

City: Greenwich



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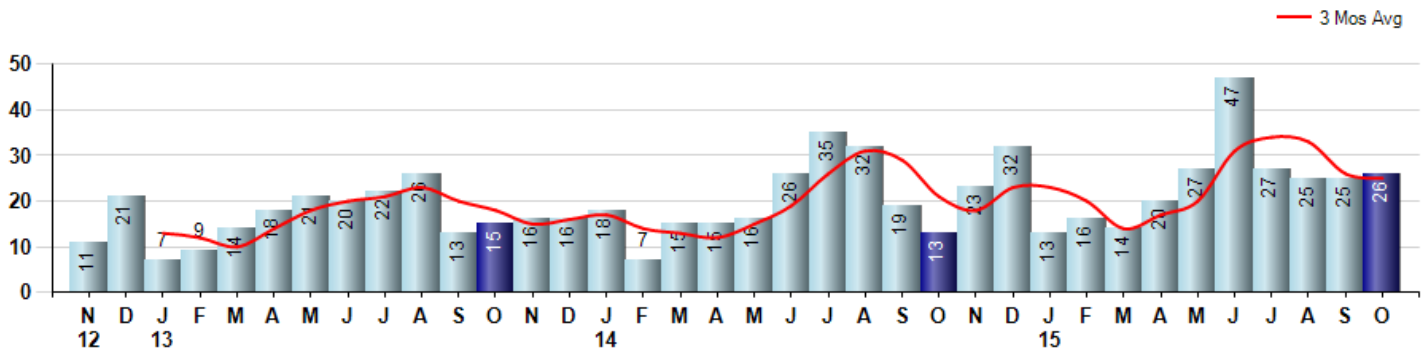
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

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	6%		10%				
Average List Price of all Current Listings	\$3,945,349	11%		16%				
October Median Sales Price	\$1,916,250	4%	19%	43%	16%	\$1,732,797	7%	5%
October Average Sales Price	\$2,078,769	-12%	-6%	50%	-5%	\$2,245,146	3%	3%
Total Properties Currently for Sale (Inventory)	327	-7%		3%				
October Number of Properties Sold	26	4%		100%			22%	
October Average Days on Market (Solds)	182	-1%	-4%	19%	10%	190	22%	15%
Asking Price per Square Foot (based on New Listings)	\$810	24%	16%	11%	17%	\$698	0%	1%
October Sold Price per Square Foot	\$599	13%	3%	10%	2%	\$592	0%	0%
October Month's Supply of Inventory	12.6	-10%	-6%	-48%	-17%	14.1	-14%	-7%
October Sale Price vs List Price Ratio	93.3%	0.1%	-1%	-1%	-0.8%	94.0%	-1.0%	-0.1%

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

Property Sales

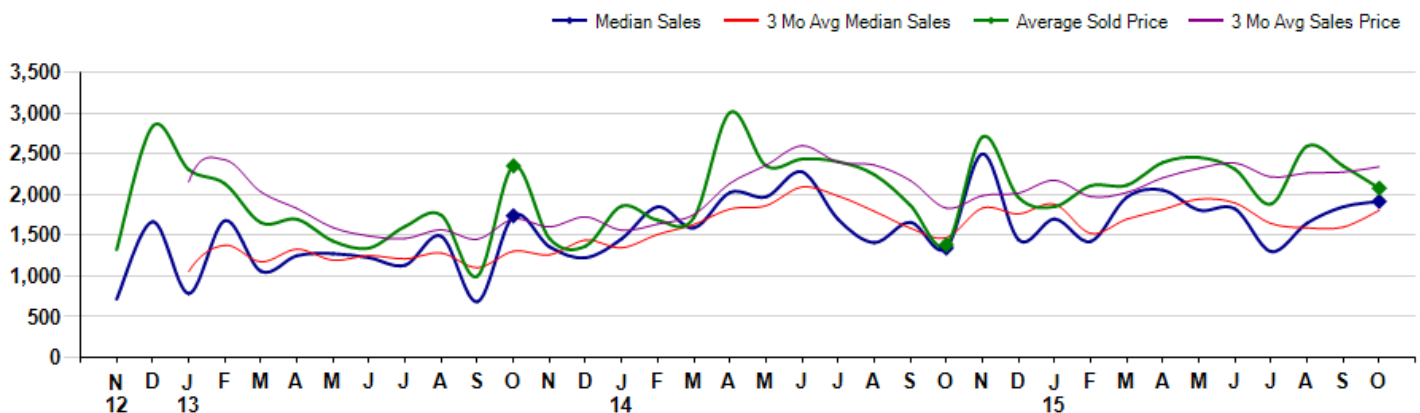
October Property sales were 26, up 100.0% from 13 in October of 2014 and 4.0% higher than the 25 sales last month. October 2015 sales were at their highest level compared to October of 2014 and 2013. October YTD sales of 240 are running 22.4% ahead of last year's year-to-date sales of 196.



Prices

The Median Sales Price in October was \$1,916,250, up 42.6% from \$1,343,750 in October of 2014 and up 3.6% from \$1,850,000 last month. The Average Sales Price in October was \$2,078,769, up 50.3% from \$1,382,804 in October of 2014 and down -11.6% from \$2,350,420 last month. October 2015 ASP was at a mid range compared to October of 2014 and 2013.

