

City: Greenwich



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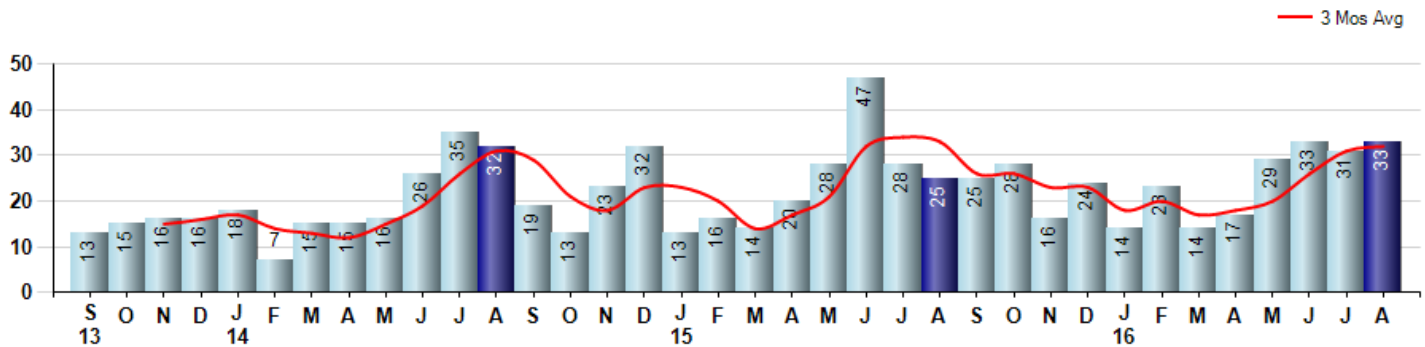
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,895,000	7%		4%				
Average List Price of all Current Listings	\$3,882,406	6%		12%				
August Median Sales Price	\$1,690,000	-11%	0%	2%	2%	\$1,628,000	-5%	-2%
August Average Sales Price	\$1,908,166	-19%	-8%	-27%	-12%	\$2,092,456	-7%	-3%
Total Properties Currently for Sale (Inventory)	348	-13%		3%				
August Number of Properties Sold	33	7%		32%			2%	
August Average Days on Market (Solds)	192	16%	18%	10%	3%	172	-12%	-8%
Asking Price per Square Foot (based on New Listings)	\$694	3%	2%	6%	3%	\$672	-2%	0%
August Sold Price per Square Foot	\$549	-5%	1%	-14%	-7%	\$549	-8%	-7%
August Month's Supply of Inventory	10.5	-18%	-13%	-22%	-27%	16.5	15%	14%
August Sale Price vs List Price Ratio	94.1%	-1.7%	-1%	-2%	0.1%	94.8%	0.6%	0.7%

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

Property Sales

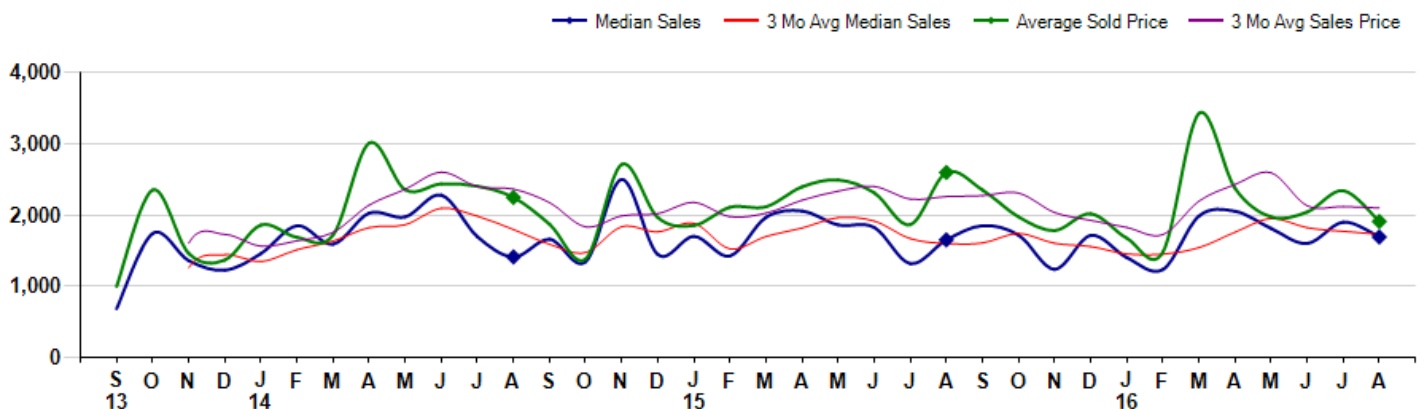
August Property sales were 33, up 32.0% from 25 in August of 2015 and 6.5% higher than the 31 sales last month. August 2016 sales were at their highest level compared to August of 2015 and 2014. August YTD sales of 194 are running 1.6% ahead of last year's year-to-date sales of 191.



