

Greenwich - May 2012 Market Summary
Courtesy of Carolyn Sarsen

<i>Single Family Homes Sold</i>	49
<i>Average Original List Price</i>	\$2,749,898
<i>Average List Price</i>	\$2,505,745
<i>Average Sale Price</i>	\$2,254,242
<i>Average Days On Market</i>	197

May 2012 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	22	\$3,595,227	\$3,175,909	\$2,781,061	87.57%	226
COS COB	8	\$1,671,125	\$1,489,688	\$1,390,625	93.35%	212
RIVERSIDE	9	\$2,443,667	\$2,353,000	\$2,222,778	94.47%	124
OLD GREENWICH	10	\$2,028,800	\$1,981,700	\$1,814,450	91.56%	187
TOTAL	49	\$2,749,898	\$2,505,745	\$2,254,242	89.96%	197

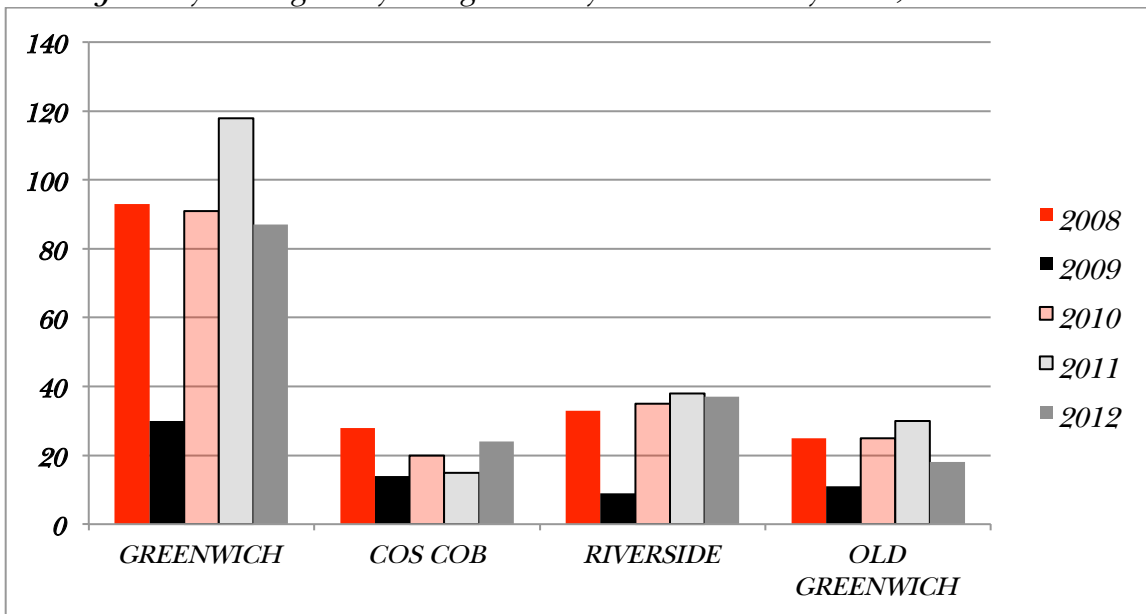
May 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH
Under \$1M	8	4	1	4
\$1M - \$2M	7	3	4	1
\$2M - \$3M	2	0	2	4
\$3M - \$4M	0	0	0	0
\$4M - \$5M	0	0	1	1
\$5M - \$7.5M	3	1	1	0
\$7.5M - \$10M	0	0	0	0
\$10M+	2	0	0	0
	22	8	9	10

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	93	28	33	25	179
2009	30	14	9	11	64
2010	91	20	35	25	171
2011	118	15	38	30	201
2012	87	24	37	18	166

