

Greenwich - First Quarter 2012 Market Summary
Courtesy of Carolyn Sarsen

<i>Single Family Homes Sold</i>	89
<i>Average Original List Price</i>	\$2,591,128
<i>Average List Price</i>	\$2,481,430
<i>Average Sale Price</i>	\$2,245,474
<i>Average Days On Market</i>	193

2012 First Quarter Single Family Homes Average Sales Price By Area

	TOTAL SOLD	ORIG AVG LIST PRICE	AVG LIST PRICE	AVG SALE PRICE	% SALE TO LIST	AVG DOM
GREENWICH	47	\$2,899,019	\$2,777,104	\$2,461,175	88.62%	218
COS COB	11	\$1,492,864	\$1,378,273	\$1,296,091	94.04%	234
RIVERSIDE	19	\$2,465,579	\$2,402,579	\$2,244,500	93.42%	123
OLD GREENWICH	12	\$2,590,750	\$2,459,500	\$2,272,458	92.40%	170
TOTAL	89	\$2,591,128	\$2,481,430	\$2,245,474	90.49%	193

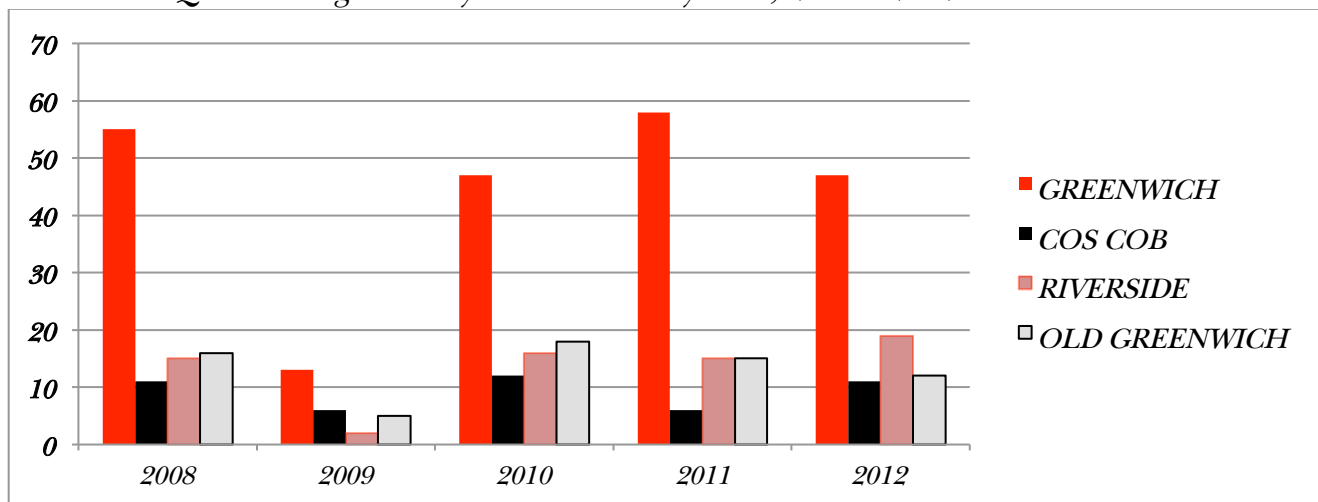
2012 First Quarter Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH
Under \$1M	14	7	5	4
\$1M - \$2M	17	2	7	3
\$2M - \$3M	5	0	2	3
\$3M - \$4M	4	2	1	1
\$4M - \$5M	1	0	1	0
\$5M - \$7.5M	3	0	3	0
\$7.5M - \$10M	2	0	0	1
\$10M+	1	0	0	0
	47	11	19	12

First Quarter Single Family Homes Sold By Area, 2008 - 2012

	<i>Q1 2008</i>	<i>Q1 2009</i>	<i>Q1 2010</i>	<i>Q1 2011</i>	<i>Q1 2012</i>
<i>GREENWICH</i>	55	13	47	58	47
<i>COS COB</i>	11	6	12	6	11
<i>RIVERSIDE</i>	15	2	16	15	19
<i>OLD GREENWICH</i>	16	5	18	15	12
<i>TOTAL</i>	97	26	93	94	89