Prices

The Median Sales Price in August was \$1,690,000, up 2.4% from \$1,650,000 in August of 2015 and down -11.1% from \$1,900,000 last month. The Average Sales Price in August was \$1,908,166, down -26.5% from \$2,596,040 in August of 2015 and down -18.5% from \$2,341,262 last month. August 2016 ASP was at the lowest level compared to August of 2015 and 2014.

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



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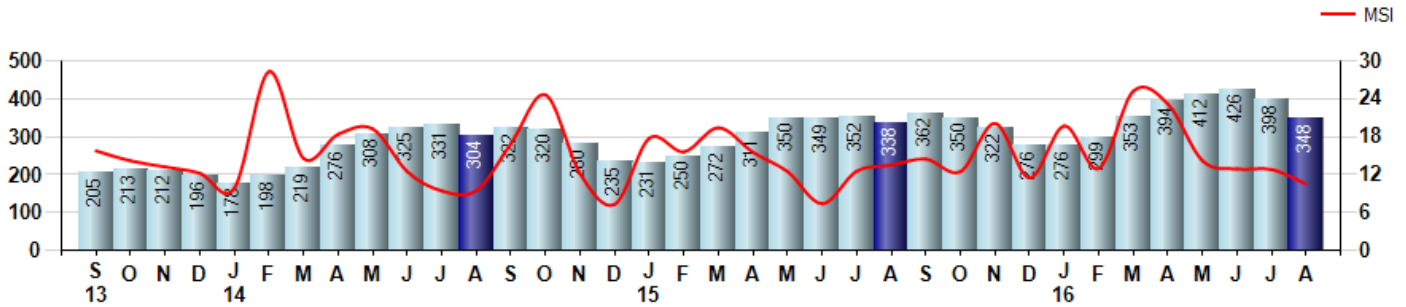
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 348, down -12.6% from 398 last month and up 3.0% from 338 in August of last year. August 2016 Inventory was at highest level compared to August of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2016 MSI of 10.5 months was at a mid range compared with August of 2015 and 2014.

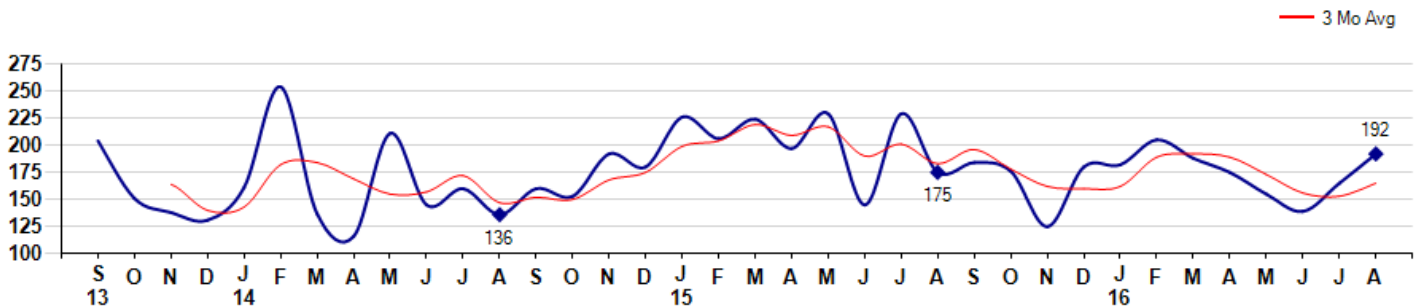
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 192, up 16.4% from 165 days last month and up 9.7% from 175 days in August of last year. The August 2016 DOM was at its highest level compared with August of 2015 and 2014.

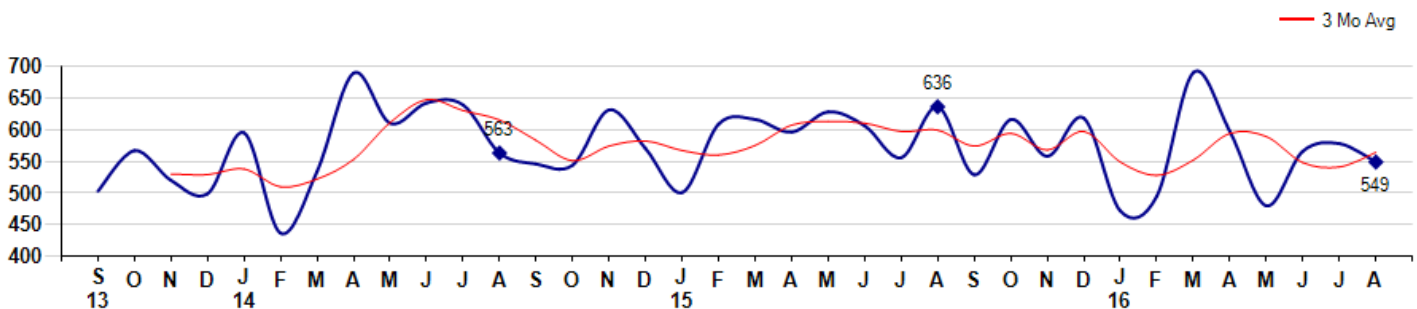
Average Days on Market(Listing to Contract) for properties sold during the month



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 2016 Selling Price per Square Foot of \$549 was down -5.0% from \$578 last month and down -13.7% from \$636 in August of last year.

