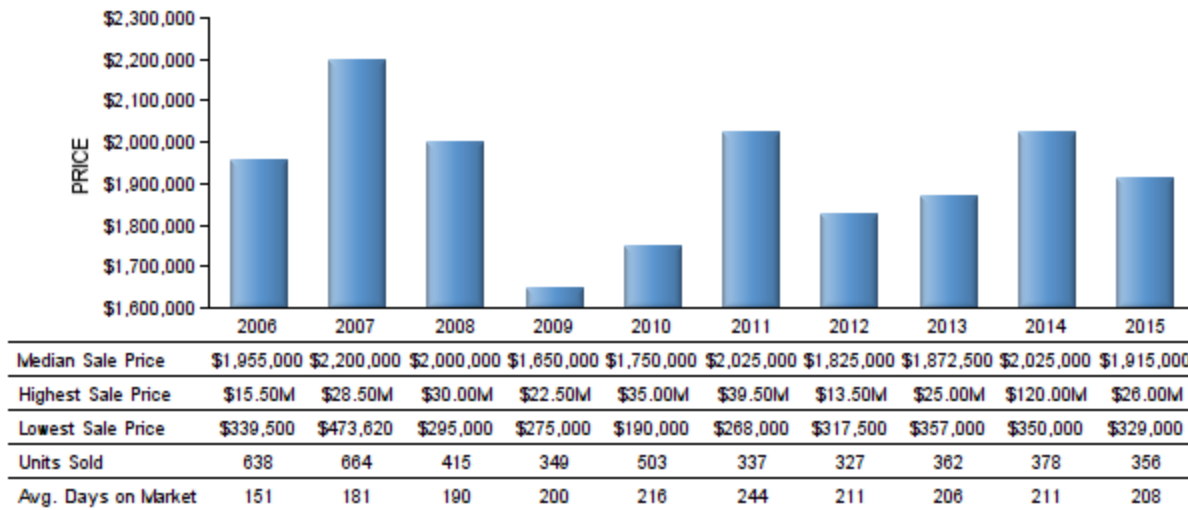


Fairfield County, All Of Greenwich - Single Family Homes | February 2016

Market Summary	Month to Date			Year to Date		
	February 2016	February 2015	Percent Change	Year-To-Date 2016	Year-To-Date 2015	Percent Change
New Listings	73	48	52.08% ▲	132	84	57.14% ▲
Sold Listings	27	22	22.73% ▲	43	40	7.5% ▲
Median Listing Price	\$1,325,000	\$2,147,500	-38.3% ▼	\$1,445,000	\$2,070,000	-30.19% ▼
Median Selling Price	\$1,250,006	\$1,862,500	-32.89% ▼	\$1,451,000	\$1,787,500	-18.83% ▼
Median Days on Market	170	242	-29.75% ▼	193	233	-17.17% ▼
List/Sell Price Ratio	93.9%	91.5%	2.67% ▲	93.5%	91.7%	2% ▲

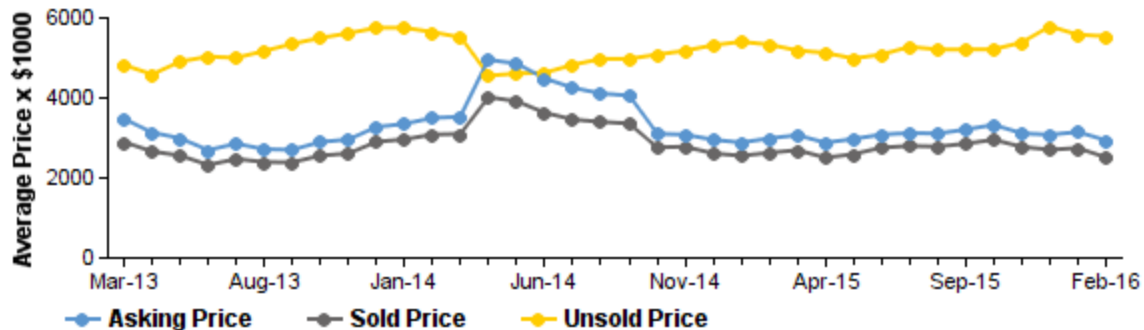
Median Sale Price

Price of the "middle" property sold -an equal number of sales were above and below this price



Average Asking/Sold/Unsold Price

Unsold Price - the average active list price
Asking Price - the average asking price of sold properties
Sold Price - the average selling price



Fairfield County, All Of Greenwich - Single Family Homes | February 2016

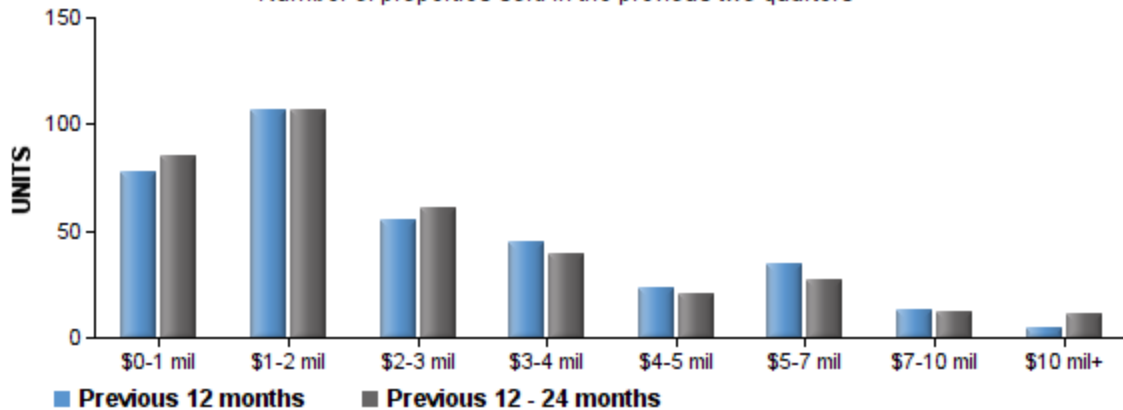
Properties for Sale by Price Range (in Thousands)

