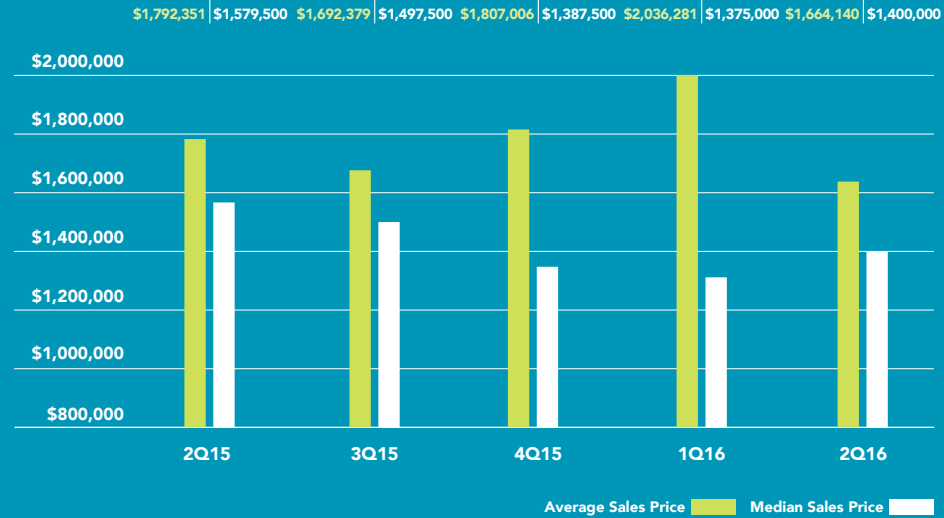




Darien

The average price fell 7% over the past year in Darien, to \$1,664,140. Number of sales were also lower, falling from 90 closings a year ago to 82.

AVERAGE AND MEDIAN SALES PRICE

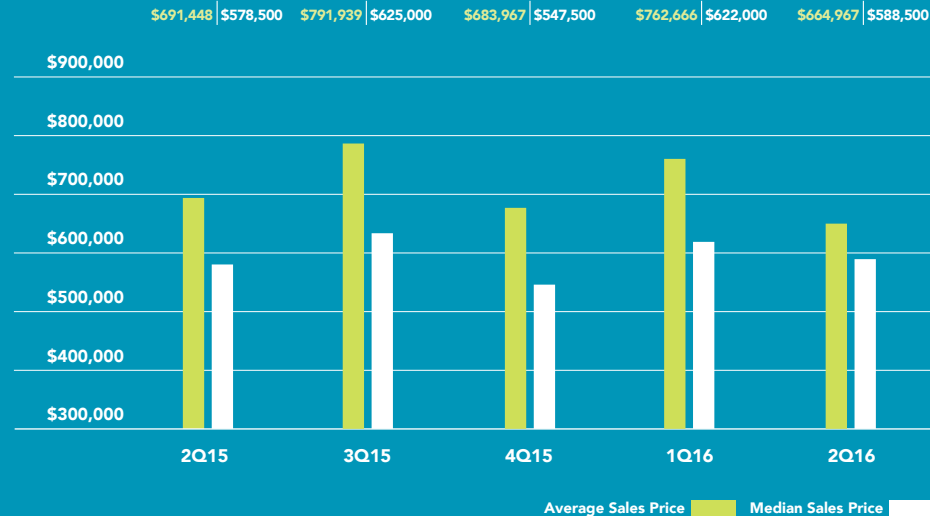


	NUMBER OF SALES	DAYS ON MARKET
2Q16	82	98
1Q16	44	124
4Q15	50	100
3Q15	112	84
2Q15	90	113

Fairfield

Fairfield homes sold for an average of \$664,967, which was 4% less than 2015's second quarter. The median price edged up 2% to \$588,500, while the number of sales fell 5%.

