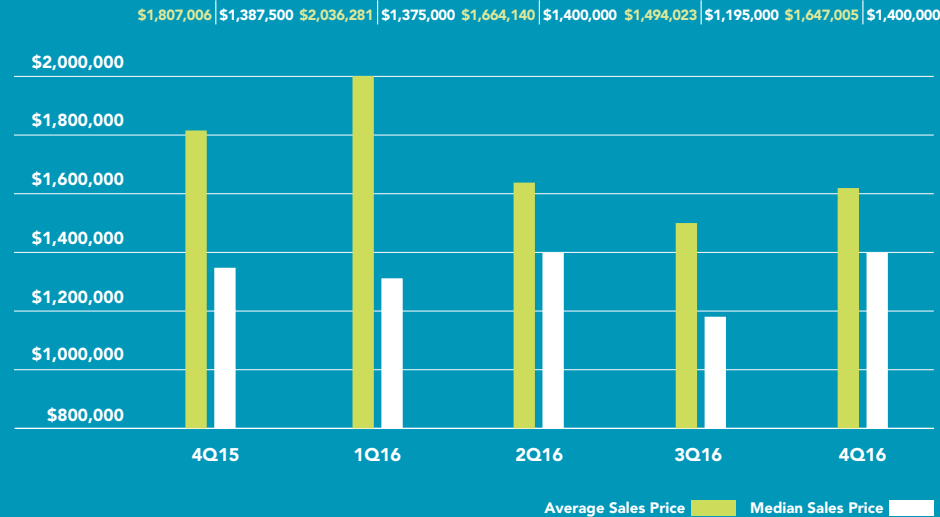




Darien

The average single-family home price fell 9% over the past year in Darien to \$1,647,005. The market was more active than in 2015's fourth quarter, with closings up 10%. Homes did spend longer on the market, however, taking an average of 132 days to find a buyer.

AVERAGE AND MEDIAN SALES PRICE

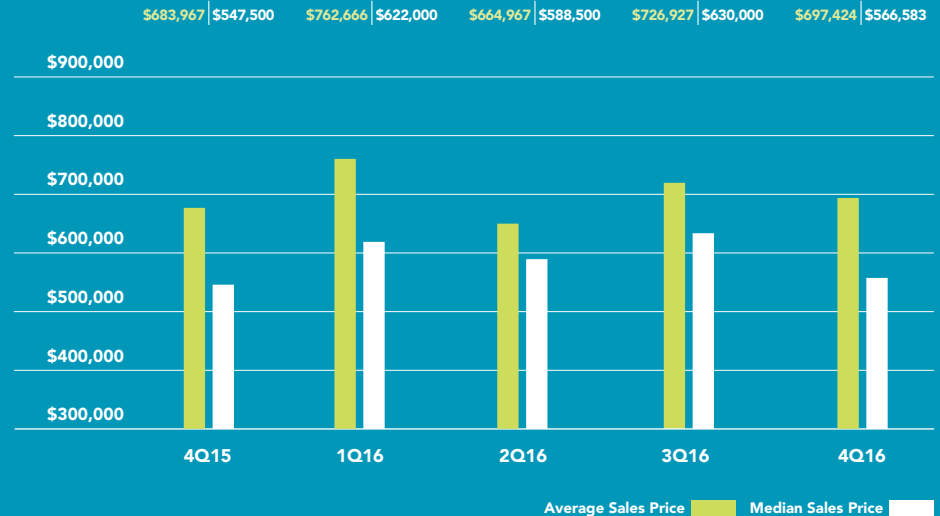


	NUMBER OF SALES	DAYS ON MARKET
4Q16	55	132
3Q16	66	101
2Q16	82	98
1Q16	44	124
4Q15	50	100

Fairfield

Fairfield saw modest gains in both its median and average prices compared to a year ago. At \$697,424, the average price was 2% higher, while the median price rose 3% to \$566,583. The number of sales fell from 179 a year ago to 136, a 24% decline.

