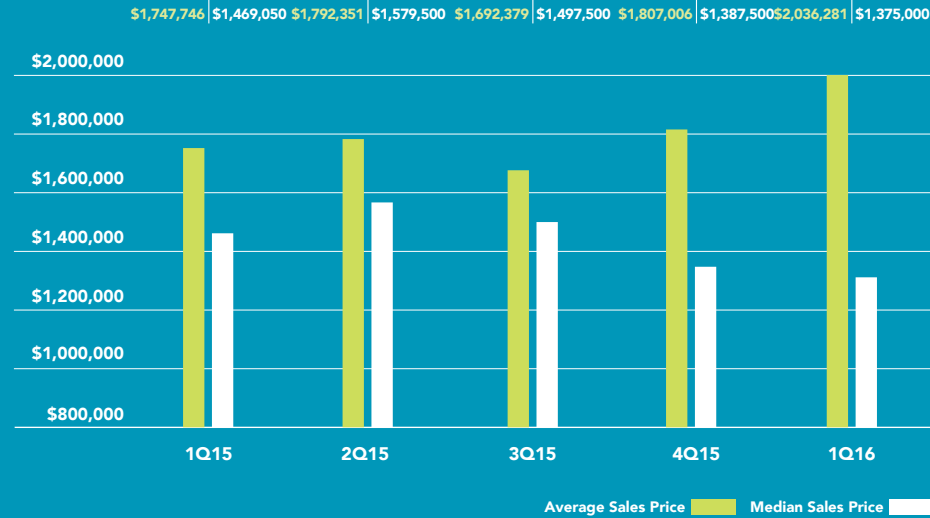




Darien

The average price rose 17% over the past year in Darien, helped by an increase in high-end sales. The median price, which measures the middle of the market, was 6% lower during this time. The 44 reported closings were a 29% improvement from 2015's first quarter.

AVERAGE AND MEDIAN SALES PRICE

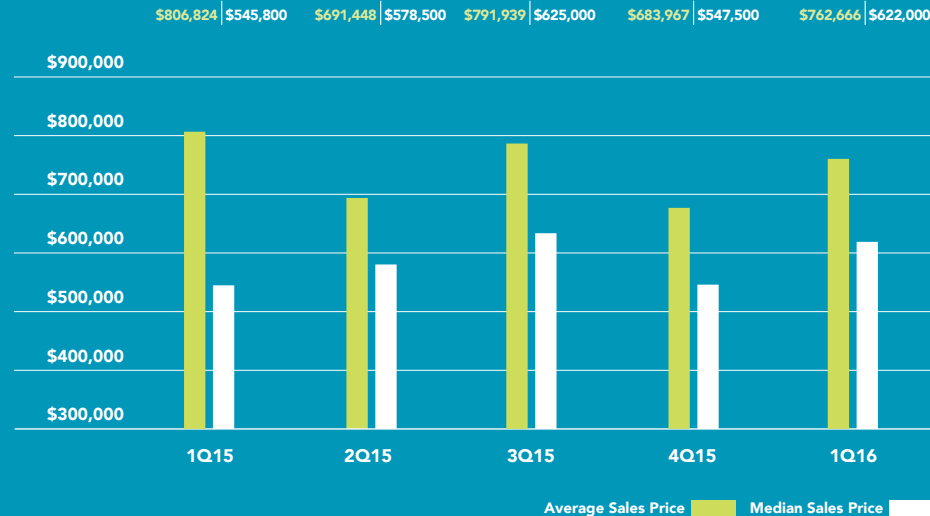


	NUMBER OF SALES	DAYS ON MARKET
1Q16	44	124
4Q15	50	100
3Q15	112	84
2Q15	90	113
1Q15	34	140

Fairfield

Fairfield single-family home prices averaged \$762,666 in the first quarter, a decline of 5% over the past year. The median price posted a 14% increase compared to a year ago, rising to \$622,000. Despite homes spending more time on the market, the number of closings rose 8% from the first quarter of 2015.

