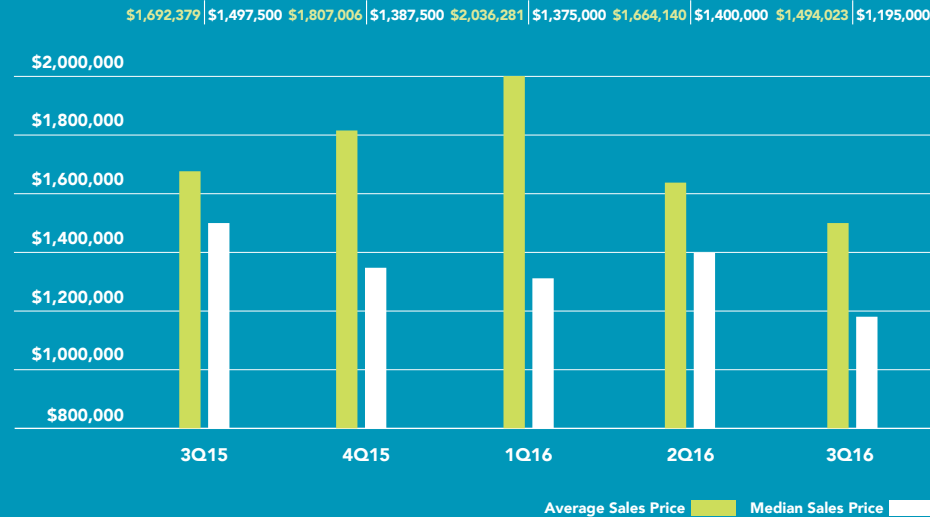




Darien

Darien prices averaged \$1,494,023 in the third quarter, a 12% decline from a year ago. Sales were also lower, falling from 112 in 2015's third quarter to 66.

AVERAGE AND MEDIAN SALES PRICE

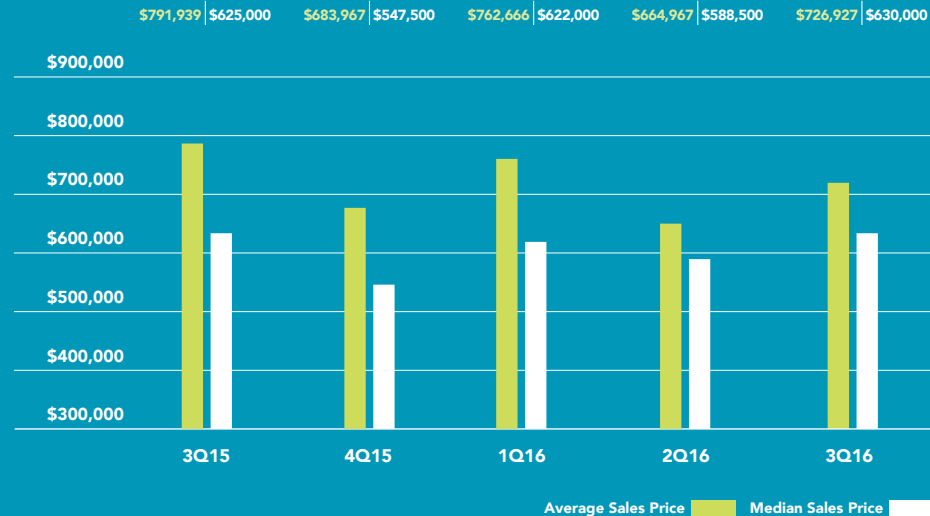


	NUMBER OF SALES	DAYS ON MARKET
3Q16	66	101
2Q16	82	98
1Q16	44	124
4Q15	50	100
3Q15	112	84

Fairfield

While the average price was 8% lower than a year ago in Fairfield, the median price rose slightly to \$630,000. The number of sales fell 7% from the third quarter of 2015, even though homes sold 13% faster.

