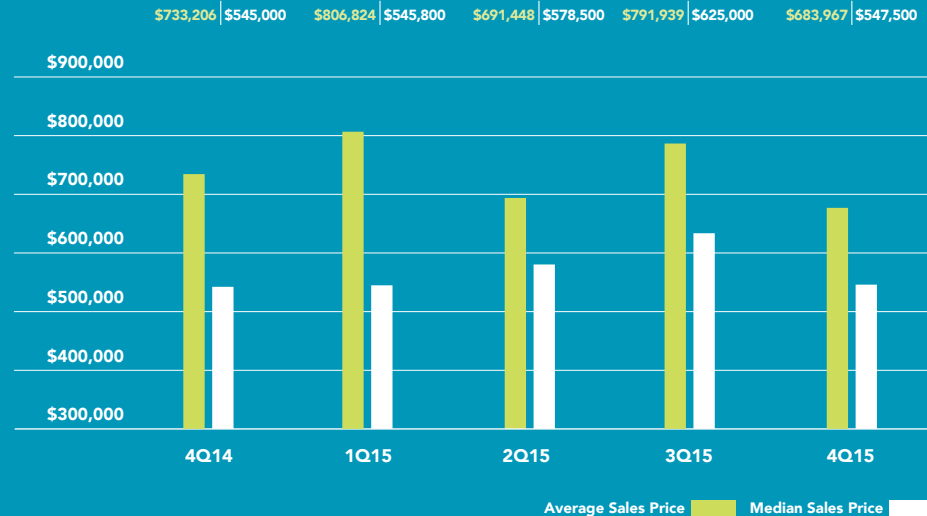


	NUMBER OF SALES	DAYS ON MARKET
4Q15	50	100
3Q15	112	84
2Q15	90	113
1Q15	34	140
4Q14	54	117

Fairfield

While the Fairfield median price was virtually unchanged from the fourth quarter of 2014, the average price fell 7% to \$683,967. There were 179 closings in Fairfield during the fourth quarter, a 49% increase compared to a year ago. This was the largest increase in sales for any town in our report.

AVERAGE AND MEDIAN SALES PRICE

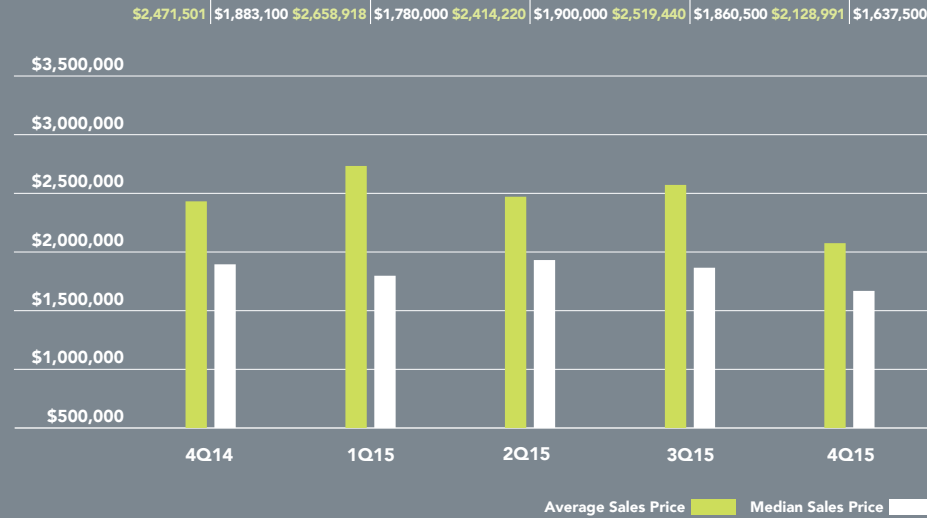


	NUMBER OF SALES	DAYS ON MARKET
4Q15	179	109
3Q15	242	103
2Q15	250	96
1Q15	111	104
4Q14	120	96

Greenwich

The average price for homes in Greenwich fell 14% over the past year to \$2,128,991. At \$1,637,500, the median price was 13% lower than 2014's fourth quarter. There were 17% fewer sales in this market than a year ago, with 120 closings reported.