AVERAGE AND MEDIAN SALES PRICE

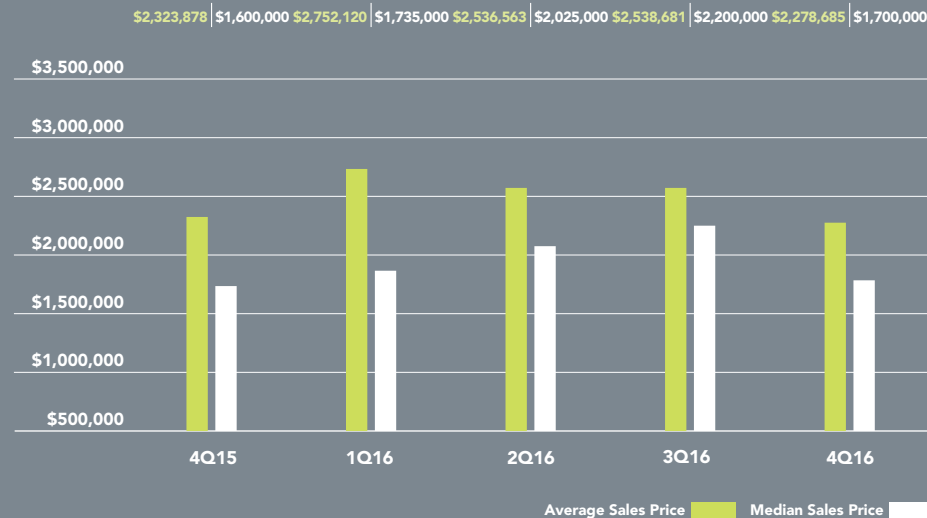


	NUMBER OF SALES	DAYS ON MARKET
4Q16	136	110
3Q16	226	90
2Q16	238	108
1Q16	120	126
4Q15	179	109

Greenwich - Central Greenwich

While the average price edged lower in Central Greenwich over the past year, the median price rose 6% to \$1,700,000. The number of sales was unchanged from the fourth quarter of 2015, and homes took 15% longer to sell.

AVERAGE AND MEDIAN SALES PRICE

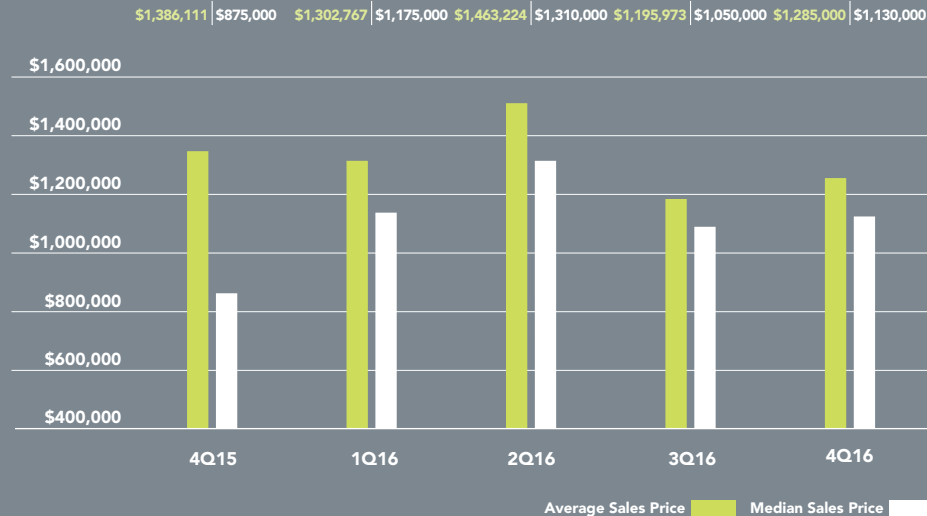


	NUMBER OF SALES	DAYS ON MARKET
4Q16	69	196
3Q16	94	182
2Q16	83	165
1Q16	54	167
4Q15	69	170

Greenwich - Cos Cob

Home prices averaged \$1,285,000 in Cos Cob in the fourth quarter, 7% less than a year ago. The number of sales fell from nine a year ago to six, a 33% decline. It's important to remember that the relatively small size of this market can lead to great variations in data from quarter to quarter.