AVERAGE AND MEDIAN SALES PRICE

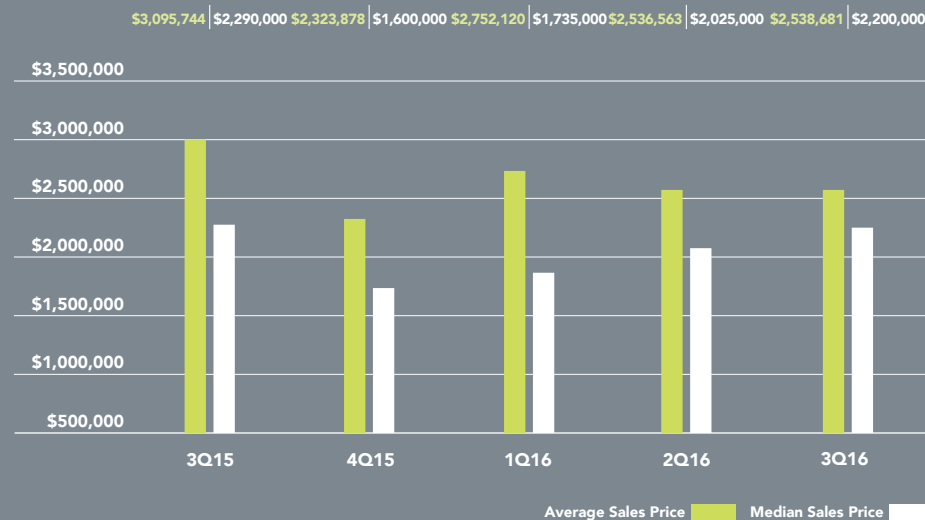


	NUMBER OF SALES	DAYS ON MARKET
3Q16	226	90
2Q16	238	108
1Q16	120	126
4Q15	179	109
3Q15	242	103

Greenwich - Central Greenwich

The average home price in Central Greenwich fell 18% over the past year to \$2,538,681. The median price showed a smaller decline, falling just 4% to \$2,200,000.

AVERAGE AND MEDIAN SALES PRICE

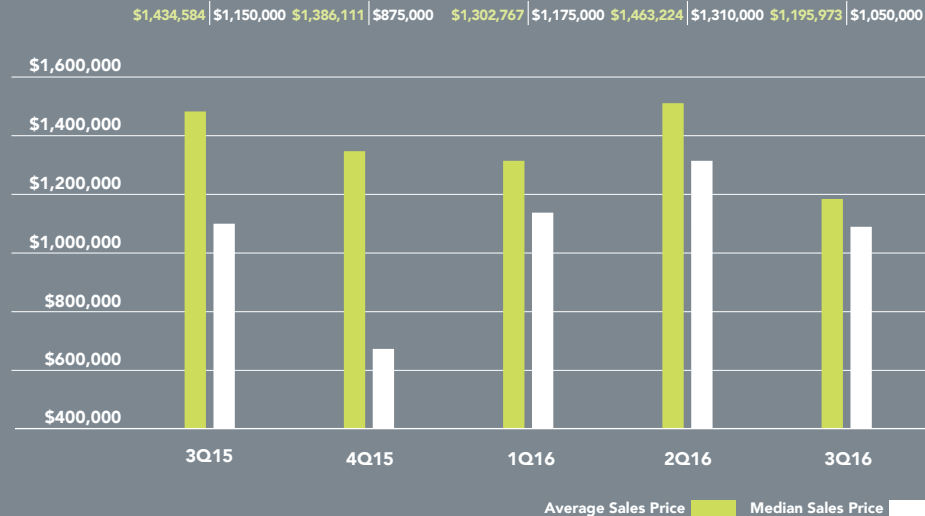


	NUMBER OF SALES	DAYS ON MARKET
3Q16	94	182
2Q16	83	165
1Q16	54	167
4Q15	69	170
3Q15	99	191

Greenwich - Cos Cob

Cos Cob saw a sharp jump in the number of sales compared to a year ago, but this is a relatively small market where data can fluctuate greatly. The average price fell from \$1,434,584 a year ago, to \$1,195,973.

