

City: Greenwich



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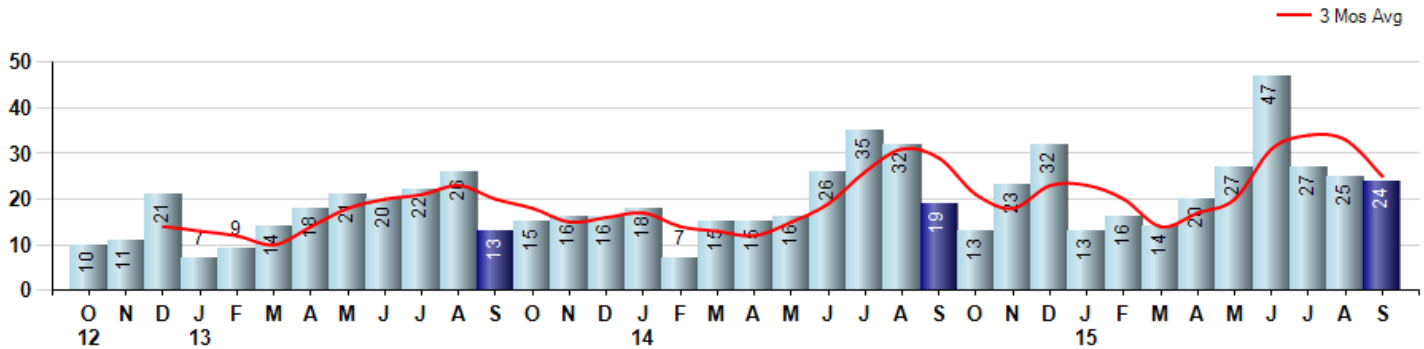
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,850,000	-2%		19%				
Average List Price of all Current Listings	\$3,646,838	2%		12%				
September Median Sales Price	\$1,900,000	15%	15%	15%	15%	\$1,725,594	5%	4%
September Average Sales Price	\$2,422,521	-7%	6%	30%	11%	\$2,273,084	2%	4%
Total Properties Currently for Sale (Inventory)	332	3%		4%				
September Number of Properties Sold	24	-4%		26%			16%	
September Average Days on Market (Solds)	186	6%	7%	16%	12%	192	23%	16%
Asking Price per Square Foot (based on New Listings)	\$664	-1%	-4%	-9%	-4%	\$691	0%	0%
September Sold Price per Square Foot	\$535	-16%	-9%	-2%	-9%	\$592	-1%	0%
September Month's Supply of Inventory	13.8	7%	5%	-18%	-9%	14.2	-8%	-7%
September Sale Price vs List Price Ratio	93.4%	-2.7%	-2%	-2%	-0.7%	94.1%	-0.9%	0.1%

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

Property Sales

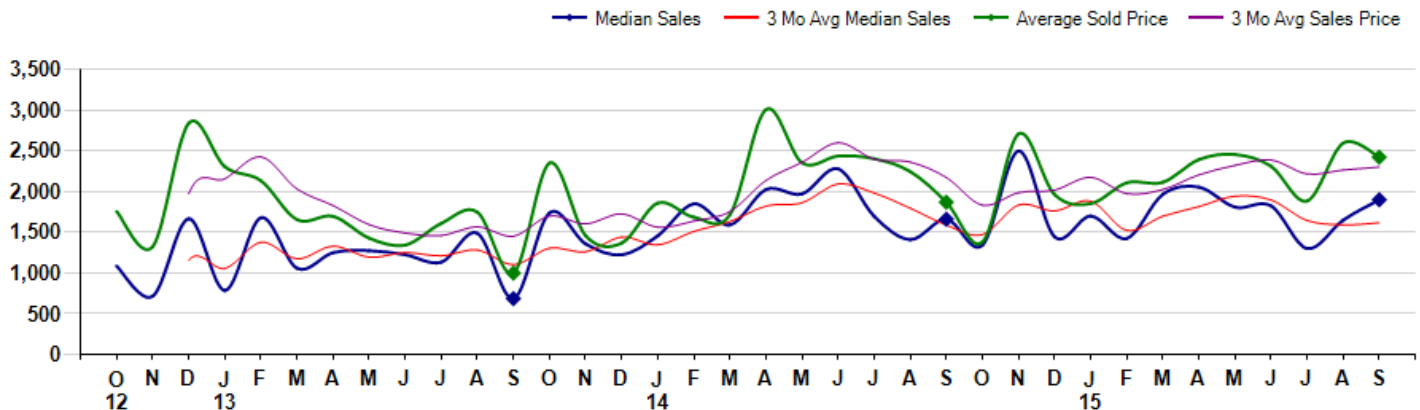
September Property sales were 24, up 26.3% from 19 in September of 2014 and -4.0% lower than the 25 sales last month. September 2015 sales were at their highest level compared to September of 2014 and 2013. September YTD sales of 213 are running 16.4% ahead of last year's year-to-date sales of 183.