AVERAGE AND MEDIAN SALES PRICE

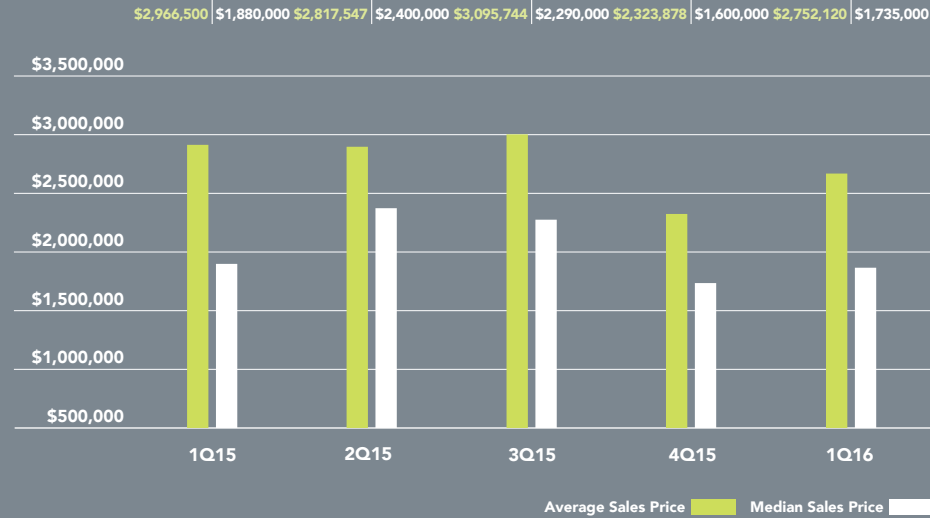


	NUMBER OF SALES	DAYS ON MARKET
1Q16	120	126
4Q15	179	109
3Q15	242	103
2Q15	250	96
1Q15	111	104

Greenwich - Central Greenwich

Central Greenwich homes sold for an average of \$2,752,120 in the first quarter, 7% less than 2015's comparable period. The number of sales rose 4% over the past year to 54. Homes sold spent an average of 167 days on the market, which was 18% less time than 2015's first quarter.

AVERAGE AND MEDIAN SALES PRICE

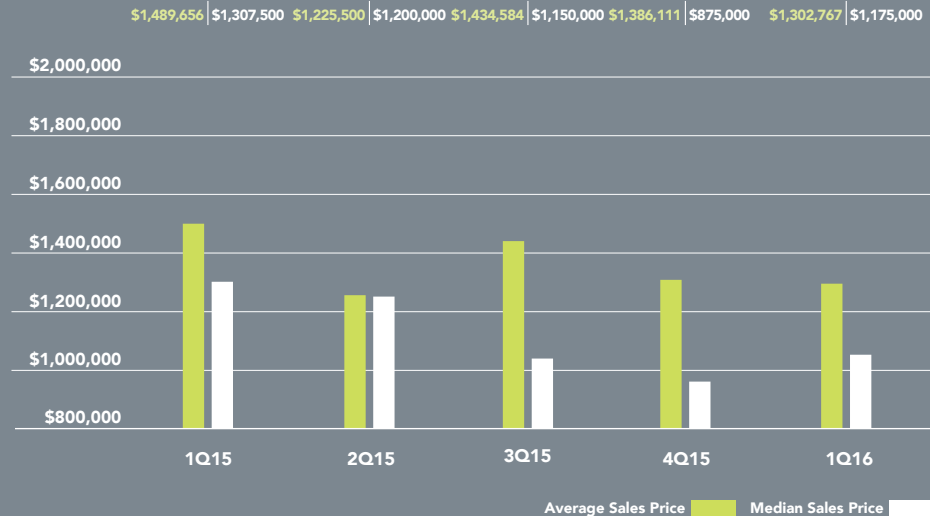


	NUMBER OF SALES	DAYS ON MARKET
1Q16	54	167
4Q15	69	170
3Q15	99	191
2Q15	99	176
1Q15	52	204

Greenwich - Cos Cob

Cos Cob homes saw both their average and median prices decline compared to the first quarter of 2015. This area was slightly less active than a year ago, with 15 sales reported.