AVERAGE AND MEDIAN SALES PRICE

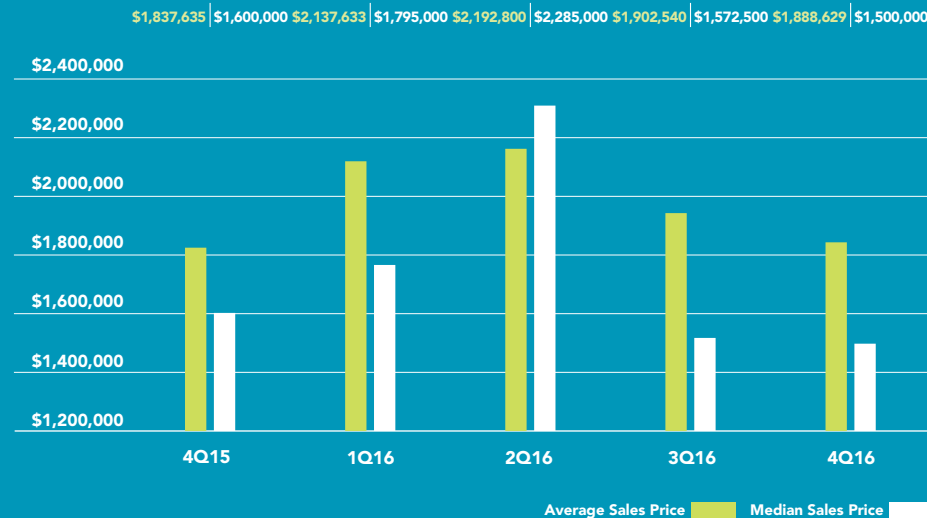


	NUMBER OF SALES	DAYS ON MARKET
4Q16	6	89
3Q16	29	156
2Q16	29	96
1Q16	15	209
4Q15	9	242

Greenwich - Old Greenwich

The average price rose 3% from a year ago in Old Greenwich. While the number of sales did not change, homes sold 26% faster than in 2015's fourth quarter.

AVERAGE AND MEDIAN SALES PRICE

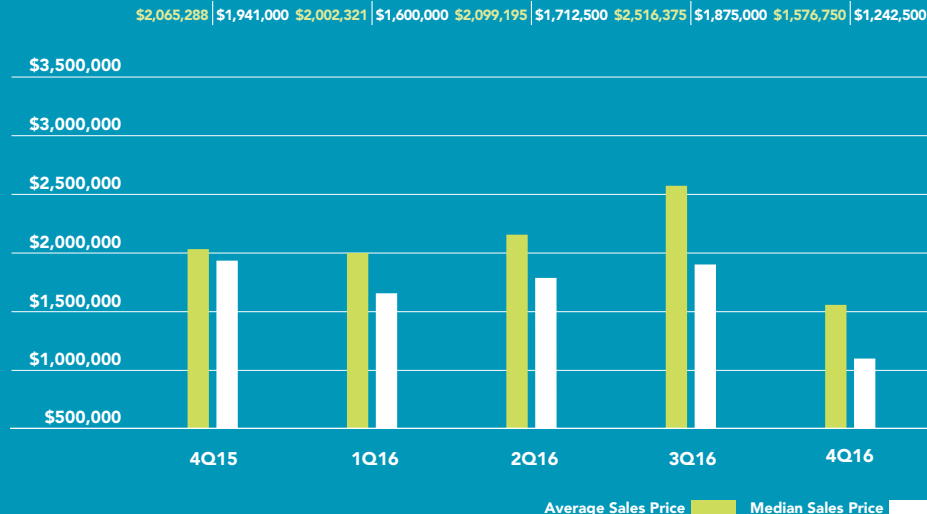


	NUMBER OF SALES	DAYS ON MARKET
4Q16	23	120
3Q16	34	106
2Q16	25	158
1Q16	15	157
4Q15	23	163

Greenwich - Riverside

Both the average and median prices declined from the fourth quarter of 2015 in Riverside. Similar to Cos Cob, this is a smaller market where data can fluctuate greatly. There were 16 closings reported, 20% fewer than the same period last year.