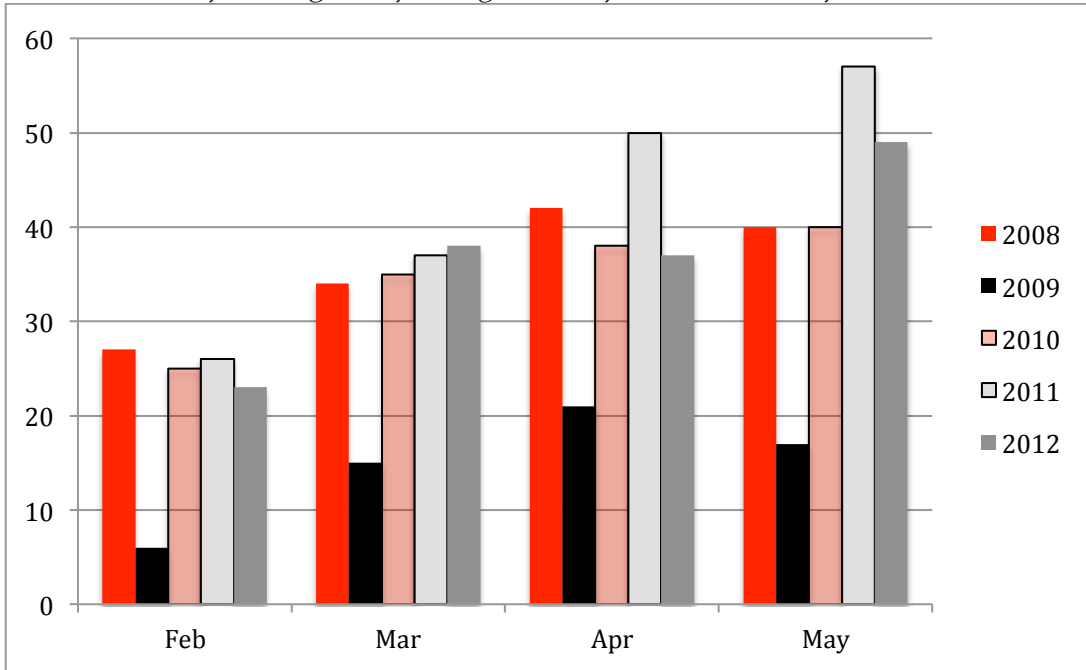
Chart: January through May - Single Family Homes Sold By Area, 2008 – 2012



February through May - Single Family Homes Sold By Month, 2008 - 2012

	Feb	Mar	Apr	May	Total
2008	27	34	42	40	143
2009	6	15	21	17	59
2010	25	35	38	40	138
2011	26	37	50	57	170
2012	23	38	37	49	147

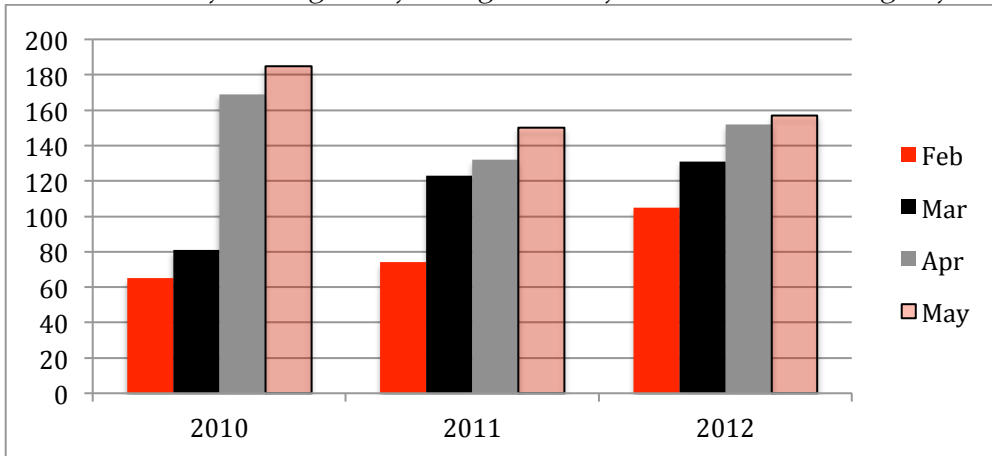
Chart: February through May - Single Family Homes Sold By Month, 2008 – 2012



February through May - Single Family Homes New Listings By Month 2010 - 2012

	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Total</i>
2010	65	81	169	185	500
2011	74	123	132	150	479
2012	105	131	152	157	545

Chart: February through May - Single Family Homes New Listings By Month, 2010 – 2012



This report is based on data generated by Greenwich MLS. Property and statistical data is solely for your personal, non-commercial use and is deemed reliable but not guaranteed. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.