AVERAGE AND MEDIAN SALES PRICE

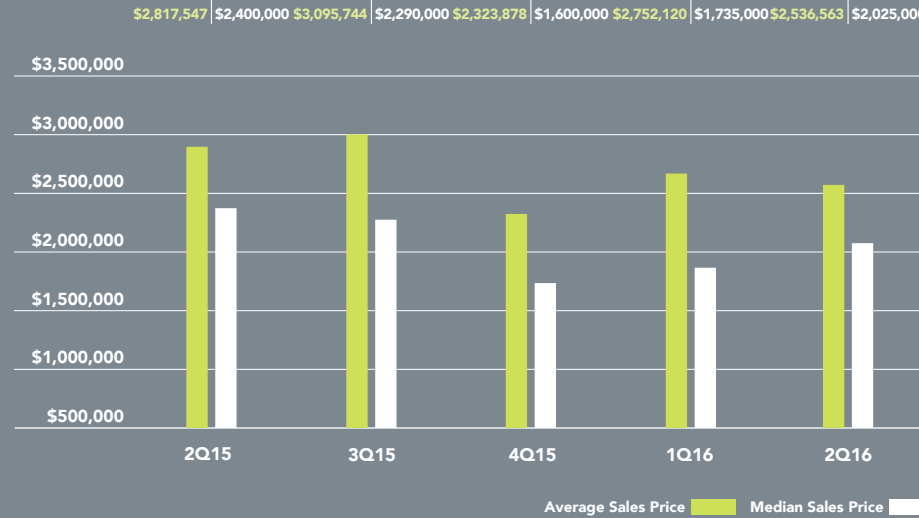


	NUMBER OF SALES	DAYS ON MARKET
2Q16	238	108
1Q16	120	126
4Q15	179	109
3Q15	242	103
2Q15	250	96

Greenwich - Central Greenwich

Central Greenwich homes experienced a 10% drop in their average price, compared to last year. The 83 sales during the second quarter were 6% below a year ago, although homes did spend 6% less time on the market.

AVERAGE AND MEDIAN SALES PRICE

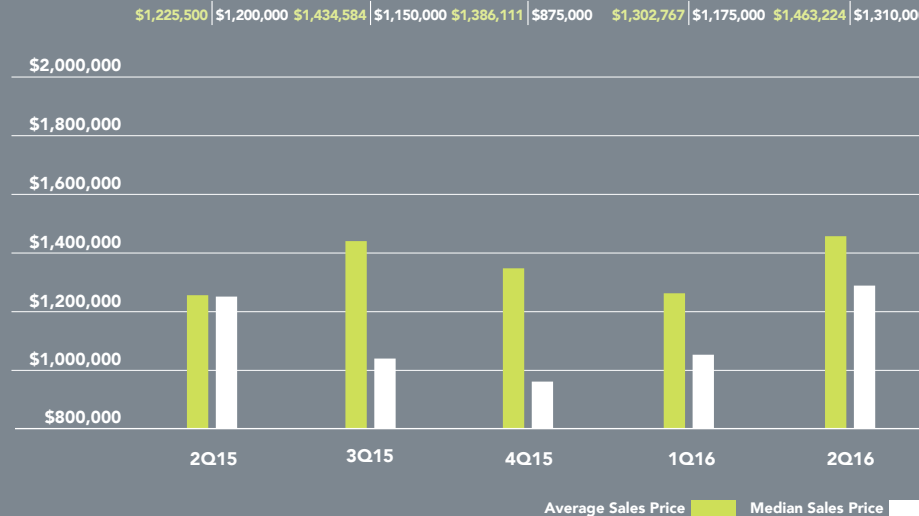


	NUMBER OF SALES	DAYS ON MARKET
2Q16	83	165
1Q16	54	167
4Q15	69	170
3Q15	99	191
2Q15	99	176

Greenwich - Cos Cob

Cos Cob saw its average and median price rise from the second quarter of 2015. At \$1,463,224, the average price was a 19% improvement since last year. This market was 21% more active than a year ago, with 29 closings reported.

