

City: *Greenwich, Old Greenwich*

Coldwell Banker Westport Riverside

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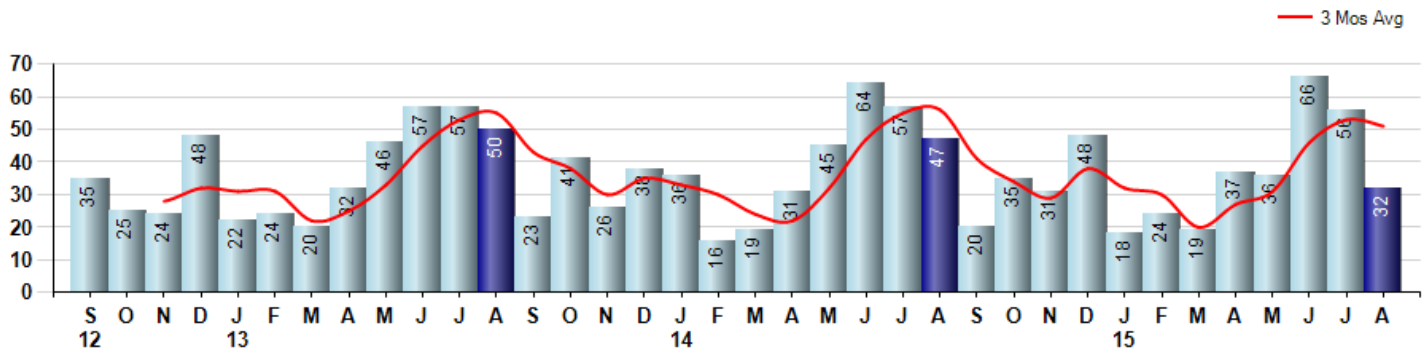
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$3,350,000	0%		9%				
Average List Price of all Current Listings	\$5,057,589	1%		12%				
August Median Sales Price	\$2,073,750	8%	4%	4%	1%	\$1,972,500	-6%	-4%
August Average Sales Price	\$3,174,859	24%	15%	6%	16%	\$2,698,532	-4%	-1%
Total Properties Currently for Sale (Inventory)	455	-8%		-13%				
August Number of Properties Sold	32	-43%		-32%			-9%	
August Average Days on Market (Solds)	206	5%	5%	35%	4%	206	5%	4%
Asking Price per Square Foot (based on New Listings)	\$646	-22%	-14%	-22%	-8%	\$729	5%	4%
August Sold Price per Square Foot	\$583	-5%	-4%	-5%	-4%	\$596	-3%	-2%
August Month's Supply of Inventory	14.2	62%	37%	28%	-10%	15.5	0%	-2%
August Sale Price vs List Price Ratio	93.9%	-2.8%	-1%	-2%	0.7%	94.6%	1.5%	1.5%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