AVERAGE AND MEDIAN SALES PRICE

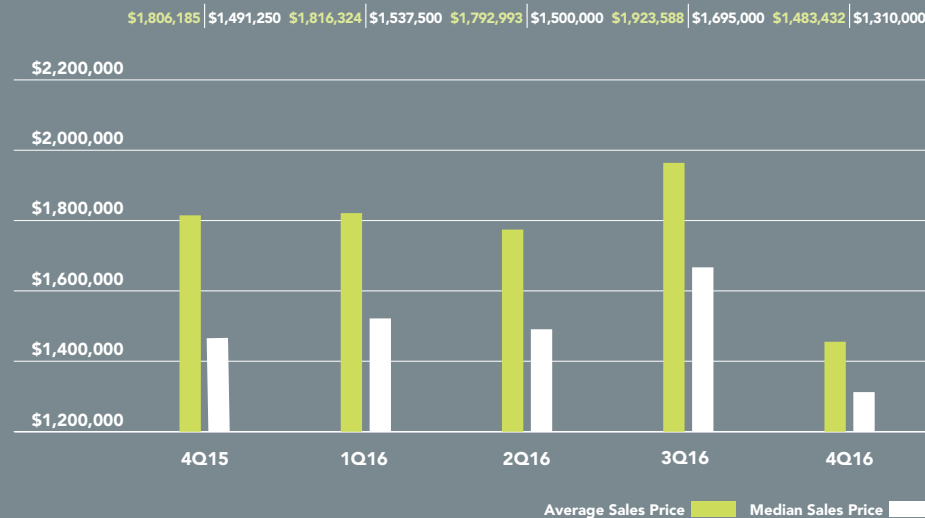


	NUMBER OF SALES	DAYS ON MARKET
4Q16	16	219
3Q16	32	93
2Q16	30	139
1Q16	14	155
4Q15	20	155

New Canaan

The median sales price in New Canaan fell 12% from a year ago to \$1,310,000. The average price posted a higher decline, falling 18% to \$1,483,432. The market was 20% less active than 2015's fourth quarter, with 37 closings reported.

AVERAGE AND MEDIAN SALES PRICE

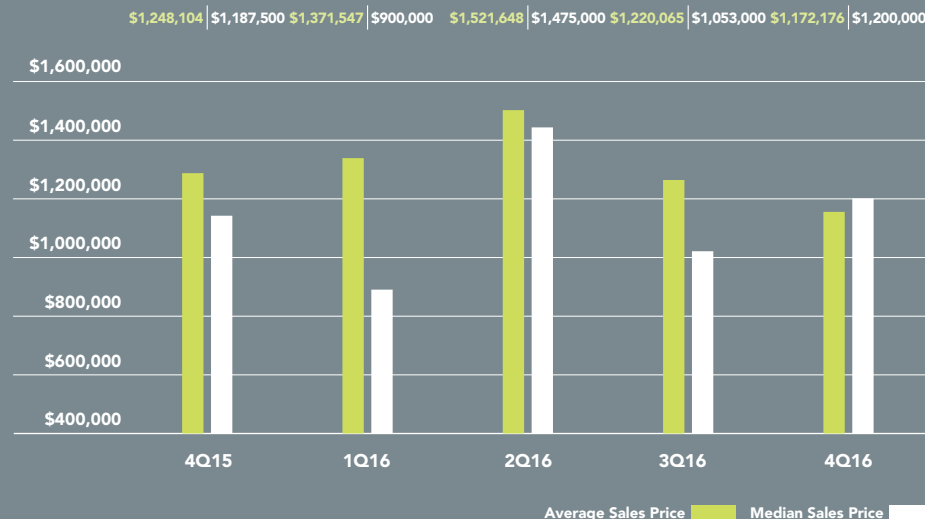


	NUMBER OF SALES	DAYS ON MARKET
4Q16	37	136
3Q16	52	144
2Q16	69	130
1Q16	34	205
4Q15	46	166

Rowayton

The average price drifted 6% lower in Rowayton over the past year to \$1,172,176. At \$1,200,000, the median price was slightly higher than the fourth quarter of 2015. This area was 6% less active than a year ago, with 17 closings reported.

AVERAGE AND MEDIAN SALES PRICE

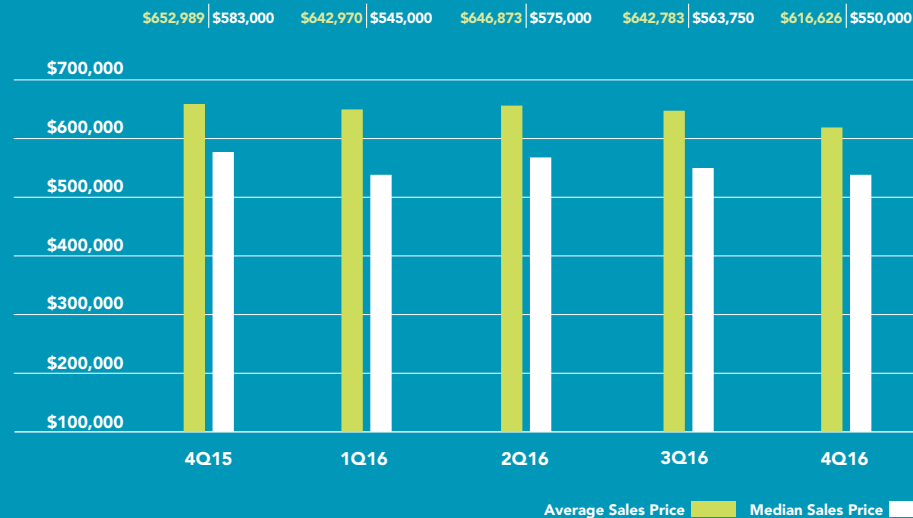


	NUMBER OF SALES	DAYS ON MARKET
4Q16	17	153
3Q16	23	157
2Q16	27	139
1Q16	15	131
4Q15	18	145

Stamford

In Stamford, average and median prices each declined 6% from the fourth quarter of 2015. The 171 sales reported were 4% lower than a year ago, with homes spending an average of 111 days on the market.

