

**Greenwich - April 2012 Market Summary**  
**Courtesy of Carolyn Sarsen**

<i>Single Family Homes Sold</i>	37
<i>Average Original List Price</i>	\$2,578,781
<i>Average List Price</i>	\$2,438,757
<i>Average Sale Price</i>	\$2,249,703
<i>Average Days On Market</i>	183

**April 2012 Single Family Homes Average Sales Price By Area**

	<b>TOTAL SOLD</b>	<b>ORIG AVG LIST PRICE</b>	<b>AVG LIST PRICE</b>	<b>AVG SALE PRICE</b>	<b>% SALE TO LIST</b>	<b>AVG DOM</b>
<b>GREENWICH</b>	18	\$3,750,778	\$3,551,833	\$3,250,639	91.52%	219
<b>COS COB</b>	5	\$1,372,600	\$1,305,800	\$1,230,500	94.23%	173
<b>RIVERSIDE</b>	9	\$1,178,100	\$1,126,333	\$1,051,111	93.32%	135
<b>OLD GREENWICH</b>	5	\$2,087,000	\$1,927,000	\$1,823,000	94.60%	146
<b>TOTAL</b>	<b>37</b>	<b>\$2,578,781</b>	<b>\$2,438,757</b>	<b>\$2,249,703</b>	<b>92.25%</b>	<b>183</b>

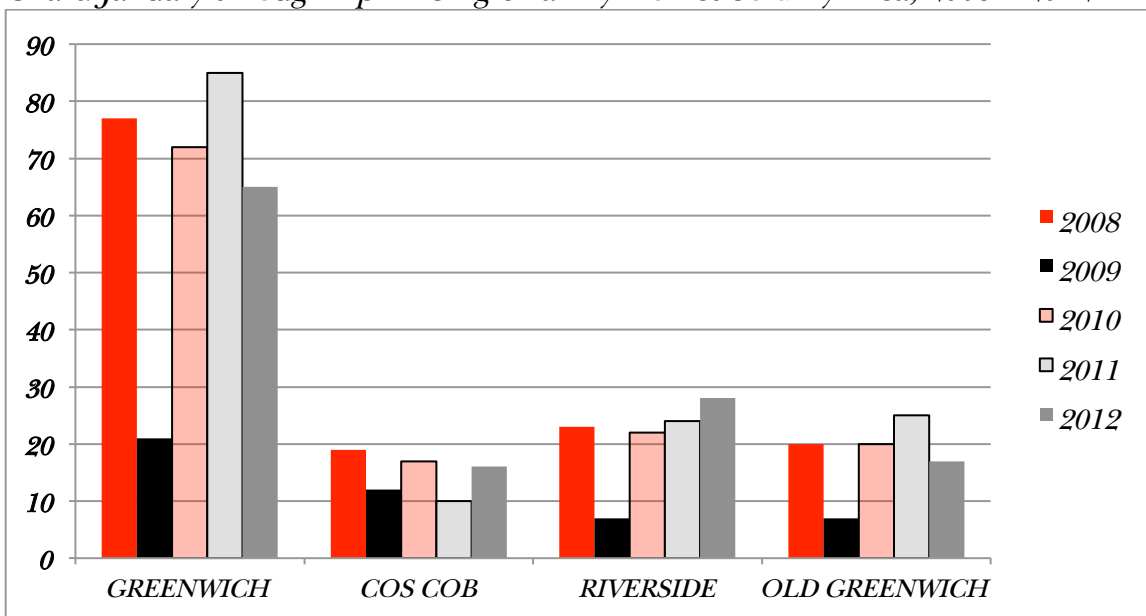
**April 2012 Single Family Homes Sold By Price Range**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>
<b>Under \$1M</b>	2	2	5	1
<b>\$1M - \$2M</b>	4	2	3	1
<b>\$2M - \$3M</b>	5	1	1	3
<b>\$3M - \$4M</b>	4	0	0	0
<b>\$4M - \$5M</b>	0	0	0	0
<b>\$5M - \$7.5M</b>	2	0	0	0
<b>\$7.5M - \$10M</b>	0	0	0	0
<b>\$10M+</b>	1	0	0	0
	<b>18</b>	<b>5</b>	<b>9</b>	<b>5</b>

**January through April - Single Family Homes Sold By Area, 2008 - 2012**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>2008</b>	77	19	23	20	139
<b>2009</b>	21	12	7	7	47
<b>2010</b>	72	17	22	20	131
<b>2011</b>	85	10	24	25	144
<b>2012</b>	65	16	28	17	126