AVERAGE MEDIAN SALES AND PRICE

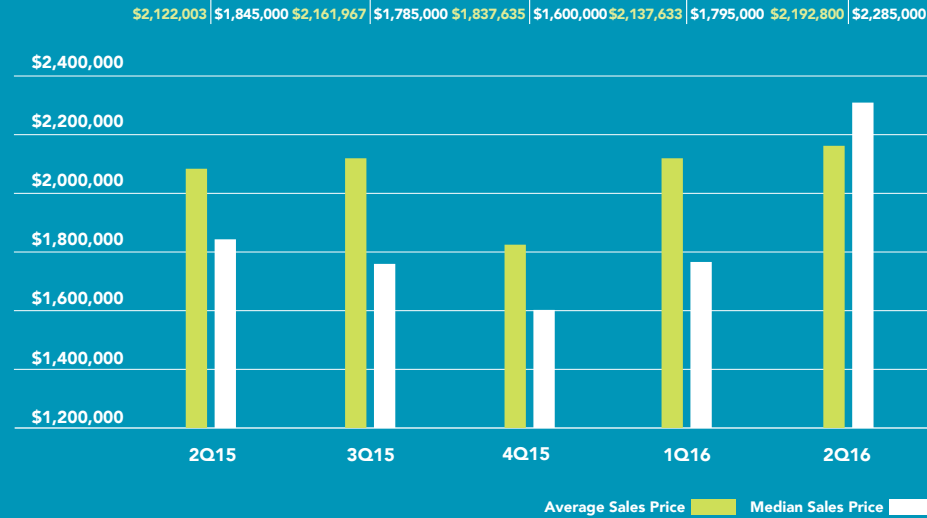


	NUMBER OF SALES	DAYS ON MARKET
2Q16	29	96
1Q16	15	209
4Q15	9	242
3Q15	17	120
2Q15	24	101

Greenwich - Old Greenwich

While the number of sales fell sharply in Old Greenwich over the past year, prices were higher. The average price rose 3% and the median price increased 25%, compared to 2015's second quarter.

AVERAGE AND MEDIAN SALES PRICE

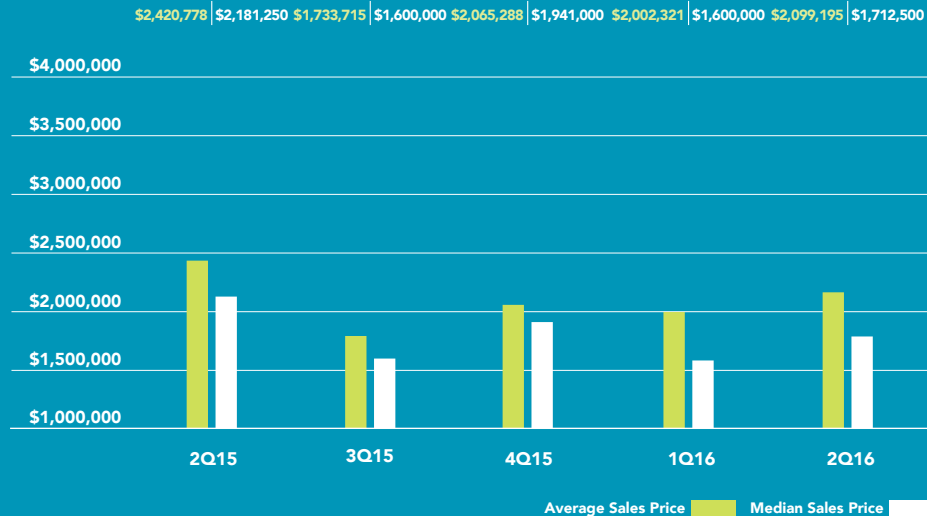


	NUMBER OF SALES	DAYS ON MARKET
2Q16	25	158
1Q16	15	157
4Q15	23	163
3Q15	30	110
2Q15	40	168

Greenwich - Riverside

Riverside's average price declined 13% from a year ago, to \$2,099,195. The 30 reported closings in the second quarter were 32% fewer than during the same period last year.

AVERAGE MEDIAN SALES AND PRICE

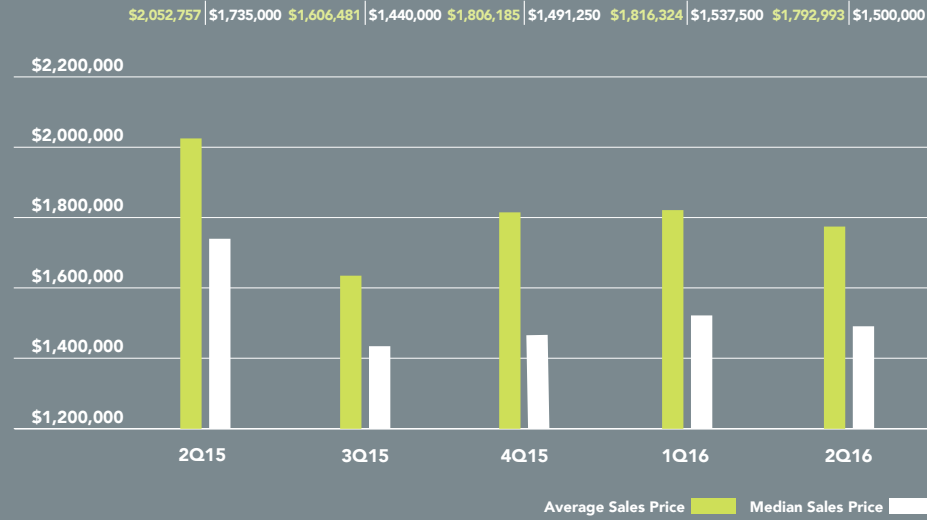


	NUMBER OF SALES	DAYS ON MARKET
2Q16	30	139
1Q16	14	155
4Q15	20	155
3Q15	37	85
2Q15	44	136

New Canaan

While both prices and number of sales were lower in New Canaan during the second quarter 2016, homes sold faster than a year ago. At an average of 130 days, time spent on the market was down 22% over the past 12 months.