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



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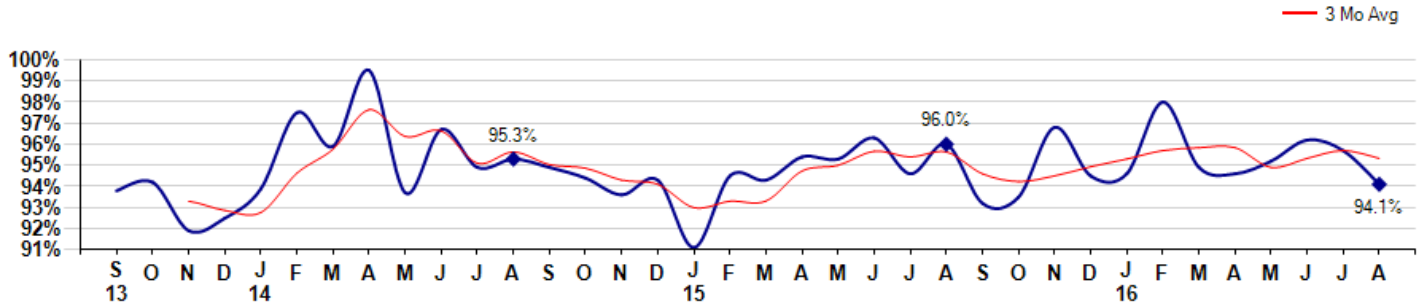


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Selling Price vs Listing Price

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 2016 Selling Price vs List Price of 94.1% was down from 95.7% last month and down from 96.0% in August of last year.

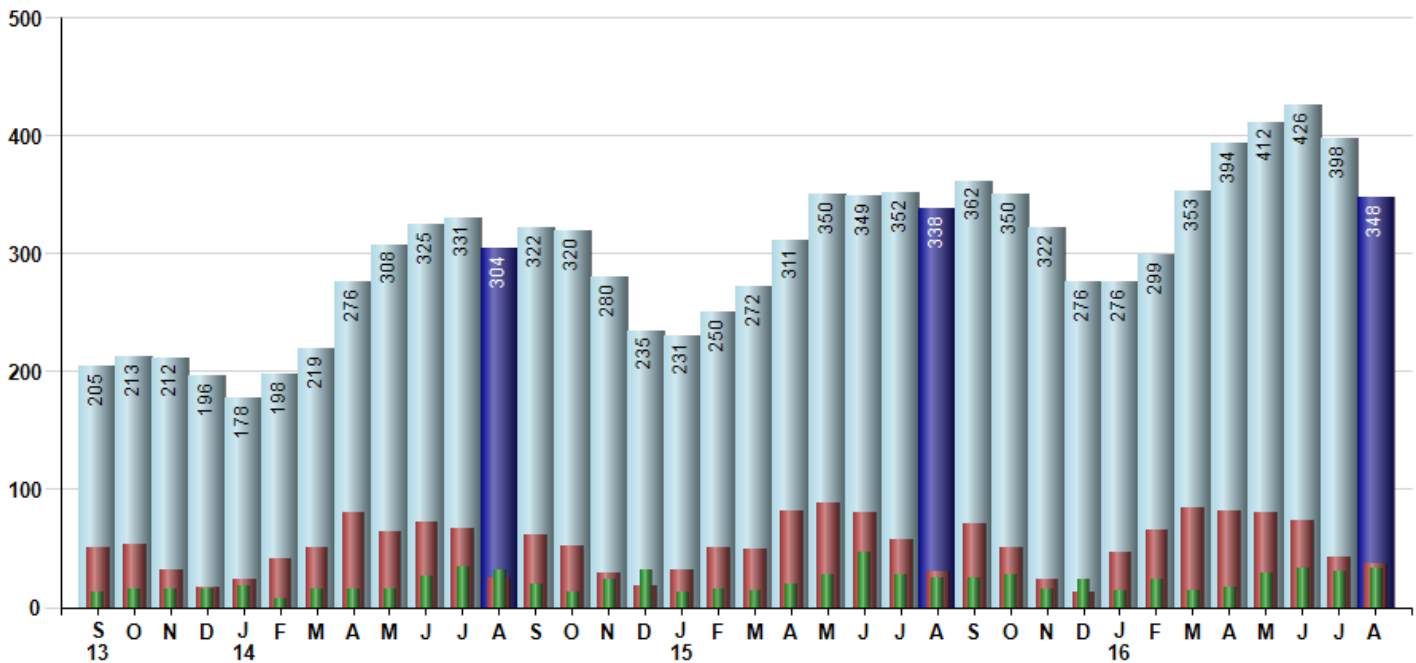
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2016 was 37, down -14.0% from 43 last month and up 19.4% from 31 in August of last year.

Inventory New Listings Sold



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