AVERAGE MEDIAN SALES AND PRICE

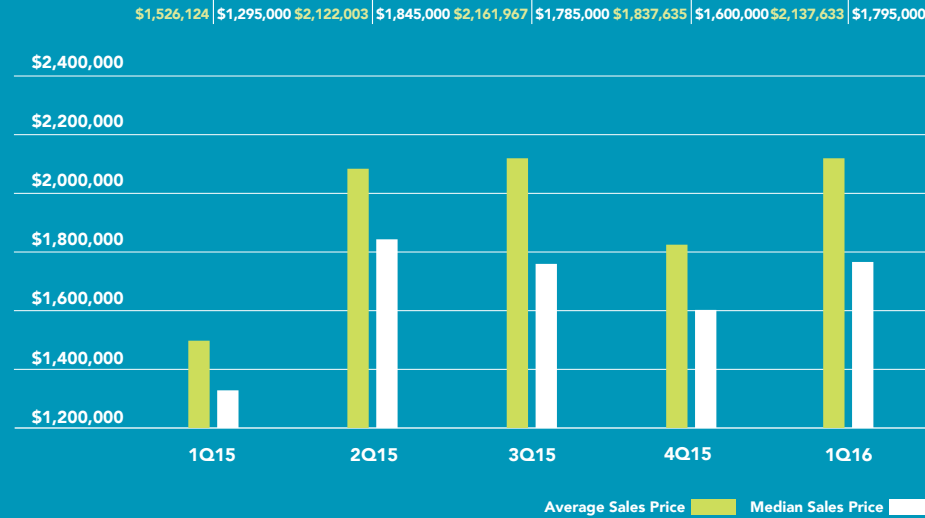


	NUMBER OF SALES	DAYS ON MARKET
1Q16	15	209
4Q15	9	242
3Q15	17	120
2Q15	24	101
1Q15	16	163

Greenwich - Old Greenwich

While both the average and median prices jumped over the past year in Old Greenwich, this is a relatively small market where data can fluctuate greatly. The number of sales also rose sharply, and was 67% higher than a year ago.

AVERAGE AND MEDIAN SALES PRICE

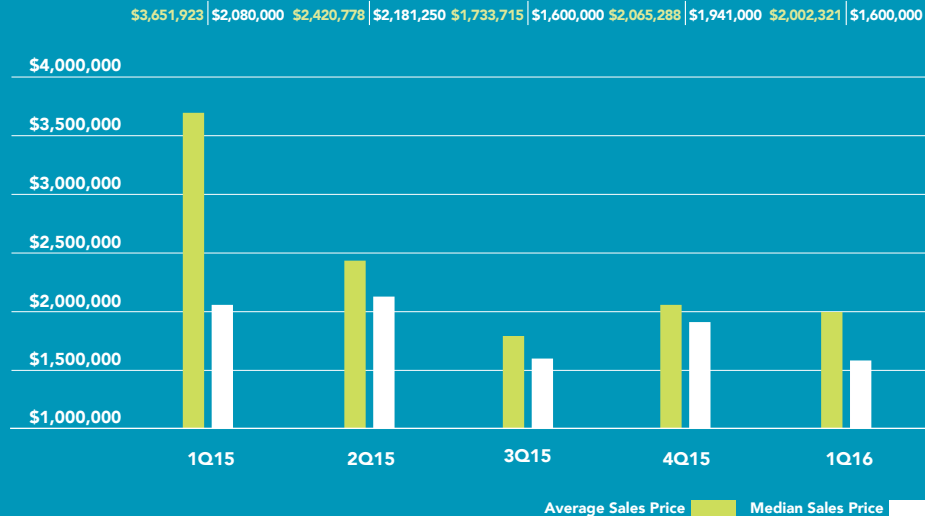


	NUMBER OF SALES	DAYS ON MARKET
1Q16	15	157
4Q15	23	163
3Q15	30	110
2Q15	40	168
1Q15	9	137

Greenwich - Riverside

Riverside saw its average price decline from an abnormally high figure a year ago. The 14 closings during the first quarter were an 8% improvement from the same period last year.