AVERAGE AND MEDIAN SALES PRICE

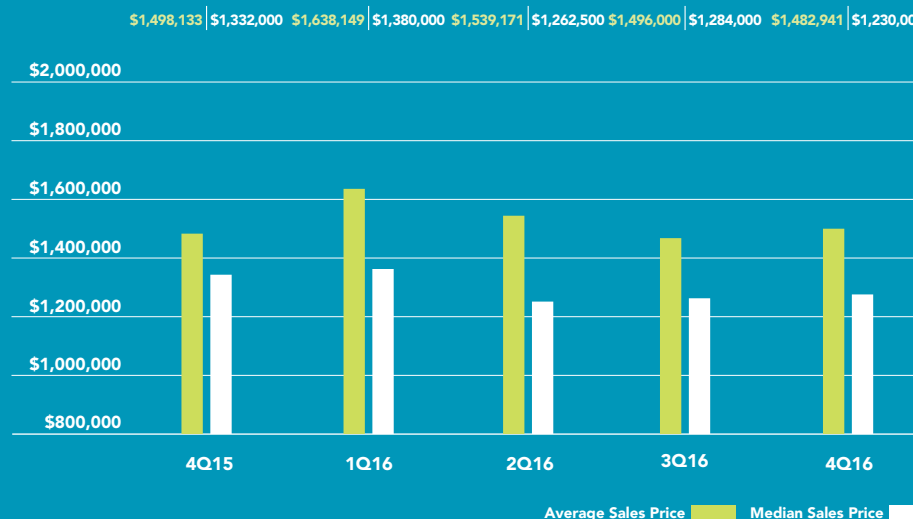


	NUMBER OF SALES	DAYS ON MARKET
4Q16	171	111
3Q16	226	108
2Q16	175	94
1Q16	143	112
4Q15	178	106

Westport

Westport's average price dipped 1% over the past year to \$1,482,941, while the median price fell 8%. There were 74 closings in the fourth quarter, a 15% decline from last year's comparable period.

AVERAGE AND MEDIAN SALES PRICE

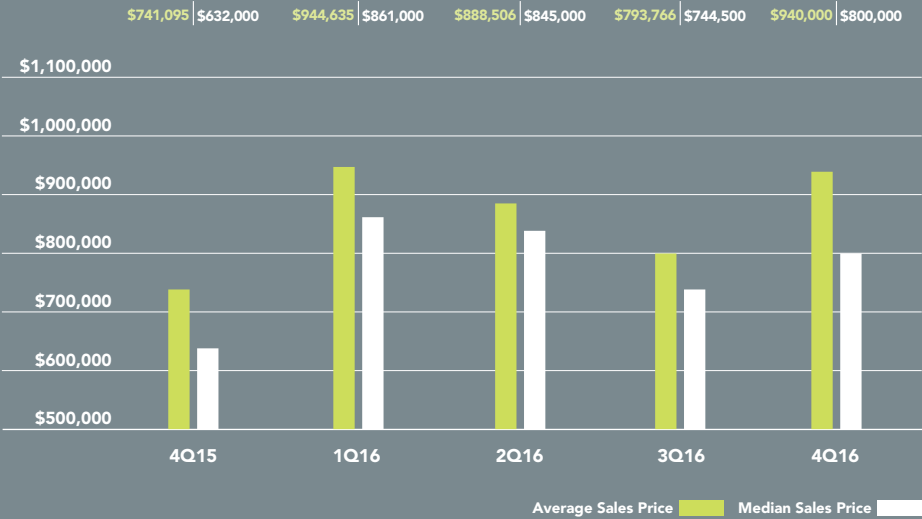


	NUMBER OF SALES	DAYS ON MARKET
4Q16	74	130
3Q16	106	101
2Q16	122	125
1Q16	62	134
4Q15	87	125

Wilton

Wilton saw sharp gains in both its average and median prices compared to a year ago. The number of sales was also up, rising 24% to 51.

AVERAGE AND MEDIAN SALES PRICE



	NUMBER OF SALES	DAYS ON MARKET
4Q16	51	161
3Q16	70	115
2Q16	75	130
1Q16	26	126
4Q15	41	122



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

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

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

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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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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