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



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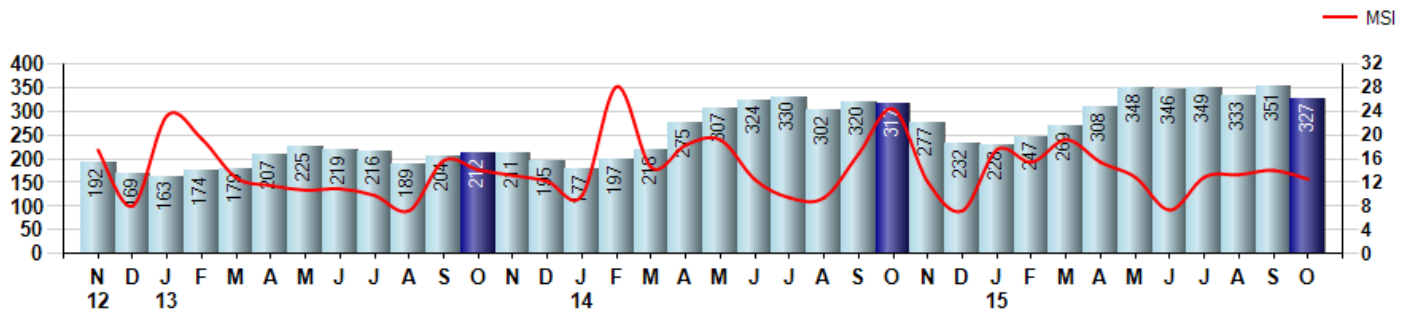
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 327, down -6.8% from 351 last month and up 3.2% from 317 in October of last year. October 2015 Inventory was at highest level compared to October of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2015 MSI of 12.6 months was at its lowest level compared with October of 2014 and 2013.

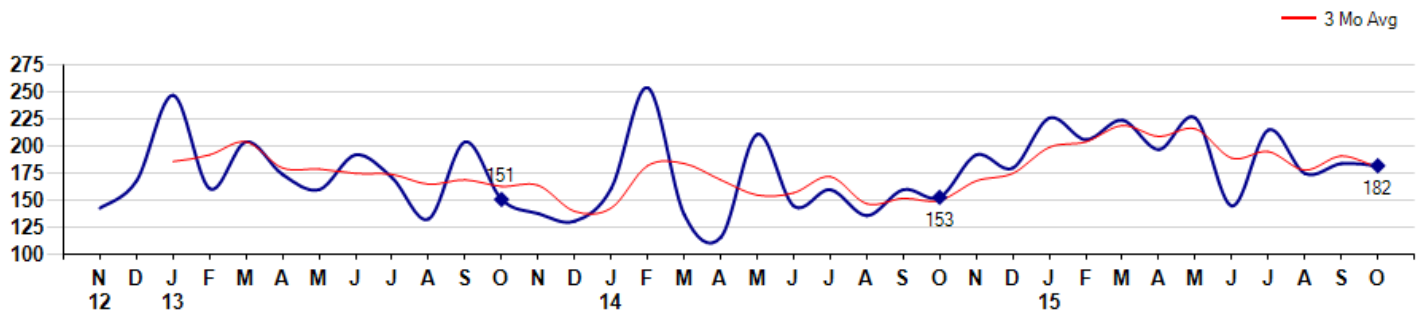
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 October was 182, down -1.1% from 184 days last month and up 19.0% from 153 days in October of last year. The October 2015 DOM was at its highest level compared with October of 2014 and 2013.

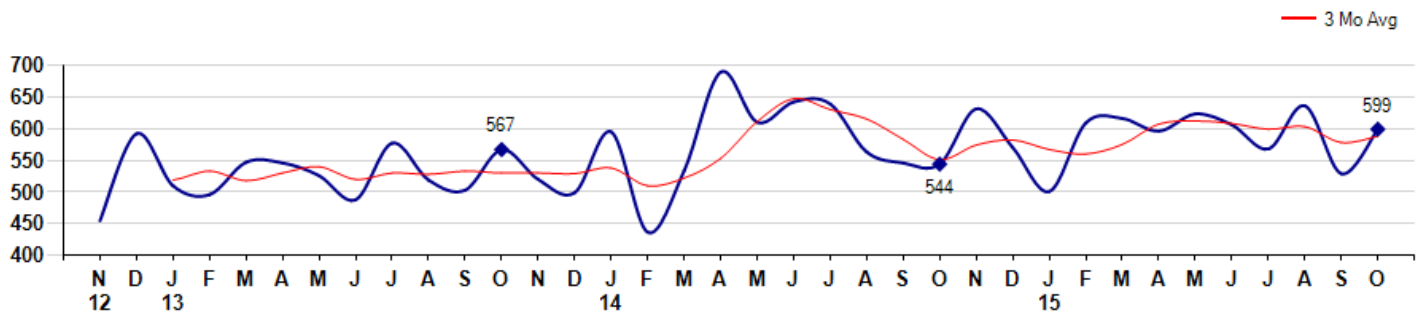
Average Days on Market (Listing to Contract) for properties sold during the month



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 October 2015 Selling Price per Square Foot of \$599 was up 13.2% from \$529 last month and up 10.1% from \$544 in October of last year.