AVERAGE MEDIAN SALES AND PRICE

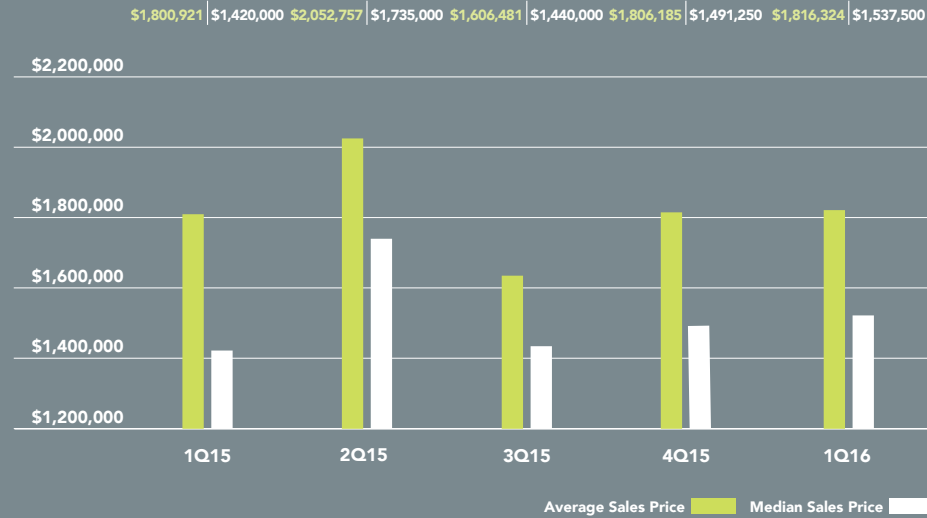


	NUMBER OF SALES	DAYS ON MARKET
1Q16	14	155
4Q15	20	155
3Q15	37	85
2Q15	44	136
1Q15	13	129

New Canaan

The average price edged up in New Canaan, reaching \$1,816,324 in the first quarter. The median price posted a larger increase, rising 8% to \$1,537,500. The number of sales was unchanged from the first quarter of 2015.

AVERAGE AND MEDIAN SALES PRICE

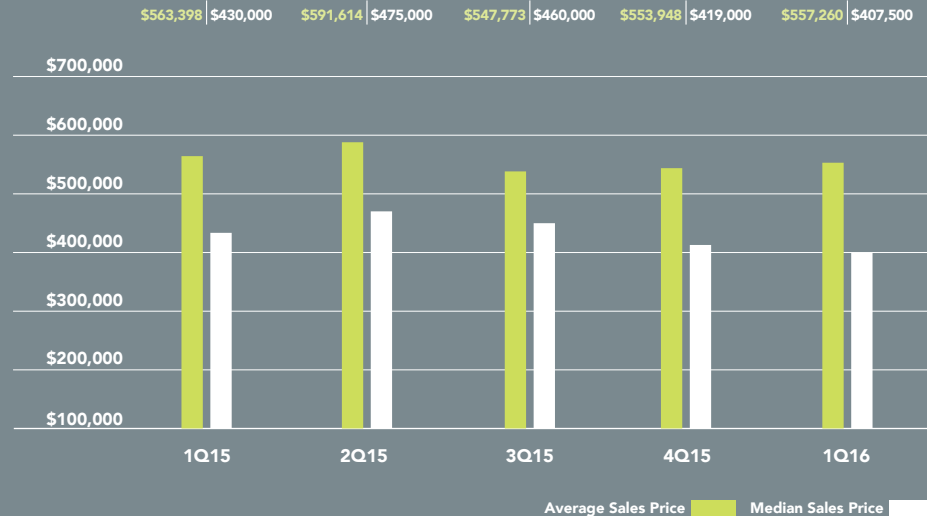


	NUMBER OF SALES	DAYS ON MARKET
1Q16	34	205
4Q15	46	166
3Q15	78	140
2Q15	85	166
1Q15	34	192

Norwalk

Norwalk saw a dip in both its average and median prices over the past year. The number of sales rose 6%, from 107 a year ago to 113.

AVERAGE AND MEDIAN SALES PRICE

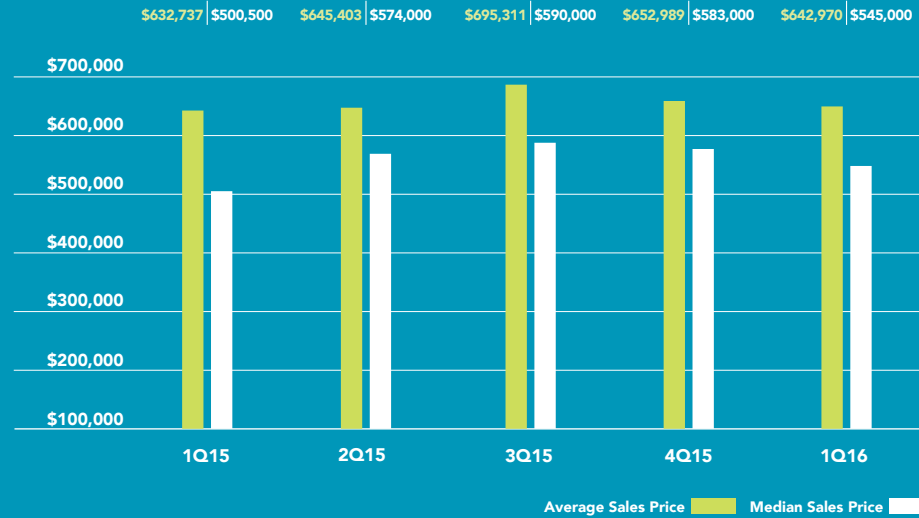


	NUMBER OF SALES	DAYS ON MARKET
1Q16	113	126
4Q15	151	111
3Q15	217	92
2Q15	173	92
1Q15	107	107

Stamford

The average price rose 2% over the past year in Stamford, while the median price was 9% higher. Homes spent an average of 112 days on the market, which was 14% less time than during 2015's first quarter.