AVERAGE AND MEDIAN SALES PRICE

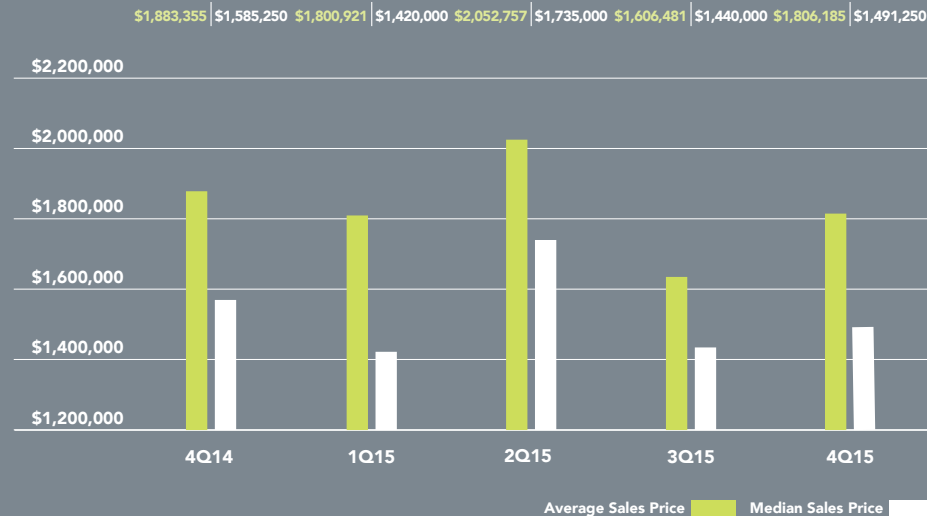


	NUMBER OF SALES	DAYS ON MARKET
4Q15	120	171
3Q15	182	150
2Q15	207	170
1Q15	90	179
4Q14	144	166

New Canaan

New Canaan prices averaged \$1,806,185, a 4% dip from the same period in 2014. The median price fell 6% over the past year to \$1,491,250. Reported sales declined 15%, from 54 a year ago to 46.

AVERAGE AND MEDIAN SALES PRICE

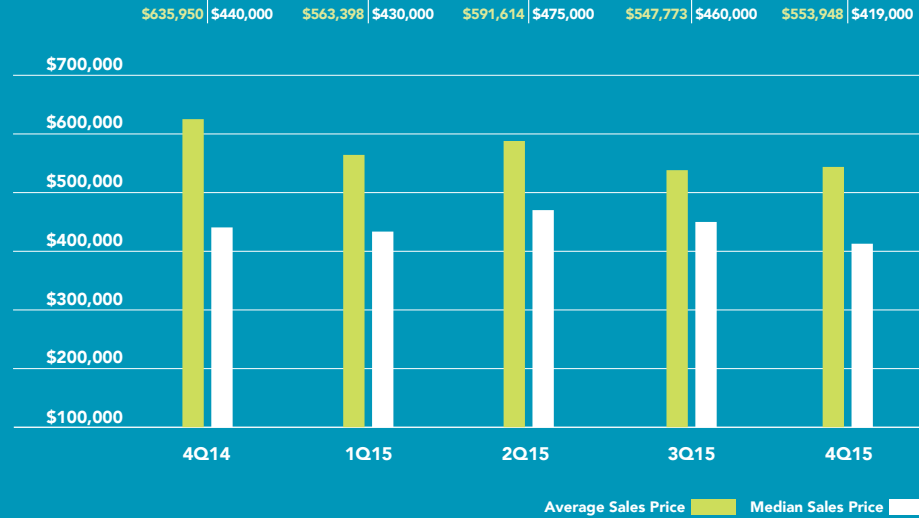


	NUMBER OF SALES	DAYS ON MARKET
4Q15	46	166
3Q15	78	140
2Q15	85	166
1Q15	34	192
4Q14	54	175

Norwalk

In Norwalk, the average price declined 13% from 2014's fourth quarter to \$553,948. The median price fell by far less, and at \$419,000 was only 5% lower than a year ago. Sales rose slightly, while homes took 3% less time to sell than last year's comparable period.

AVERAGE AND MEDIAN SALES PRICE

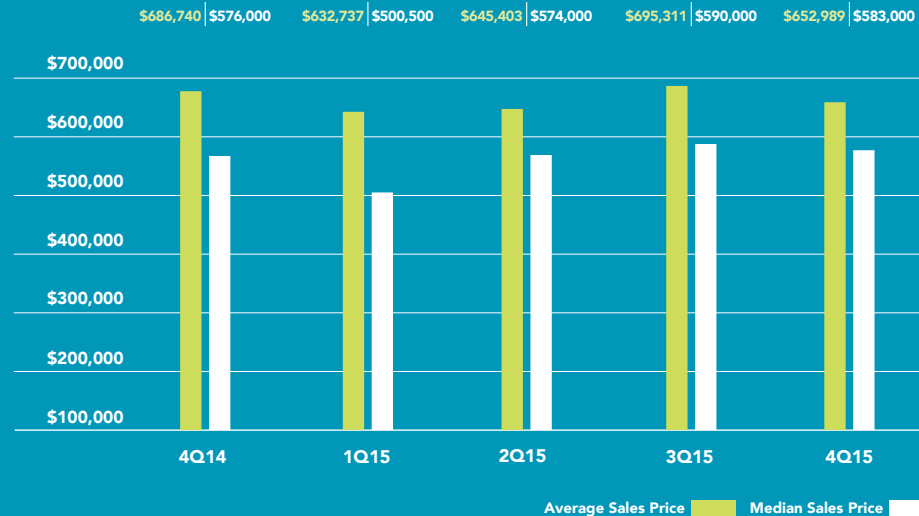


	NUMBER OF SALES	DAYS ON MARKET
4Q15	151	111
3Q15	217	92
2Q15	173	92
1Q15	107	107
4Q14	149	114

Stamford

Stamford saw its median price edge up to \$583,000 over the past year. However, the average price of \$652,989 was down 5% during this time. The number of sales fell slightly from 2014's fourth quarter to 178.