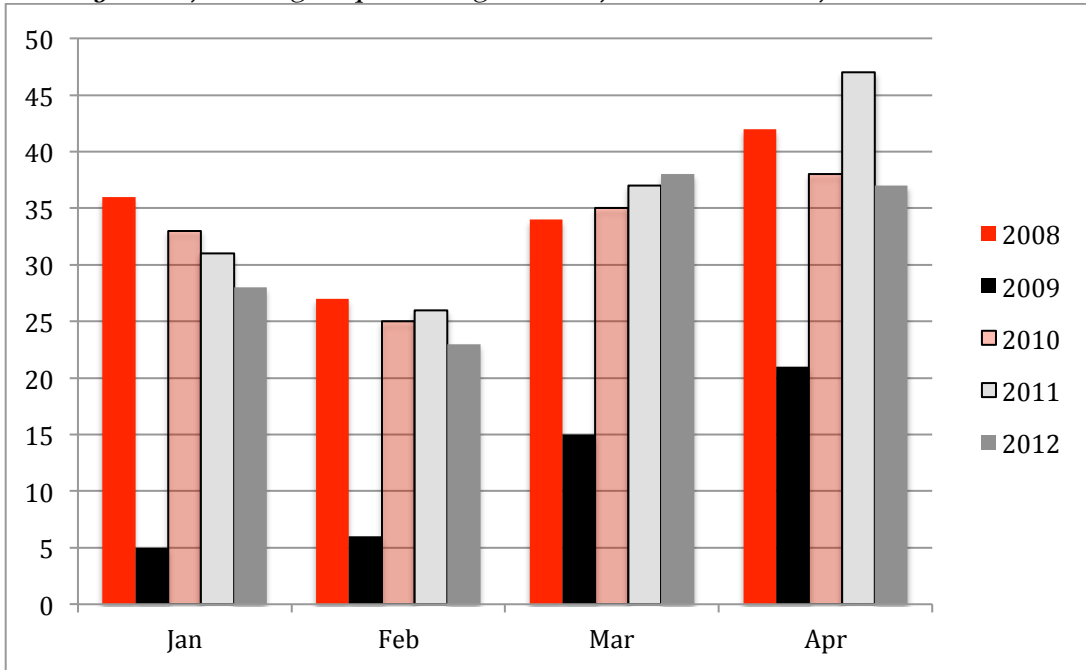
**Chart: January through April - Single Family Homes Sold By Area, 2008 – 2012**



**January through April - Single Family Homes Sold By Month, 2008 - 2012**

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>Total</b>
<b>2008</b>	36	27	34	42	139
<b>2009</b>	5	6	15	21	47
<b>2010</b>	33	25	35	38	131
<b>2011</b>	31	26	37	47	141
<b>2012</b>	28	23	38	37	126

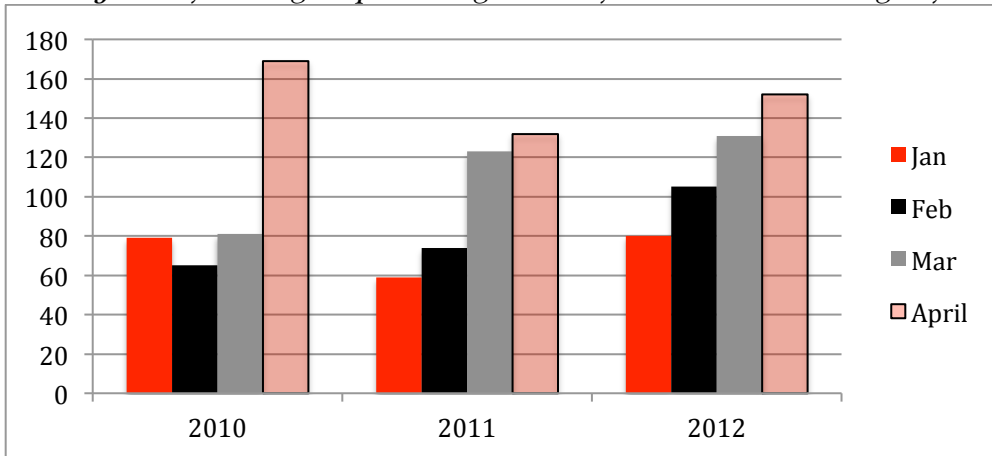
*Chart: January through April - Single Family Homes Sold By Month, 2008 – 2012*



*January through April - Single Family Homes New Listings By Month 2010 - 2012*

	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>Total</i>
<b>2010</b>	79	65	81	169	225
<b>2011</b>	59	74	123	132	256
<b>2012</b>	80	105	131	152	316

*Chart: January through April - Single Family Homes New Listings By Month, 2010 – 2012*