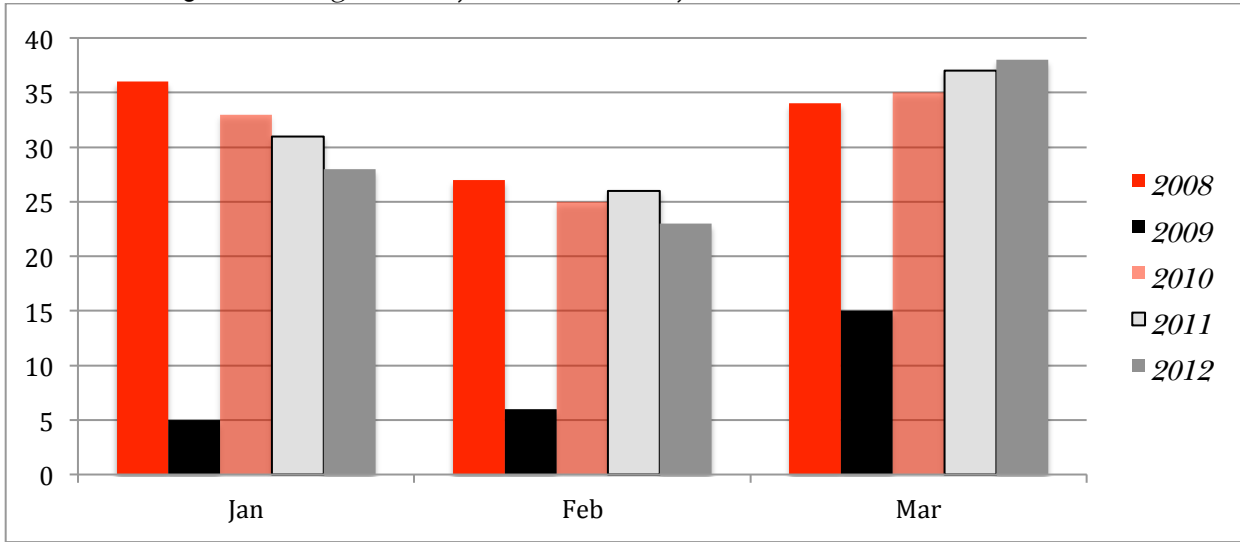
Chart: First Quarter Single Family Homes Sold By Area, 2008 – 2012



First Quarter Single Family Homes Sold By Month, 2008 - 2012

	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Total</i>
<i>2008</i>	36	27	34	97
<i>2009</i>	5	6	15	26
<i>2010</i>	33	25	35	93
<i>2011</i>	31	26	37	94
<i>2012</i>	28	23	38	89

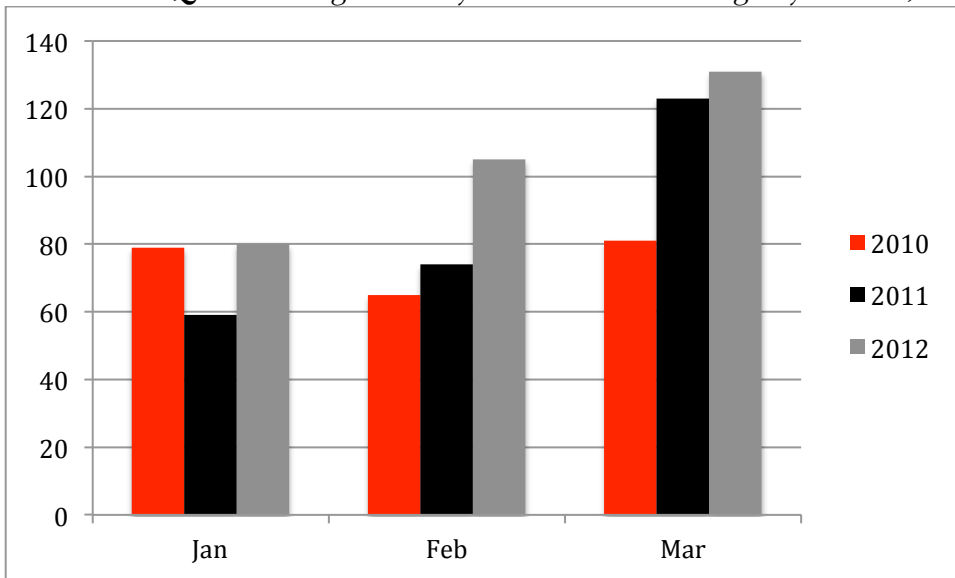
Chart: First Quarter Single Family Homes Sold By Month, 2008 – 2012



First Quarter Single Family Homes New Listings By Month 2010 - 2012

	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Total</i>
<i>2010</i>	79	65	81	225
<i>2011</i>	59	74	123	256
<i>2012</i>	80	105	131	316