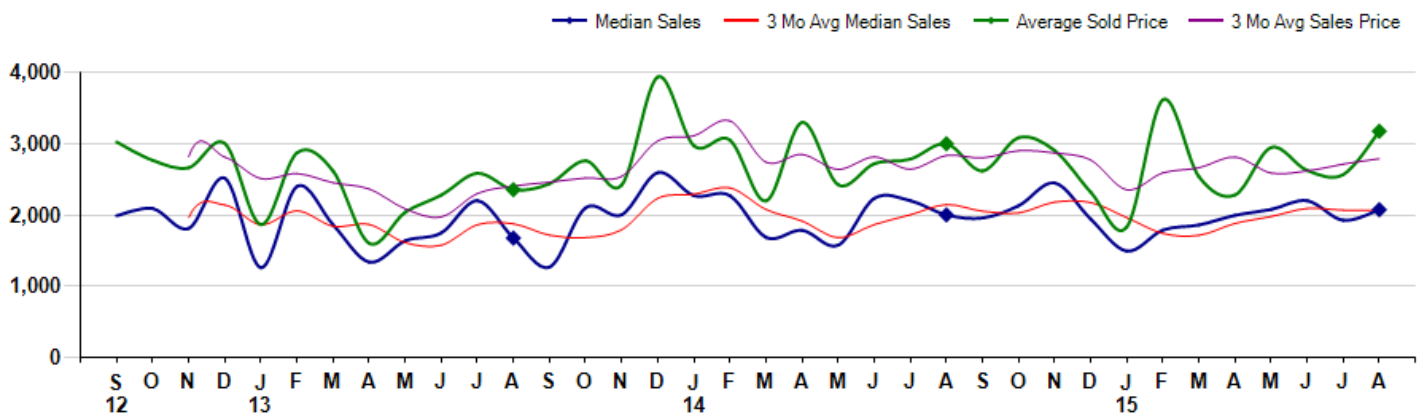
August Property sales were 32, down -31.9% from 47 in August of 2014 and -42.9% lower than the 56 sales last month. August 2015 sales were at their lowest level compared to August of 2014 and 2013. August YTD sales of 288 are running -8.6% behind last year's year-to-date sales of 315.



Prices

The Median Sales Price in August was \$2,073,750, up 3.7% from \$2,000,000 in August of 2014 and up 7.7% from \$1,925,000 last month. The Average Sales Price in August was \$3,174,859, up 5.9% from \$2,999,175 in August of 2014 and up 23.7% from \$2,567,342 last month. August 2015 ASP was at highest level compared to August of 2014 and 2013.

Median means Middle (the same # of properties sold above and below Median) (000's)



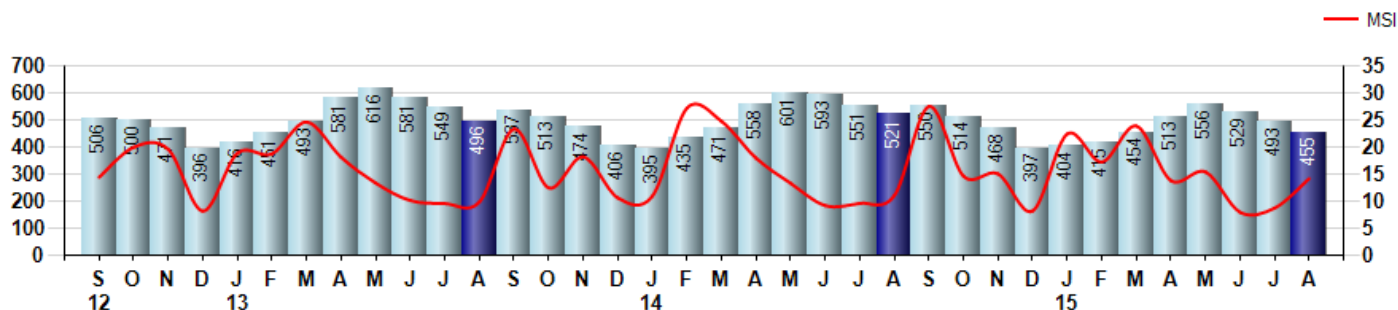
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 455, down -7.7% from 493 last month and down -12.7% from 521 in August of last year. August 2015 Inventory was at the lowest level compared to August of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2015 MSI of 14.2 months was at its highest level compared with August of 2014 and 2013.