AVERAGE AND MEDIAN SALES PRICE

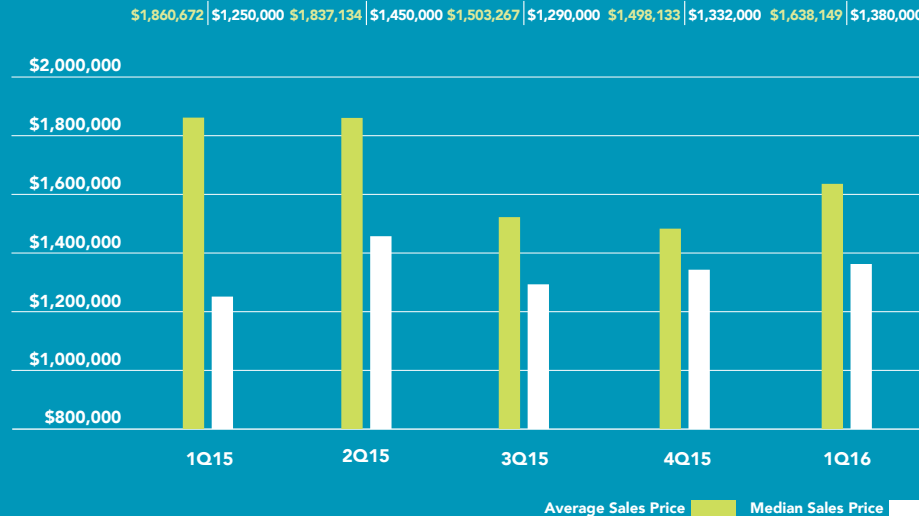


	NUMBER OF SALES	DAYS ON MARKET
1Q16	143	112
4Q15	178	106
3Q15	240	91
2Q15	198	92
1Q15	122	130

Westport

While the average price declined 12% from 2015's first quarter in Westport, the median price was 10% higher at \$1,380,000. The market was slightly more active than a year ago, with 2% more sales reported.

AVERAGE MEDIAN SALES AND PRICE

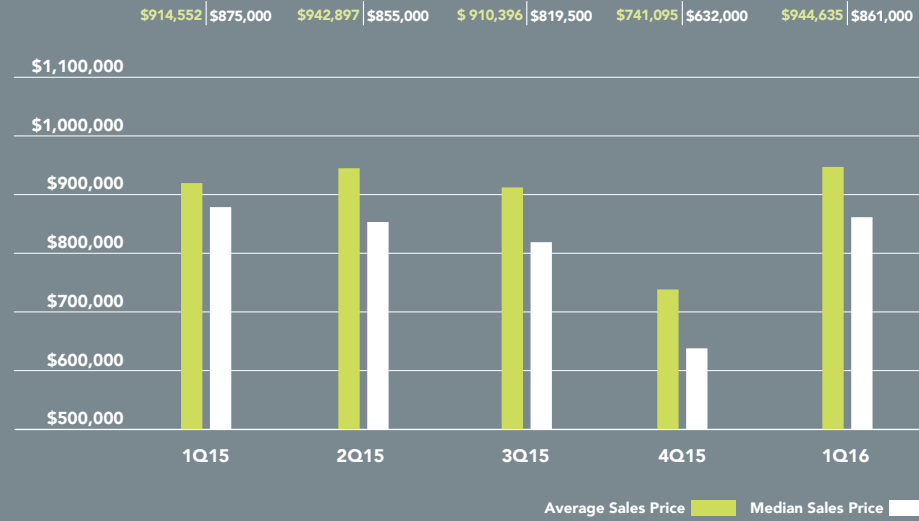


	NUMBER OF SALES	DAYS ON MARKET
1Q16	62	134
4Q15	87	125
3Q15	137	93
2Q15	97	120
1Q15	61	126

Wilton

Wilton saw a 3% bump in its average price over the past year, with the median price down slightly. There were 10% fewer closings reported than during the first quarter of 2015.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
1Q16	26	126
4Q15	41	122
3Q15	68	106
2Q15	69	124
1Q15	29	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

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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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