

**Greenwich Real Estate Monthly Market Report - June 2012**  
**Including First-Half 2012 Statistics**  
*Courtesy of Carolyn Sarsen*

**June 2012**

<i>Single Family Homes Sold</i>	72
<i>Average Original List Price</i>	\$2,490,933
<i>Average List Price</i>	\$2,373,649
<i>Average Sale Price</i>	\$2,200,782
<i>Average Days On Market</i>	133

**June 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>	38	\$2,795,171	\$2,607,750	\$2,425,511	93.01%	146
<b>COS COB</b>	8	\$1,161,688	\$1,103,688	\$1,025,625	92.93%	161
<b>RIVERSIDE</b>	17	\$1,938,776	\$1,924,159	\$1,788,912	92.97%	81
<b>OLD GREENWICH</b>	9	\$3,430,889	\$3,363,111	\$3,074,490	91.42%	148
<b>TOTAL</b>	<b>72</b>	<b>\$2,490,933</b>	<b>\$2,373,649</b>	<b>\$2,200,782</b>	<b>92.72%</b>	<b>133</b>

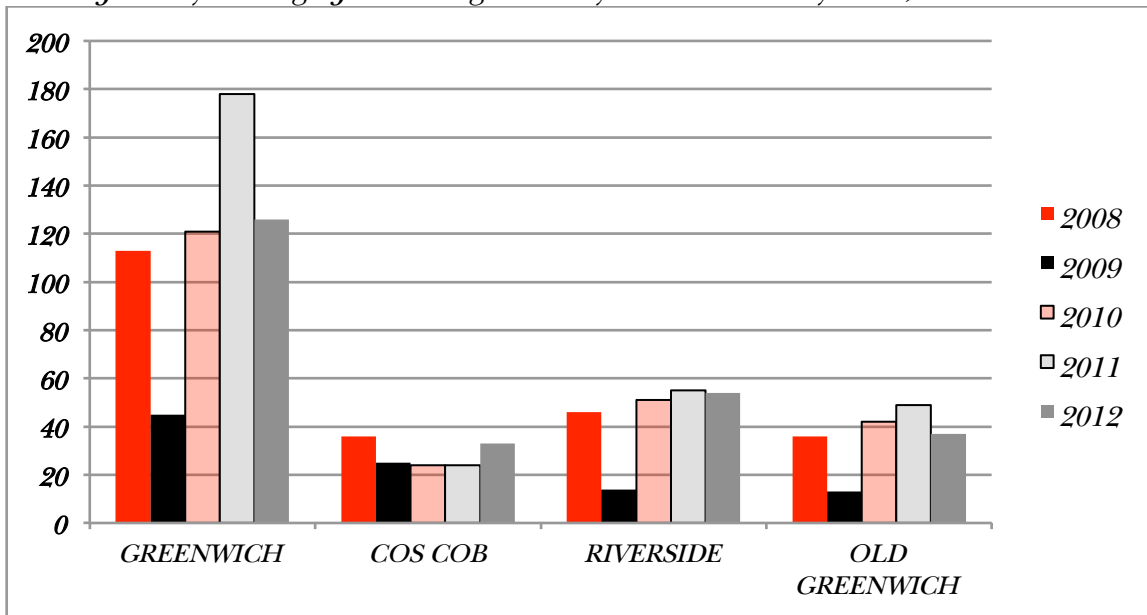
**June 2012 Single Family Homes Sold By Price Range**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	11	4	7	3	<b>25</b>
<b>\$1M - \$2M</b>	9	4	5	2	<b>20</b>
<b>\$2M - \$3M</b>	7	0	2	2	<b>11</b>
<b>\$3M - \$4M</b>	5	0	2	0	<b>7</b>
<b>\$4M - \$5M</b>	3	0	0	0	<b>3</b>
<b>\$5M - \$7.5M</b>	2	0	1	1	<b>4</b>
<b>\$7.5M - \$10M</b>	0	0	0	0	<b>0</b>
<b>\$10M+</b>	1	0	0	1	<b>2</b>
	<b>38</b>	<b>8</b>	<b>17</b>	<b>9</b>	<b>72</b>

**January through June - 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>	113	36	46	36	231
<b>2009</b>	45	25	14	13	97
<b>2010</b>	121	24	51	42	238
<b>2011</b>	178	24	55	49	306
<b>2012</b>	126	33	54	37	250