AVERAGE AND MEDIAN SALES PRICE

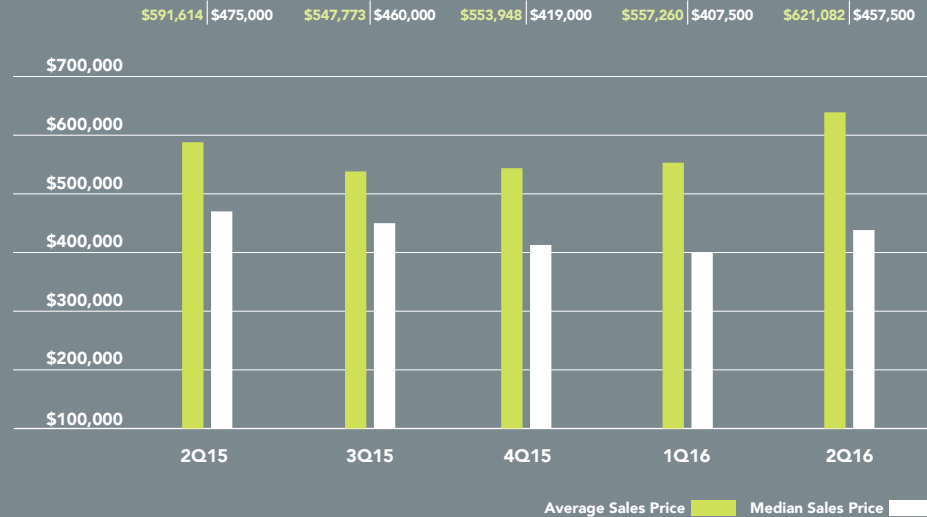


	NUMBER OF SALES	DAYS ON MARKET
2Q16	69	130
1Q16	34	205
4Q15	46	166
3Q15	78	140
2Q15	85	166

Norwalk

The average Norwalk price of \$621,082 was 5% higher than a year ago. The number of sales rose from 173 in the second quarter of 2015 to 193, a 12% improvement.

AVERAGE AND MEDIAN SALES PRICE

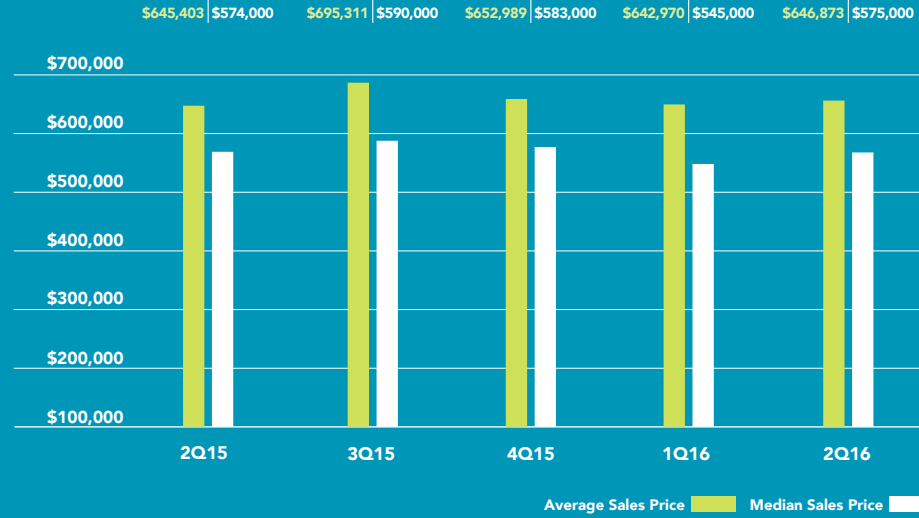


	NUMBER OF SALES	DAYS ON MARKET
2Q16	193	101
1Q16	113	126
4Q15	151	111
3Q15	217	92
2Q15	173	92

Stamford

Both the average and median prices were slightly higher than a year ago in Stamford. There were 12% fewer closings, however, while homes took 2% longer to sell.