Prices

The Median Sales Price in September was \$1,900,000, up 14.5% from \$1,660,000 in September of 2014 and up 15.2% from \$1,650,000 last month. The Average Sales Price in September was \$2,422,521, up 29.6% from \$1,869,308 in September of 2014 and down -6.7% from \$2,596,040 last month. September 2015 ASP was at highest level compared to September of 2014 and 2013.

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



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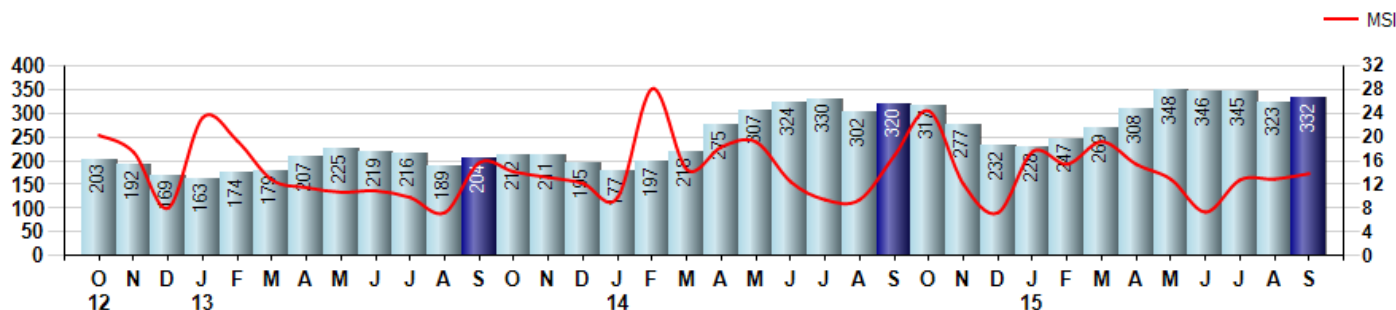
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 332, up 2.8% from 323 last month and up 3.8% from 320 in September of last year. September 2015 Inventory was at highest level compared to September of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2015 MSI of 13.8 months was at its lowest level compared with September of 2014 and 2013.