AVERAGE MEDIAN SALES AND PRICE

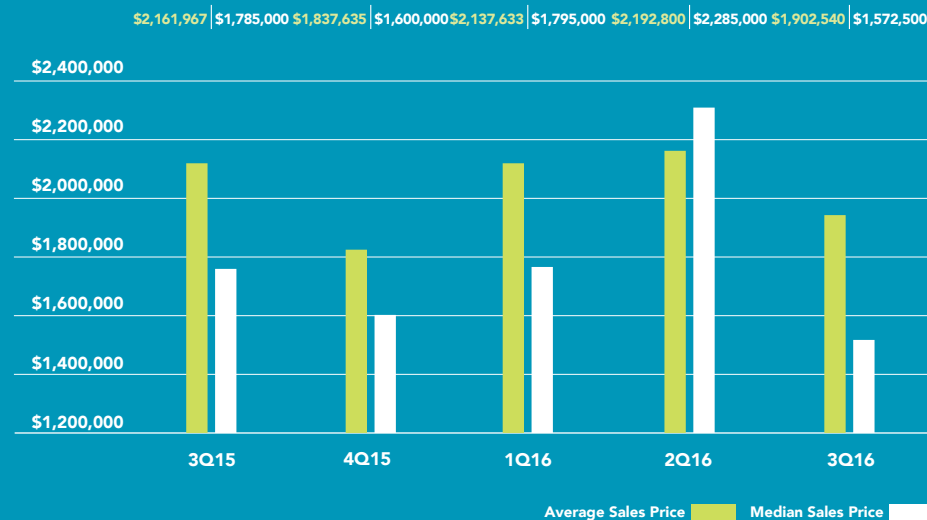


	NUMBER OF SALES	DAYS ON MARKET
3Q16	29	156
2Q16	29	96
1Q16	15	209
4Q15	9	242
3Q15	17	120

Greenwich - Old Greenwich

The average and median sales prices were each 12% lower than 2015's third quarter in Old Greenwich. The market was more active than a year ago, with 13% more sales reported.

AVERAGE AND MEDIAN SALES PRICE

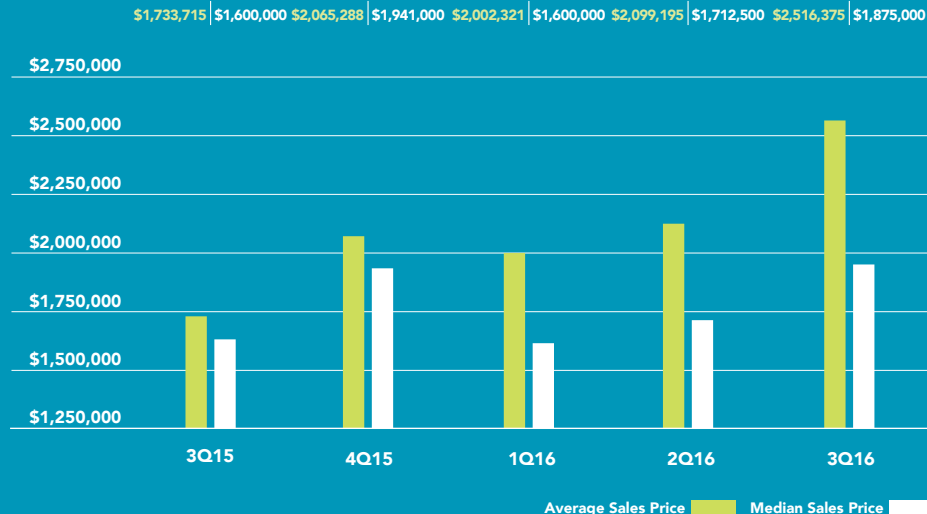


	NUMBER OF SALES	DAYS ON MARKET
3Q16	34	106
2Q16	25	158
1Q16	15	157
4Q15	23	163
3Q15	30	110

Greenwich - Riverside

Riverside experienced strong gains in both its average and median prices over the past year, even with a 14% decline in the number of sales.

AVERAGE MEDIAN SALES AND PRICE

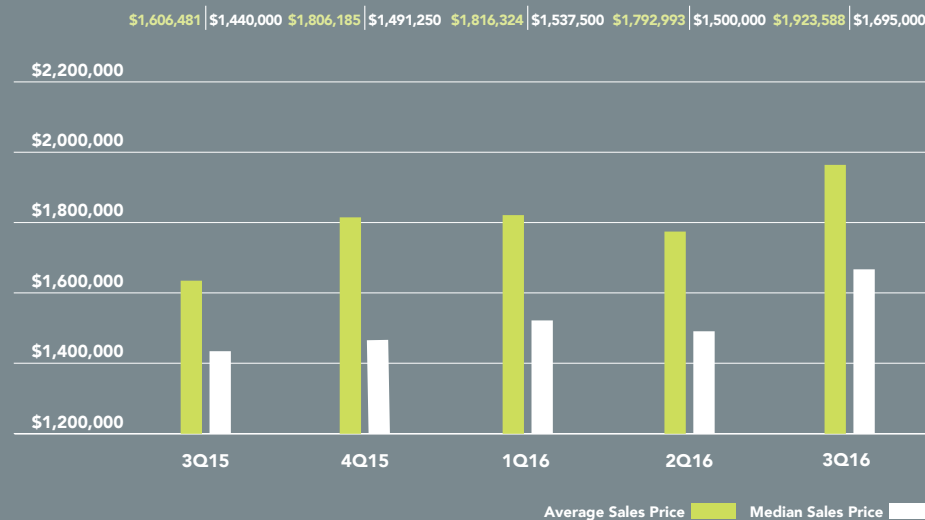


	NUMBER OF SALES	DAYS ON MARKET
3Q16	32	93
2Q16	30	139
1Q16	14	155
4Q15	20	155
3Q15	37	85

New Canaan

Prices averaged \$1,923,588 in New Canaan in the third quarter, a 20% improvement from 2015's comparable period. While prices were higher than a year ago, the number of sales fell 33%, with 52 closings reported.