AVERAGE AND MEDIAN SALES PRICE

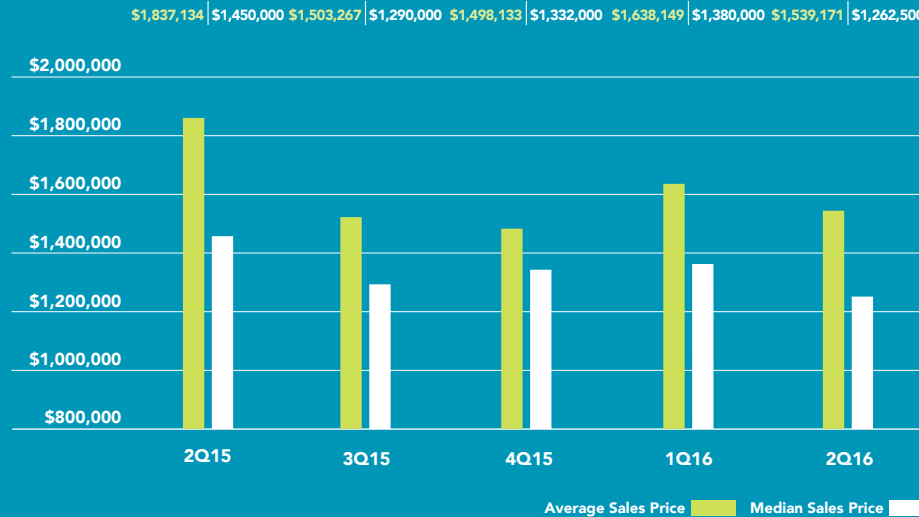


	NUMBER OF SALES	DAYS ON MARKET
2Q16	175	94
1Q16	143	112
4Q15	178	106
3Q15	240	91
2Q15	198	92

Westport

Westport experienced a 26% jump in number of sales compared to the second quarter of 2015. Even with more activity, the average price was 16% lower than a year ago.

AVERAGE MEDIAN SALES AND PRICE

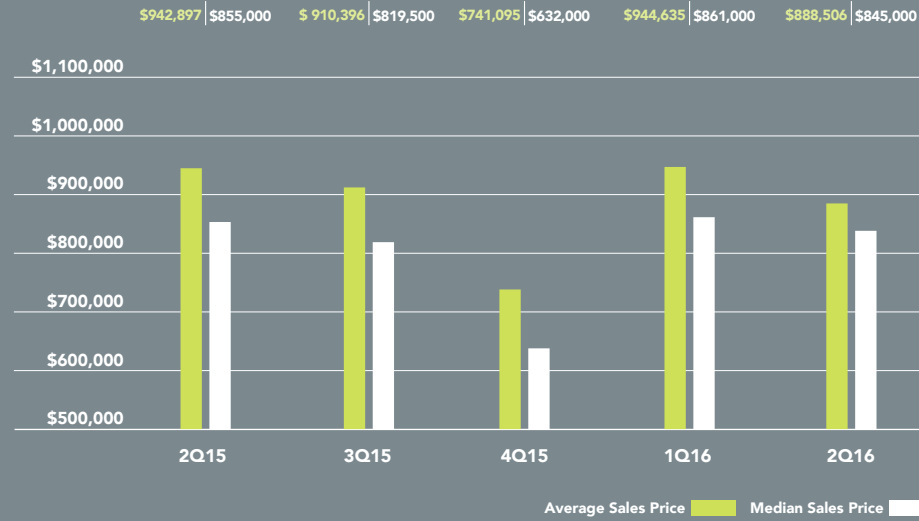


	NUMBER OF SALES	DAYS ON MARKET
2Q16	122	125
1Q16	62	134
4Q15	87	125
3Q15	137	93
2Q15	97	120

Wilton

Wilton home prices averaged \$888,506 in the second quarter, which was 6% lower than a year ago. With 75 reported sales, this market was 9% more active than 2015's second quarter.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
2Q16	75	130
1Q16	26	126
4Q15	41	122
3Q15	68	106
2Q15	69	124



OFFICES

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

SOUTH SLOPE OFFICE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

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

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 1110
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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New York, NY 10065
212.381.3208

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445 Park Avenue
New York, NY 10022
212.253.9300

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770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

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