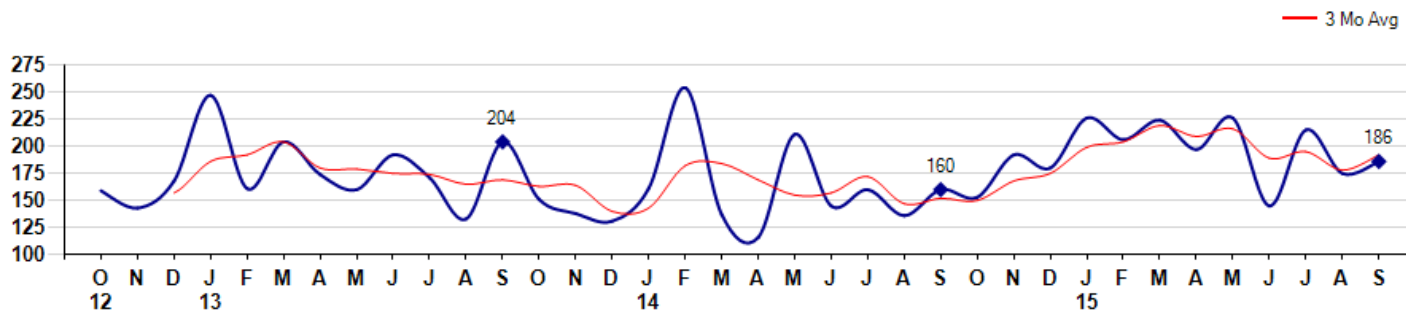
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 186, up 6.3% from 175 days last month and up 16.3% from 160 days in September of last year. The September 2015 DOM was at a mid range compared with September of 2014 and 2013.

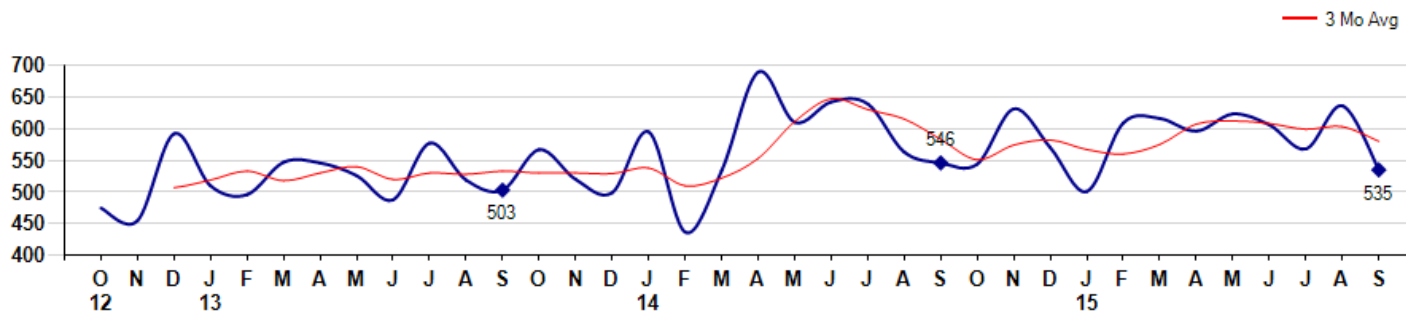
Average Days on Market(Listing to Contract) for properties sold during the month



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 September 2015 Selling Price per Square Foot of \$535 was down -15.9% from \$636 last month and down -2.0% from \$546 in September of last year.

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



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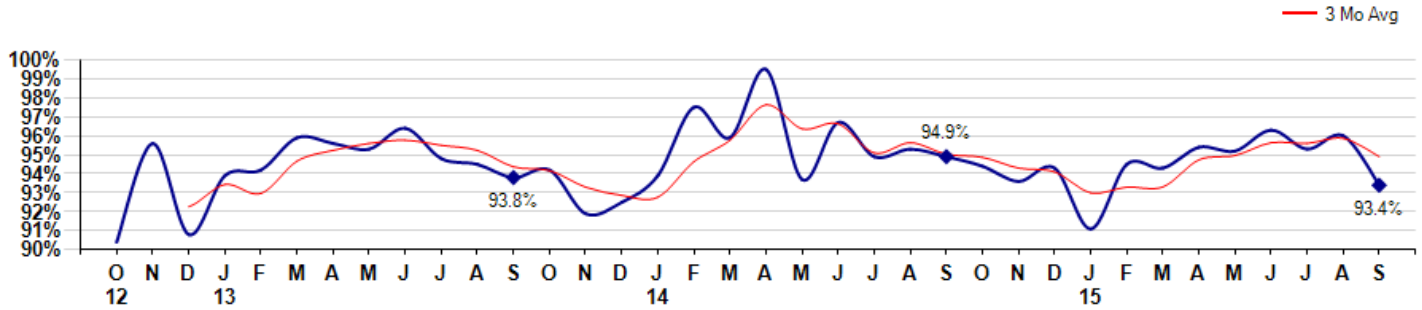