Chart: First Quarter Single Family Homes New Listings By Month, 2010 – 2012



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Q1 2012 Single Family Homes Sold: Greenwich

<i>Address</i>	<i>Style</i>	<i>SqFt</i>	<i>YrBlt</i>	<i>YrRnv</i>	<i>Bds</i>	<i>FBths</i>	<i>HBths</i>	<i>Ac</i>	<i>List Price</i>	<i>Sale Price</i>	<i>DOM</i>	<i>CD</i>
30 RIVERSVILLE RD	FARMHSE		1900		3	2	1	0.40	399,900	345,000	137	1/14/12
115 PILGRIM DR	CONTEMP	1300	1958		3	2		0.25	430,000	435,000	236	3/29/12
12 BERRIAN PL	COLONIL	1456	1929		4	1	1	0.12	499,000	450,000	259	3/8/12
8 HARTFORD AVE	CAPECOD	1728	1948		4	2		0.12	479,000	479,000	30	2/22/12
9 OCEAN VIEW AV	COLONIL	1638	1930	2008	4	1	1	0.13	549,000	500,000	159	2/21/12
16 WALKER CT	CAPECOD	2199	1957		3	2		0.30	595,000	525,000	151	1/19/12
50 CIRCLE DR	RANCH	1326	1968		3	1		0.35	587,000	529,500	126	2/21/12
30 NORTHFIELD ST	COLONIL	1454	1910	2011	3	2		0.14	575,000	549,474	174	3/22/12
55 ALMIRA DR	SPLIT	1952	1970	2011	3	2	1	0.14	590,000	590,000	64	2/7/12
43 SHERWOOD PL	COLONIL	1197	1900	2007	2	1	1	0.09	895,000	837,500	36	3/22/12
33 SCOTT RD	CAPECOD	2146	1963	2010	4	2	0	0.74	939,000	875,000	95	1/18/12
22 INDIAN FIELD RD	COLONIL	2893	1950	2005	5	4	0	0.29	995,000	900,000	317	3/30/12
16 HETTIEFRED RD	RRANCH	2437	1965	2010	4	2		1.01	1,185,000	940,000	222	2/7/12
8 ECHO LN	SPLIT	2412	1959	1969	4	2	1	0.53	1,250,000	985,000	140	1/13/12
37 RIDGEVIEW AV	COLONIL	2197	1952		3	2	1	0.37	1,195,000	1,087,500	288	1/25/12
99 MAPLE AVE	COLONIL	2839	1962	2008	4	2	1	0.78	1,295,000	1,130,000	101	1/10/12
1031 NORTH ST	CAPECOD	2375	1936	2000	3	2	1	1.28	1,200,000	1,150,000	55	1/19/12
109 DINGLETOWN RD	COLONIL	3964	1973		3	3	1	2.03	1,297,000	1,150,000	114	2/29/12
11 CANDLELIGHT PL	COLONIL	2800	1962	2001	4	4		0.46	1,299,000	1,250,000	475	2/15/12
209 BEDFORD RD	COLONIL	3831	1963	1997	5	4	1	4.45	1,459,000	1,300,000	218	3/26/12
1100 LAKE AVE	COLONIL	5356	1986		4	5	2	2.07	1,595,000	1,420,000	509	2/24/12
22 ANGUS LN	CAPECOD	3488	1959		5	3	2	1.45	1,598,000	1,450,000	88	2/21/12
156 TACONIC RD	COLONIL	2384	1954		3	2	1	4.01	1,900,000	1,600,000	168	1/25/12
11 STEEPLE CHASE	COLONIL	3270	1980		5	3	1	2.00	1,950,000	1,600,000	257	3/15/12
154 NORTH ST	COLONIL	4027	1988		5	5	1	0.80	1,750,000	1,735,000	304	2/22/12
425 N MAPLE AV	CONTEMP		1977		3	3	1	2.60	2,395,000	1,750,000	268	1/31/12
275 N MAPLE AVE	CONTEMP	4547	1979	2011	4	4	1	0.86	1,995,000	1,800,000	52	1/5/12
86 ROUND HILL RD	FRSTYLE	2527	1954	2009	3	2	1	2.43	2,050,000	1,800,000	123	1/12/12
24 STEPPING STONE LN	COLONIL	3638	1977		5	4	1	1.14	2,050,000	1,900,000	169	1/6/12
25 WILSHIRE RD	COLONIL	7034	1974		4	5	0	4.62	2,350,000	1,900,000	406	3/30/12
820 NORTH ST	MEDITRN	3894	1950	1986	3	3	1	2.00	1,950,000	1,950,000	0	3/7/12
44 PARSONAGE RD	COLONIL	3895	1930	2010	4	3	2	1.49	2,795,000	2,650,000	76	3/21/12
55 HILLSIDE RD	COLONIL	4397	1932	2005	5	3	1	1.50	2,850,000	2,755,000	23	2/9/12
63 NORTH ST	FEDERAL	4526	1856	2004	4	3	3	0.81	2,850,000	2,775,000	29	1/13/12
2 INDIAN KNOLL PL	COLONIL	10166	1994	1998	7	7	1	4.01	2,995,000	2,900,000	590	1/20/12
5 HILLSIDE DR	VICTORN	4369	1901	2005	5	3	1	1.53	3,200,000	2,950,000	96	1/9/12
27 ORCHARD DR	TUDOR	4500	2008	2011	5	4	2	0.30	3,250,000	3,025,000	282	3/23/12
18 GRAHAMPTON LN	COLONIL	3822	1940	1962	5	5	1	3.21	3,900,000	3,550,000	175	3/27/12
77 LONDONDERRY DR	COLONIL	7208	1990	2011	6	6	1	2.03	4,199,000	3,650,000	84	2/7/12
8 HOBART DR	COLONIL	10139	2008		6	7	2	1.08	4,199,000	3,675,000	245	1/12/12
25 STILES LN	GEOGCOL	7174	1995		3	4	1	4.00	4,495,000	4,395,000	154	2/27/12
18 EDSON LN	GEOGCOL	7363	2007		5	5	2	1.28	6,895,000	5,850,000	149	1/27/12
12 MOUNTAIN WOOD DR	GEOGCOL	10611	2003	2009	6	8	3	2.08	6,950,000	5,900,000	1192	3/9/12
38 LANGHORNE LN	SHLSTYL	9250	2011		6	8	1	4.00	7,350,000	6,450,000	140	2/6/12
460 NORTH ST	ENGLMNR	12404	1906	2008	7	8	3	3.75	9,500,000	7,987,250	1057	1/23/12
1109 LAKE AV	ENGLMNR	14890	2006	2010	8	10	3	10.00	11,900,000	9,250,000	113	1/9/12
11 SKYRIDGE RD	GEOGCOL	12370	2000		7	8	3	4.99	13,900,000	13,000,000	129	1/31/12