AVERAGE AND MEDIAN SALES PRICE

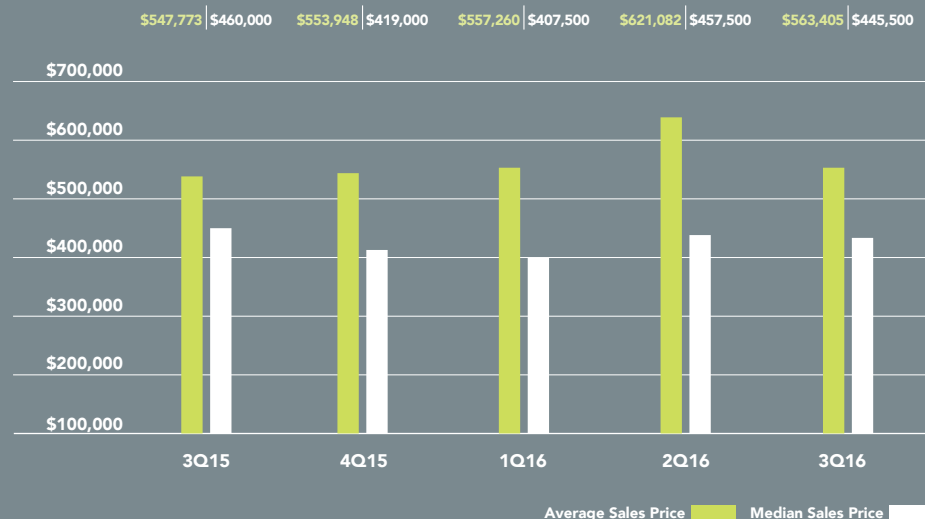


	NUMBER OF SALES	DAYS ON MARKET
3Q16	52	144
2Q16	69	130
1Q16	34	205
4Q15	46	166
3Q15	78	140

Norwalk

Norwalk price indicators were mixed, with the average price 3% higher, and the median price 3% lower than a year ago. There were 5% fewer closings than during the third quarter of 2015.

AVERAGE AND MEDIAN SALES PRICE

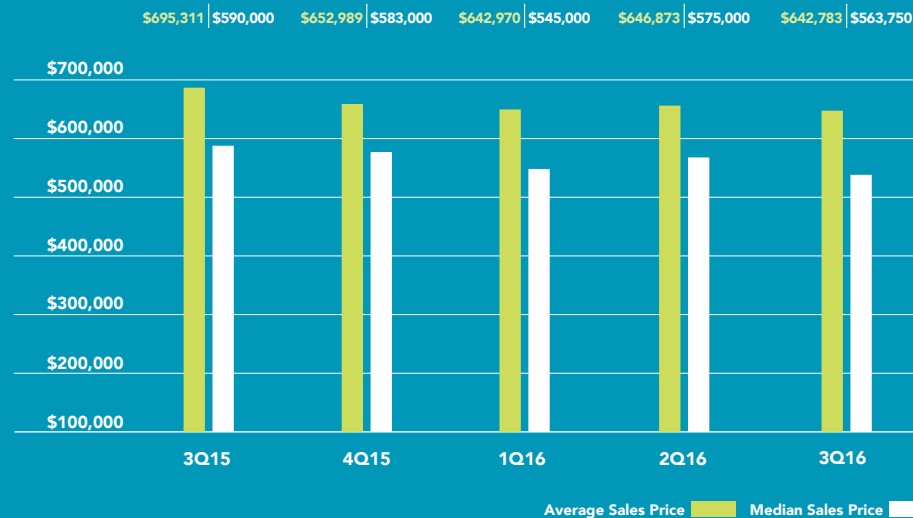


	NUMBER OF SALES	DAYS ON MARKET
3Q16	206	89
2Q16	193	101
1Q16	113	126
4Q15	151	111
3Q15	217	92

Stamford

On average, homes in Stamford sold for 8% less than in 2015's third quarter. The median price posted a smaller decline, falling 4% to \$563,750.