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### April 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
7 BENDERS DR	CAPECOD	1512	1928		4	2		0.78	609,000	570,000	194	4/2/12
2 NEDLEY LN	COLONIL	1698	1960	2006	3	2	1	0.25	725,000	662,500	150	4/19/12
4 INDIAN PASS	COLONIL	3668	1947	2001	5	5	0	0.23	1,299,000	1,254,000	530	4/13/12
40 LOCUST RD	GEOGCOL	4044		2003	5	3	1	4.07	1,995,000	1,700,000	1037	4/4/12
144 ZACCHEUS MEAD LN	COLONIL	3647	1936	1997	3	3	1	1.5	1,925,000	1,825,000	372	4/9/12
7 SPARROW LN	COLONIL	3409	1958		4	3	1	1.02	2,025,000	1,960,000	60	4/30/12
18 BYRAM DOCK ST	COLONIL	2753	1899	1995	3	2		0.23	2,275,000	2,200,000	273	4/25/12
52 DOUBLING RD	FRSTYLE	5310	1964	2006	5	6	1	2.41	2,495,000	2,250,000	121	4/4/12
21 FLAGLER DR	COLONIL	3176	1932	1995	4	4	2	2.4	2,975,000	2,425,000	126	4/16/12
197 ROUND HILL RD	COLONIL	5478	1920	2001	5	5	2	2.54	2,795,000	2,710,000	134	4/16/12
55 BUSH AV	COLONIL		1980	2004	5	3	2	0.89	3,200,000	2,930,000	0	4/16/12
619 STEAMBOAT RD	COLONIL	3234	1876		4	4	1	0.25	3,495,000	3,000,000	53	4/13/12
42 BOTE RD	COLONIL	8224	2011		6	6	3	0.49	3,300,000	3,000,000	57	4/17/12
25 HILLSIDE RD	CRGHSE	5155	1906	2008	5	3	2	2.21	3,800,000	3,500,000	99	4/13/12
60 E ELM ST	GEOGCOL	5312	2009		4	5	2	0.14	3,875,000	3,600,000	69	4/16/12
542 LAKE AVE	GEOGCOL	9627	2011		6	8	2	2.5	5,650,000	5,300,000	363	4/27/12
20 PARTRIDGE HOLLOW RD	COLONIL		1991	2005	4	5	2	5.79	6,495,000	6,125,000	105	4/18/12
74 UPPER CROSS RD	COLONIL	14000	1995	2011	7	5	2	16.88	15,000,000	13,500,000	202	4/11/12

### April 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
198 VALLEY RD	RANCH	2618	1958	2003	4	3		0.28	769,000	725,000	59	4/13/12
10 RIDGE RD	COLONIL	2165	1908	2009	3	2		0.2	895,000	875,000	209	4/20/12
45 INDIAN MILL RD	COLONIL	2720	1979		3	2	1	2	1,195,000	1,195,000	21	4/17/12
4 KEMONDO RD,(AKA 53 CAT ROCK RD)	COLONIL	4043	1962	2005	4	3	1	2.38	1,475,000	1,357,500	300	4/30/12
16 LIMERICK PL	COLONIL	4468	2002		5	3	1	2	2,195,000	2,000,000	275	4/5/12

### April 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
32 CARY RD	RANCH	992	1946		2	1		0.125	699,000	580,000	147	4/19/12
75 SHEEPHILL RD	CAPECOD	1262	1949		4	2		0.2	649,000	610,000	205	4/12/12
19 SUNSHINE AVE	RANCH	1396	1956	1970	3	2	1	0.2	699,000	650,000	228	4/20/12
55 OVAL AVE	RANCH	1547	1926	2011	2	1		0.21	745,000	665,000	164	4/25/12
11 MEYER PL	RR	3076	1961		4	3		0.26	810,000	775,000	25	4/2/12
22 SUMMIT RD	CAPECOD	2565	1948	1994	3	2	1	0.253	1,195,000	1,075,000	119	4/2/12
35 CHAPEL LN	COLONIL	3132	1987	2007	5	4		0.57	1,450,000	1,450,000	82	4/20/12
10 LAKE DR SOUTH	COLONIL	2853	1931	2007	4	3	1	0.32	1,795,000	1,600,000	221	4/30/12
11 DORCHESTER LN	COLONIL	3361		2007	5	4	1	0.28	2,095,000	2,055,000	25	4/25/12

### April 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
54 CENTER DR	COLONIL	1397	1947		3	1	1	0.13	595,000	500,000	56	4/12/12
53 LOCKWOOD AVE	COLONIL		1984	2007	5	3		0.35	2,100,000	1,875,000	180	4/2/12
11 BROWNHOUSE RD	VICTORN	3824	1987	1998	3	3	2	0.33	2,050,000	2,025,000	43	4/12/12
14 OLD FARM LN	COLONIL	6041	1981	2006	5	5	1	1.02	2,195,000	2,065,000	303	4/2/12
23 TOMAC AVE	COLONIL	3277	1994	2008	4	4	1	0.32	2,695,000	2,650,000	149	4/17/12