Number of properties currently listed for sale



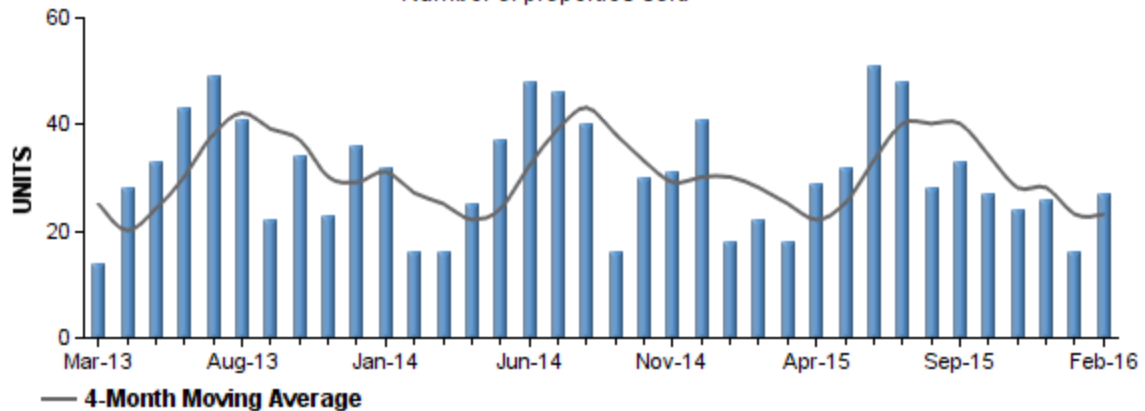
Properties Sold by Price Range (in Thousands)

Number of properties sold in the previous two quarters



Properties Sold (Units)

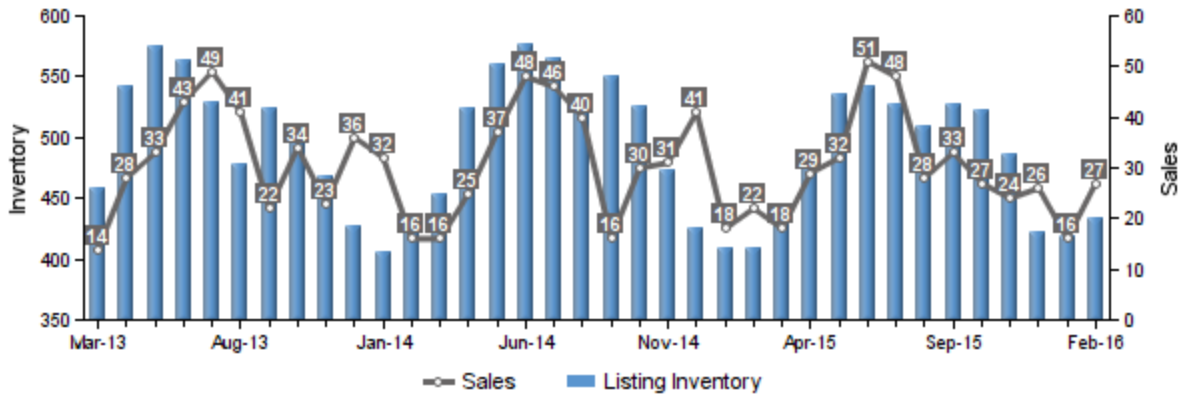
Number of properties sold



Fairfield County, All Of Greenwich - Single Family Homes | February 2016

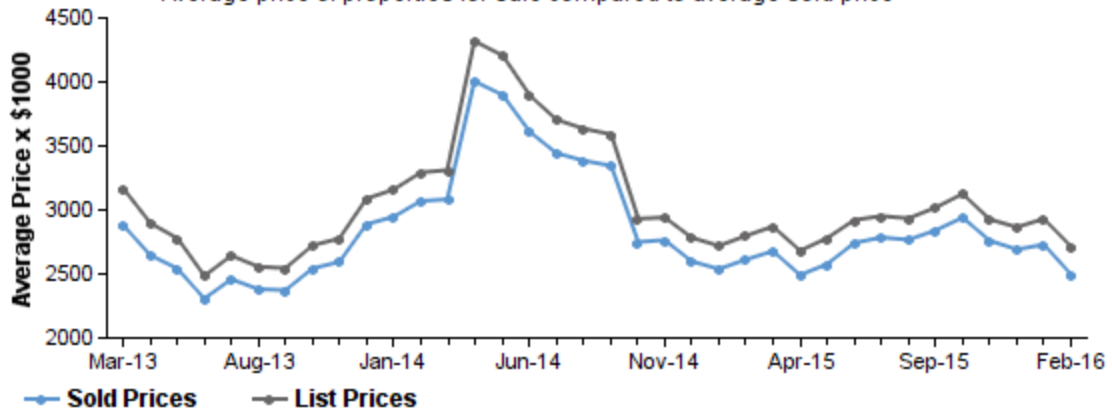
Listing Inventory and Number of Sales

Monthly inventory of properties for sale along with number of sales



Average List/Sales Price

Average price of properties for sale compared to average sold price



Absorption Rate

Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