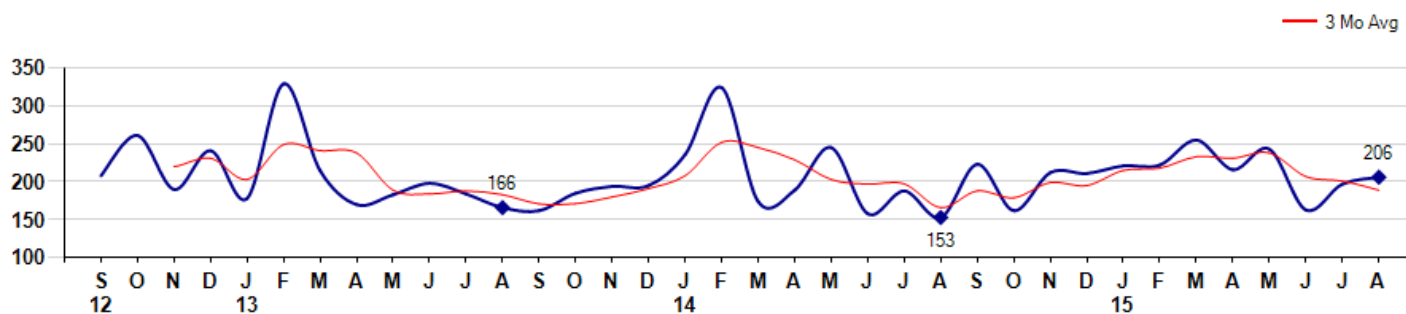
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 206, up 4.6% from 197 days last month and up 34.6% from 153 days in August of last year. The August 2015 DOM was at its highest level compared with August of 2014 and 2013.

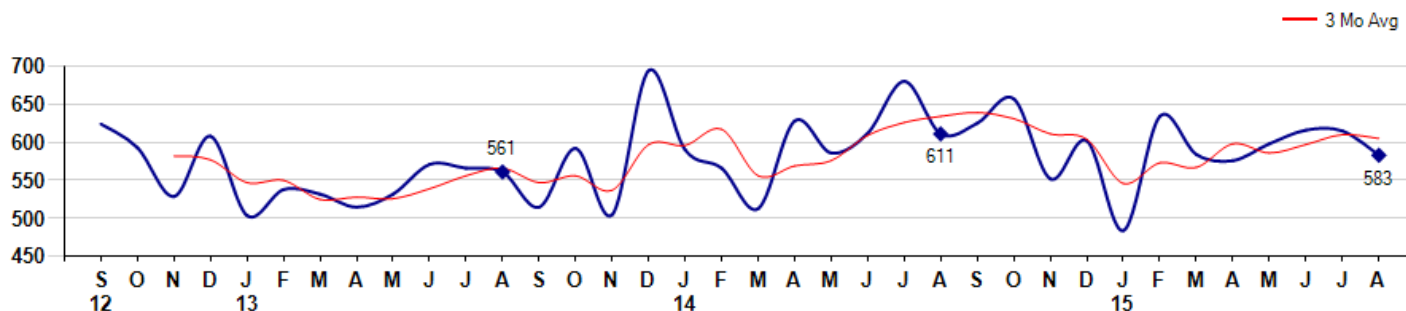
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2015 Selling Price per Square Foot of \$583 was down -5.2% from \$615 last month and down -4.6% from \$611 in August of last year.

Average Selling Price per Square Foot for properties that sold during the month



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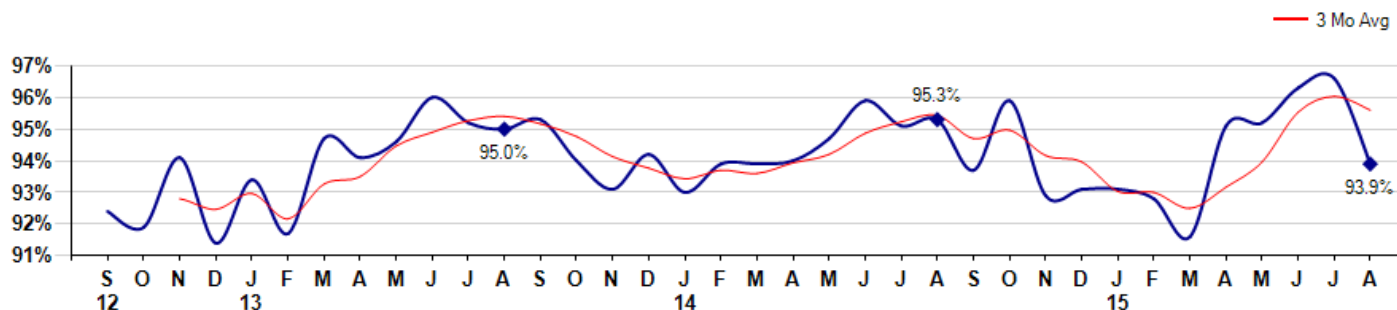