May 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
34 TALBOT LN	COLONIL	1041	1928	1985	2	1		0.1	445,000	410,000	368	5/11/12
16 FAIRVIEW TERR	RANCH		1952	2007	2	1		0.28	630,000	630,000	12	5/4/12
281 RIVERSVILLE RD	FARMHSE	2134		1889	3	2	0	4.79	995,000	725,000	485	5/9/12
4 CONNECTICUT AV	COLONIL	1770	1927	2010	3	1	1	0.13	795,000	735,000	19	5/24/12
31 MALLARD DR	SPLIT	1934	1962	2011	3	2		0.29	875,000	820,000	55	5/30/12
137 CUTLER RD	CAPECOD	2253	1957	1993	4	3		4	875,000	847,500	136	5/25/12
19 FARLEY ST	COLONIL	2196	1900	2008	3	2	1	0.21	1,095,000	990,000	56	5/24/12
54 JOHN ST	COLONIL	2945	1930	1988	3	3	1	0.66	1,295,000	995,000	165	5/7/12
341 STANWICH RD	TUDOR	4521	1979	2008	4	4	1	2.14	1,600,000	1,600,000	51	5/24/12
55 BURNING TREE RD	COLONIL	3758	1960	2000	4	4	1	2.23	1,795,000	1,700,000	36	5/8/12
18 DINGLETOWN RD	COLONIL		1962	2005	4	3	1	1	1,825,000	1,735,000	320	5/2/12
35 WINDING LN	COLONIL	3387	1960	1994	4	3	1	2.22	1,995,000	1,750,000	687	5/2/12
38 BYFIELD LN	COLONIL	3850	1961	2010	4	4		2	1,825,000	1,800,000	356	5/31/12
11 HYCLIFF RD	COLRANC	4028	1955	2000	4	5	1	5.74	2,195,000	1,895,850	699	5/7/12
163 LAKE AV	COLONIL	3118	1915	2005	4	3	1	0.21	2,195,000	1,950,000	0	5/2/12
77 SAWMILL LN	COLONIL	5274	1991		4	5	1	1.05	2,195,000	2,100,000	29	5/11/12
91 OVERLOOK DR	COLONIL	6100	2008		5	5	1	0.32	2,495,000	2,350,000	100	5/1/12
19 WITHERELL DR	COTSWLD	3812	1910	2006	5	4	1	2.06	5,250,000	5,000,000	9	5/7/12
1 FARWELL LN	COLONIL	7723	1995		5	6	1	5.81	5,195,000	5,050,000	329	5/31/12
822 NORTH ST	GEOGCOL	11053	2001	2011	7	7	2	4.48	7,450,000	6,500,000	330	5/25/12
545 INDIAN FIELD RD	GEOGCOL	8925	1928		8	7	1	1.6	12,900,000	10,600,000	316	5/17/12
549 INDIAN FIELD RD	ENGLMNR	10465	1929		5	6	1	2	13,950,000	11,000,000	408	5/21/12

May 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
95 COS COB AV	RANCH	1985	1957		3	1		0.34	699,000	638,000	124	5/2/12
204 VALLEY RD	SPLIT		1957	1974	4	2	1	0.29	749,500	670,000	377	5/29/12
33 PLEASANT ST	CAPECOD		1925	2012	3	2		0.144	735,000	735,000	10	5/3/12
3 RIDGE RD	TUDOR		1930	1996	4	2	1	0.17	849,000	807,000	73	5/28/12
1 COTTONTAIL RD	FARMHSE	3135	1787	2007	4	3		1.69	1,450,000	1,350,000	291	5/16/12
7 CHESTNUT ST	COLONIL	4066	2007		4	4	1	0.26	1,345,000	1,400,000	35	5/29/12
60 CAT ROCK RD	SEE/RMK	4402	1986		5	4	1	2.02	1,895,000	1,825,000	164	5/30/12
502 COGNEWAUGH RD	EURSTYL	11000	2007		6	9	1	2.01	4,195,000	3,700,000	620	5/30/12