AVERAGE AND MEDIAN SALES PRICE

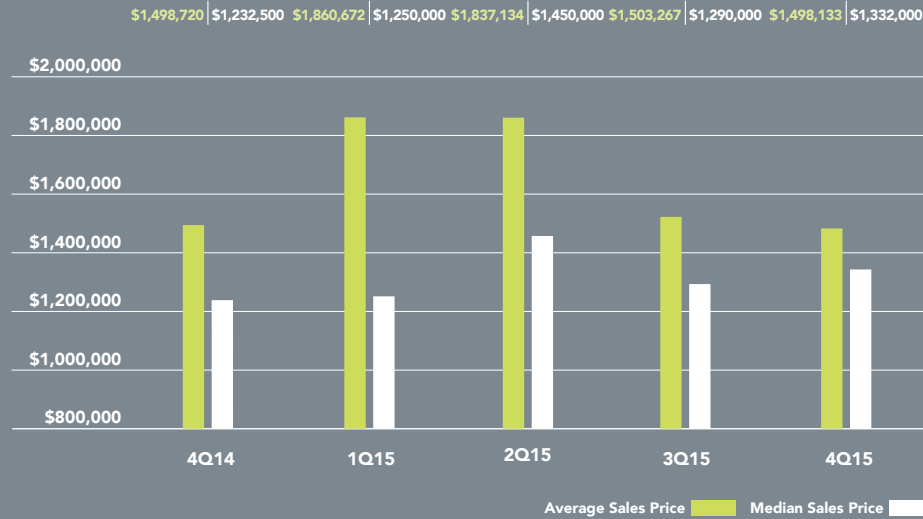


	NUMBER OF SALES	DAYS ON MARKET
4Q15	178	106
3Q15	240	91
2Q15	198	92
1Q15	122	130
4Q14	180	102

Westport

While Westport's average price was virtually unchanged from a year ago, its median price rose 8% to \$1,332,000. Although there were 9% fewer closings, the average days on market was 9% lower than the fourth quarter of 2014.

AVERAGE MEDIAN SALES AND PRICE

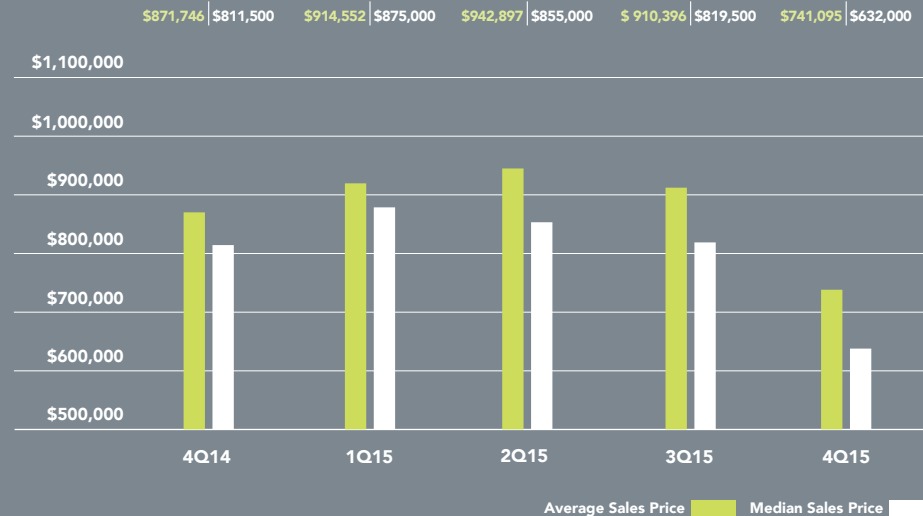


	NUMBER OF SALES	DAYS ON MARKET
4Q15	87	125
3Q15	137	93
2Q15	97	120
1Q15	61	126
4Q14	96	137

Wilton

Both the average and median price posted sharp declines in Wilton from 2014's fourth quarter. Wilton also saw a 15% drop in the number of sales to 41.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
4Q15	41	122
3Q15	68	106
2Q15	69	124
1Q15	29	114
4Q14	48	114



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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Data is sourced from the Greater
Fairfield County CMLS, Darien
MLS, Greenwich MLS
and New Canaan MLS.

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