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Selling Price vs Listing Price

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 September 2015 Selling Price vs List Price of 93.4% was down from 96.0% last month and down from 94.9% in September of last year.

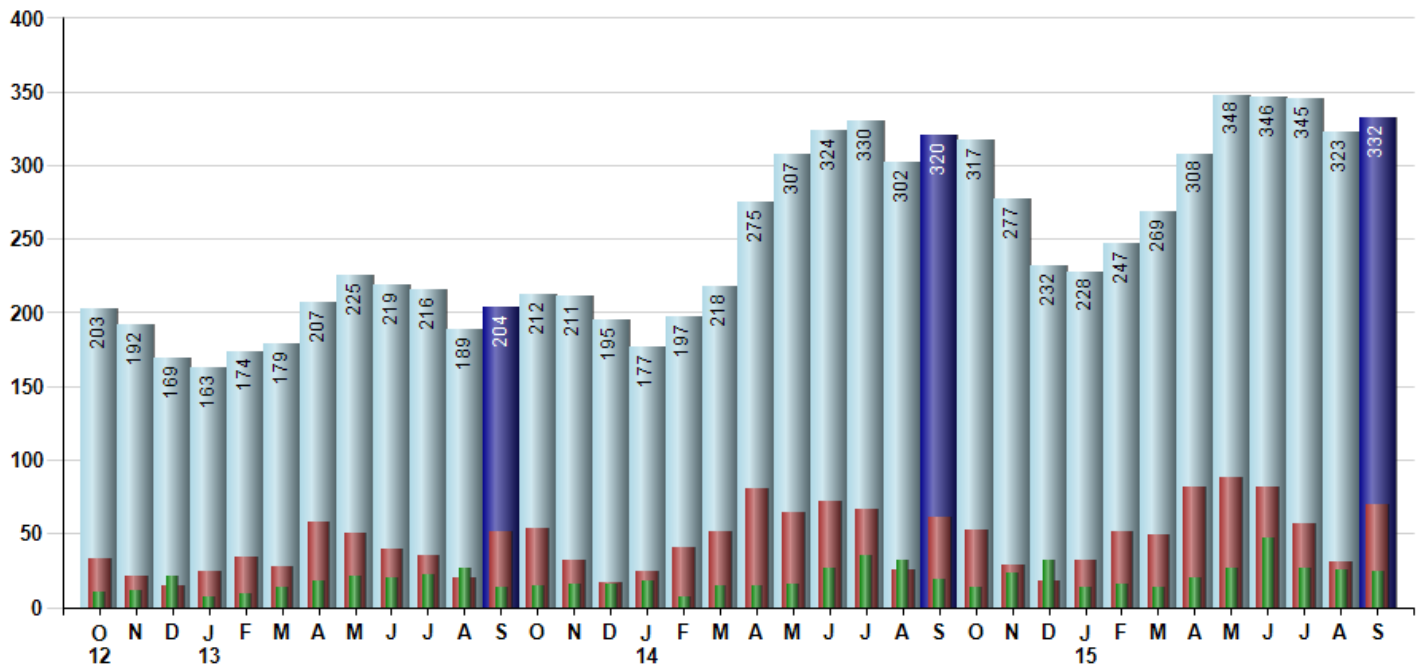
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 September 2015 was 70, up 125.8% from 31 last month and up 14.8% from 61 in September of last year.

Inventory (Light Blue), New Listings (Red), Sold (Green)



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