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2015 Selling Price vs List Price of 93.9% was down from 96.6% last month and down from 95.3% in August of last year.

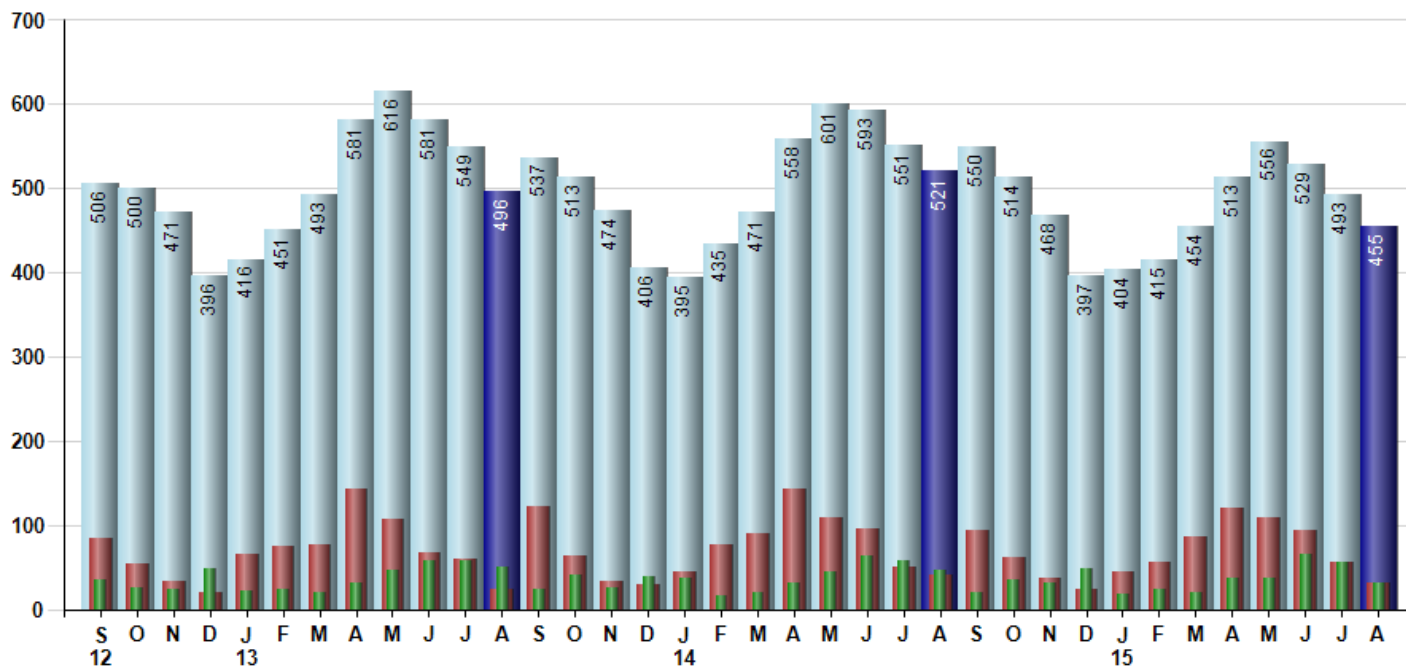
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2015 was 32, down -41.8% from 55 last month and down -20.0% from 40 in August of last year.

Inventory NewListings Sold



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