Q1 2012 Single Family Homes Sold: Cos Cob

<i>Address</i>	<i>Style</i>	<i>SqFt</i>	<i>YrBlt</i>	<i>YrRnv</i>	<i>Bds</i>	<i>FBths</i>	<i>HBths</i>	<i>Ac</i>	<i>List Price</i>	<i>Sale Price</i>	<i>DOM</i>	<i>CD</i>
33 HAROLD ST	COLONIL	1708	1953	2000	3	2		0.175	572,000	515,000	205	1/5/12
6 MIAMI CT	COLONIL	1890	1926	1999	4	3		0.113	610,000	597,500	65	2/10/12
32 LOUGHLIN AVE	COLRANC	1293	1953		2	1		0.35	729,000	600,000	190	3/17/12
215 CAT ROCK RD	FARMHSE	3092	1945	1980	3	2	1	1.07	749,000	625,000	259	3/20/12
172 VALLEY RD	FARMHSE	2902	1916		3	2		0.66	740,000	700,000	457	2/29/12
29 BARTON LN	CAPECOD	2095	1953		4	2		1	875,000	847,500	279	3/30/12
39 DARTMOUTH RD	RANCH	2823	1965		4	3	0	2.24	999,000	985,000	585	3/9/12
66 CAT ROCK RD	COLONIL	4111	1760	2009	5	4	1	1	1,199,000	1,150,000	232	3/22/12
18 HILTON HEATH	COLONIL	2871	1965	2007	4	2	1	2.45	1,698,000	1,600,000	145	3/2/12
134 CAT ROCK RD	SHLSTYL	6202	1998		5	6	2	2.56	3,295,000	3,237,000	13	1/9/12
195 CAT ROCK RD	COLONIL	7897	2004		6	6	1	1.11	3,695,000	3,400,000	146	3/20/12