AVERAGE AND MEDIAN SALES PRICE

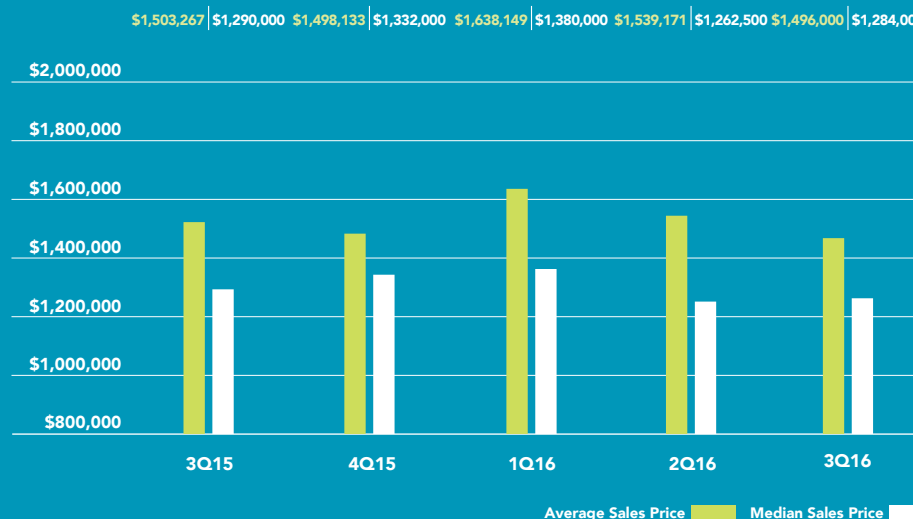


	NUMBER OF SALES	DAYS ON MARKET
3Q16	226	108
2Q16	175	94
1Q16	143	112
4Q15	178	106
3Q15	240	91

Westport

The average and median prices were virtually unchanged in Westport compared to a year ago. The same cannot be said for sales, which declined 23% during this time.

AVERAGE MEDIAN SALES AND PRICE

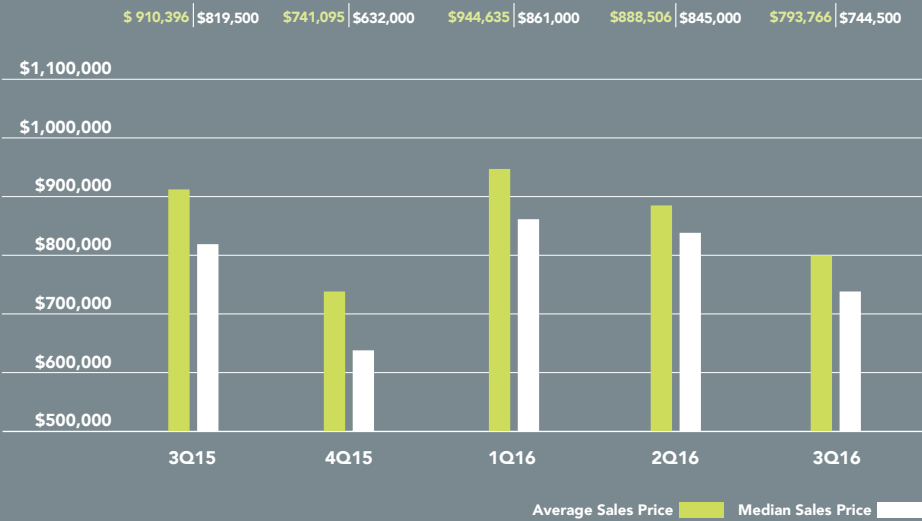


	NUMBER OF SALES	DAYS ON MARKET
3Q16	106	101
2Q16	122	125
1Q16	62	134
4Q15	87	125
3Q15	137	93

Wilton

At \$793,766, the average price was 13% lower in Wilton than in the third quarter of 2015. The market was more active, with 3% more transactions reported than a year ago.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
3Q16	70	115
2Q16	75	130
1Q16	26	126
4Q15	41	122
3Q15	68	106



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

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

Prepared by Gregory Heym,
Chief Economist,
Halstead Property, LLC.
Data is sourced from the Greater
Fairfield County CMLS, Darien
MLS, Greenwich MLS
and New Canaan MLS.

©Halstead Connecticut, LLC.
All Rights Reserved. This information
may not be copied, commercially
used or distributed without
Halstead Property's prior consent.
While information is believed true,
no guaranty is made of accuracy.