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



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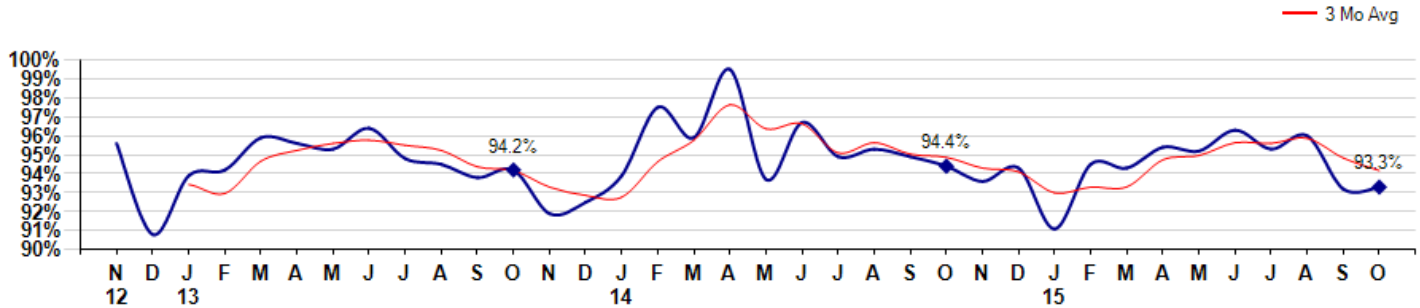


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Selling Price vs Listing Price

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 October 2015 Selling Price vs List Price of 93.3% was up from 93.2% last month and down from 94.4% in October of last year.

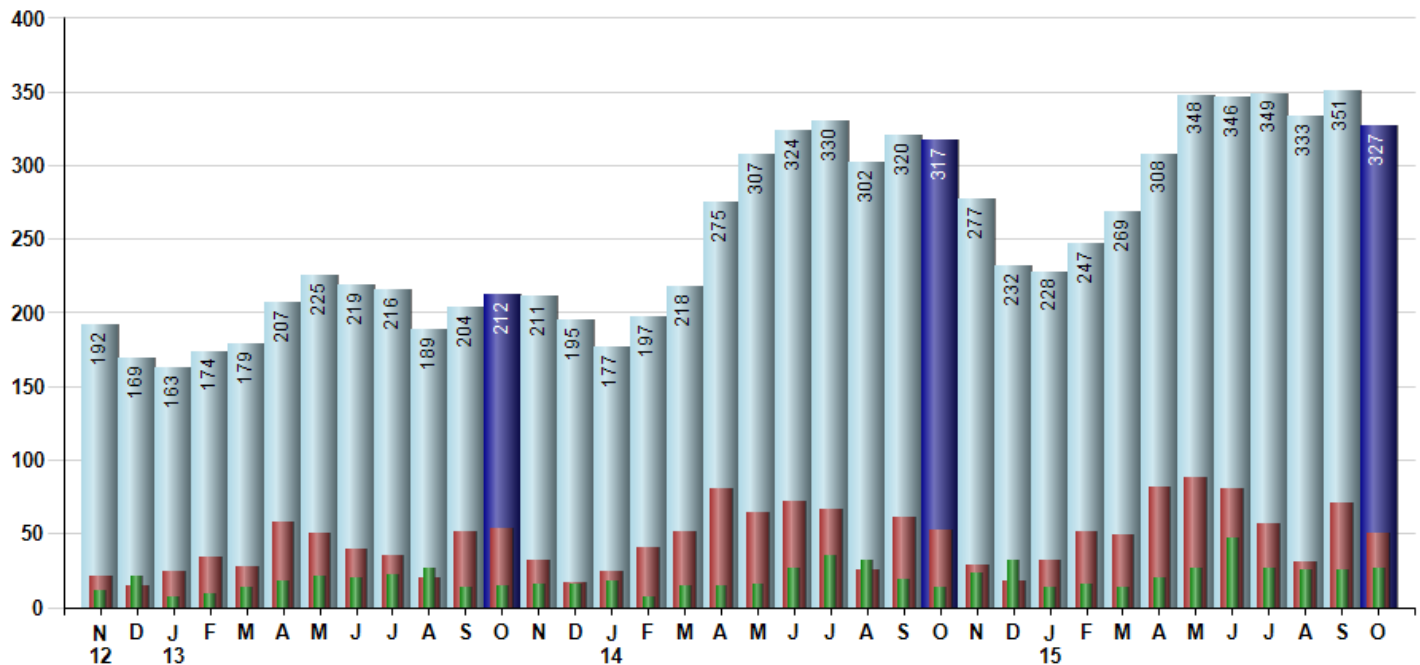
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 October 2015 was 50, down -29.6% from 71 last month and down -3.8% from 52 in October of last year.

Inventory (light blue), New Listings (red), Sold (green)



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