Q1 2012 Single Family Homes Sold: Riverside

<i>Address</i>	<i>Style</i>	<i>SqFt</i>	<i>YrBlt</i>	<i>YrRnv</i>	<i>Bds</i>	<i>FBths</i>	<i>HBths</i>	<i>Ac</i>	<i>List Price</i>	<i>Sale Price</i>	<i>DOM</i>	<i>CD</i>
4 SHEEPHILL RD	COLONIL	2830	1910	2010	5	2		0.24	653,000	622,000	142	3/15/12
1 FITCH LN	SPLIT	2490	1946	1988	4	3		0.19	675,000	635,000	345	3/22/12
44 SOUND BEACH AV EXT	COLRANC	1635	1958		3	2	1	0.227	775,000	717,500	73	3/2/12
16 PIERCE RD	COLONIL	2150	1952	1979	4	2	1	0.3	999,000	924,000	135	3/6/12
25 DRUID LN	SPLIT	1334	1954		3	2		0.29	1,095,000	975,000	186	3/15/12
29 REVERE RD	COLONIL	2746	1968	1996	4	2	1	0.29	1,099,000	1,010,000	208	3/30/12
19 WESTON HILL RD	SPLIT	2248	1956		5	3	1	0.43	1,195,000	1,050,000	38	2/29/12
14 MEADOW RD		2121	1938		4	3		0.24	1,285,000	1,200,000	154	1/24/12
69 RIVERSIDE AV	FARMHSE	2136	1860	2005	3	2	1	0.4	1,295,000	1,200,000	68	3/19/12
30 CRESCENT RD	COLONIL	2734	1946	2000	5	3	1	0.68	1,299,000	1,339,000	51	3/16/12
74 LONG MEADOW RD	FARMHSE	3554	1962		3	3	1	0.35	1,495,000	1,375,000	143	2/28/12
246 RIVERSIDE AV	COLRANC		1956	2011	3	2	1	0.29	1,595,000	1,550,000	166	3/5/12
17 LOCKWOOD RD	COLONIL	3746	1998	2011	5	4		0.34	2,125,000	2,095,000	129	3/16/12
213 RIVERSIDE AVE	FEDERAL	3605	1810	2010	6	3	1	0.37	2,399,000	2,250,000	107	1/26/12
28 VERONA DR	COLONIL	7541	2011		6	5	1	0.39	4,250,000	3,980,000	6	1/19/12
11 PINECREST RD	COLONIL	5398	2011		6	5	1	0.46	5,350,000	4,970,000	216	2/27/12
46 CARRIGLEA DR	CONTEMP	3334	1969	1980	5	3	1	1.14	5,350,000	5,000,000	0	3/15/12
21 SHOAL POINT LN	SHLSTYL		1969	2009	5	5	1	0.52	5,865,000	5,300,000	98	3/15/12
30 CLUB RD	VICTORN		1900	2009	8	5	1	0.65	6,850,000	6,453,000	69	2/2/12

Q1 2012 Single Family Homes Sold: Old Greenwich

<i>Address</i>	<i>Style</i>	<i>SqFt</i>	<i>YrBlt</i>	<i>YrRnv</i>	<i>Bds</i>	<i>FBths</i>	<i>HBths</i>	<i>Ac</i>	<i>List Price</i>	<i>Sale Price</i>	<i>DOM</i>	<i>CD</i>
3 FAIRFIELD AV	COLONIL	1272	1904		4	1		0.11	499,999	450,000	122	3/22/12
13 HAVEMEYER LN	COLONIL	1639	1937	2008	3	1	1	0.27	597,000	552,500	495	3/28/12
3 CROSS RIDGE DR	RANCH	1358	1953		3	2		0.47	845,000	849,500	23	3/1/12
8 ARNOLD ST	CAPECOD	1707	1948	2006	3	2		0.17	927,000	910,000	22	3/12/12
312 SOUND BEACH AVE	COLONIL	2256	1922	2001	4	2	1	0.23	1,395,000	1,330,000	78	2/24/12
15 ST CLAIRE AVE	COLONIL	2371	1951	2010	4	2		0.37	1,775,000	1,657,500	55	1/27/12
5 N CROSSWAY	SHORCOL	3148	1912		4	4	0	0.31	1,995,000	1,900,000	550	3/22/12
54 HIGHMEADOW RD	SHORCOL	5335	2000	2008	4	5	1	0.28	2,295,000	2,150,000	175	1/11/12
59 PARK AV SO	COLONIL		2001		4	3	1	0.2	2,295,000	2,195,000	87	2/1/12
12 WAHNETA RD	VICTORN	3546	1982		4	4	1	0.32	2,395,000	2,225,000	127	2/1/12
201 SHORE RD	SHORCOL	4388	1894	2008	5	4	1	0.526	3,995,000	3,800,000	19	1/10/12
55 BINNEY LN	GEOGCOL	7383	1929		8	6	1	1.01	10,500,000	9,250,000	282	3/27/12