May 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
22 RIVERSIDE LN	CAPECOD	1830	1948	1993	3	2		0.23	789,000	735,000	67	5/29/12
6 LINWOOD AVE	CAPECOD	2524	1940	2010	4	3	1	0.22	1,125,000	1,075,000	354	5/21/12
25 BRAMBLE LN	SPLIT	2337	1954		4	3	1	0.29	1,399,000	1,375,000	16	5/16/12
67 LOCKWOOD LN	COLONIL	2898	1970	2012	5	3	2	0.33	1,595,000	1,595,000	30	5/24/12
42 RIVERSIDE LN	COLONIL	4500	2011		4	4	1	0.22	1,750,000	1,710,000	89	5/16/12
12 KNOLL ST	COLONIL	3190	1941	1992	4	3	1	0.26	2,195,000	2,000,000	235	5/21/12
29 HENDRIE AV	COLONIL		1924	1995	5	4	1	0.82	2,525,000	2,525,000	0	5/11/12
32 CARRIGLEA DR	COLONIL	5606	1975	2008	5	5	2	1	4,499,000	4,000,000	211	5/24/12
10 NORMANDY LN	GEOGCOL	6532	2002	2008	6	8	1	1	5,300,000	4,990,000	111	5/17/12

May 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>
22 ARNOLD ST	RANCH	1320	1946		3	1	1	0.19	675,000	500,000	13	5/19/12
37 OLD KINGS HWY	SPLIT	1326	1962		3	2		0.17	619,000	585,000	267	5/10/12
15 CENTER DR	COLONIL	1439	1927		3	2		0.13	650,000	612,000	21	5/15/12
20 WEST END AV	COLONIL	1708	1911		3	1	1	0.16	619,000	627,500	598	5/8/12
72 SHORE RD	CAPECOD	2456	1973	2004	4	2	1	0.38	1,199,000	1,100,000	223	5/25/12
29 TOMAC AVE	VICTORN		1893	2005	5	3	1	0.38	2,695,000	2,485,000	155	5/1/12
32 HENDRIE DR	SHORCOL		1914	2007	5	3	1	0.32	2,895,000	2,660,000	65	5/31/12
26 WEST WAY		2861	1952	1998	3	3		0.3	2,995,000	2,700,000	33	5/4/12
14 TAIT RD	SHLSTYL	3540	2011		5	5	1	0.26	2,995,000	2,925,000	323	5/30/12
21 WEST WAY	CONTEMP	4292	1968	1987	5	5	1	0.26	4,475,000	3,950,000	169	5/1/12

May 2012 Condos & CoOps Sold: ALL Greenwich, Cos Cob, Riverside, 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>
162 PUTNAM PARK			1950	2004	2	1			274,999	267,500	33	5/11/12
112 PUTNAM PARK	COLONIL		1952		3	2			499,000	470,000	324	5/18/12
3 PUTNAM HILL	HIRISE		1956	2000	3	2			595,000	555,000	191	5/15/12
11 RIVER RD	CONTEMP	1205	1979	2012	2	2			765,000	750,000	9	5/30/12
123 W LYON FARM DR	CONTEMP	1770	1975	2007	3	3	1		849,000	817,000	54	5/15/12
630 STEAMBOAT RD	HIRISE		1957		3	3			1,199,000	1,150,000	62	5/16/12
56 ORCHARD PL	COLONIL	2675	2010		4	3	1		1,299,000	1,150,000	644	5/16/12
1 MILBANK AV	CONTEMP	2160	1986	2011	2	2	1		1,350,000	1,250,000	113	5/11/12
603 STEAMBOAT RD	TWNHSE	2328	1980		2	3	1		1,695,000	1,250,000	613	5/25/12
2 OLD CHURCH RD	VICTORN	2463	1900	2010	4	3	1		1,575,000	1,300,000	723	5/24/12