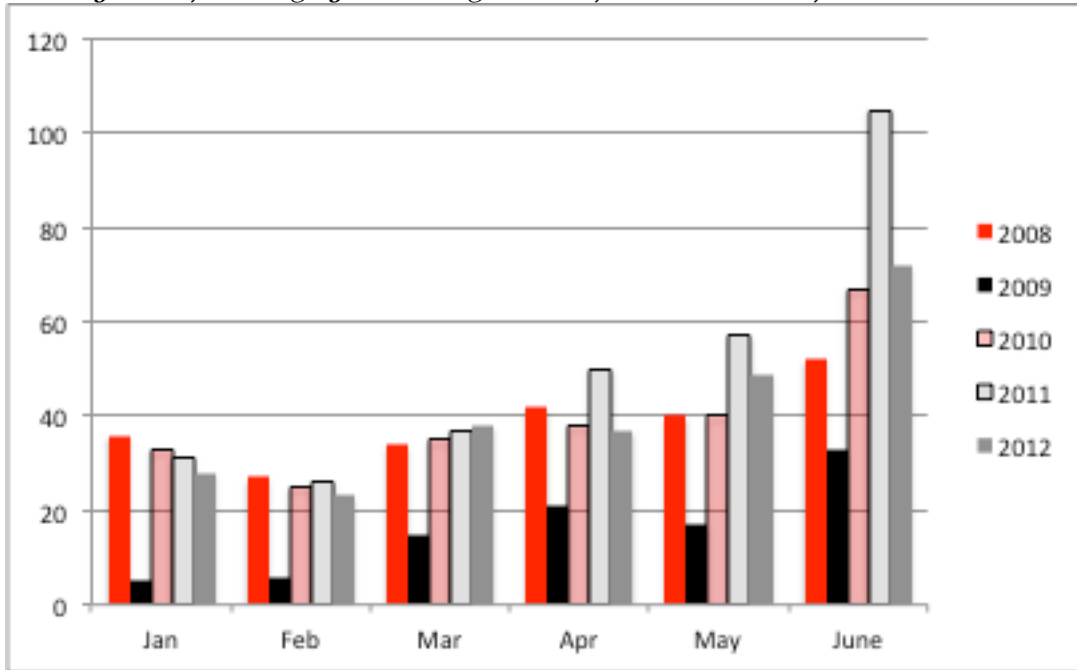
*Chart: January through June - Single Family Homes Sold By Area, 2008 – 2012*



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

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>
<b>2008</b>	36	27	34	42	40	52	<b>231</b>
<b>2009</b>	5	6	15	21	17	33	<b>97</b>
<b>2010</b>	33	25	35	38	40	67	<b>238</b>
<b>2011</b>	31	26	37	50	57	105	<b>306</b>
<b>2012</b>	28	23	38	37	49	72	<b>247</b>

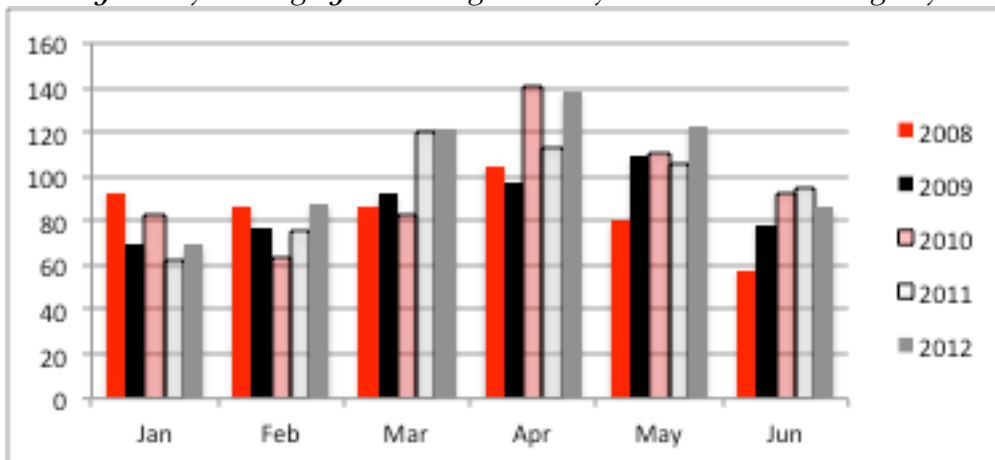
*Chart: January through June - Single Family Homes Sold By Month, 2008 – 2012*



*January through June - Single Family Homes New Listings By Month 2008 - 2012*

	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Total</i>
<i>2008</i>	93	87	87	105	80	58	<b>359</b>
<i>2009</i>	69	77	92	97	109	78	<b>375</b>
<i>2010</i>	83	63	83	141	111	93	<b>398</b>
<i>2011</i>	62	75	120	113	106	95	<b>414</b>
<i>2012</i>	69	88	122	138	123	86	<b>471</b>

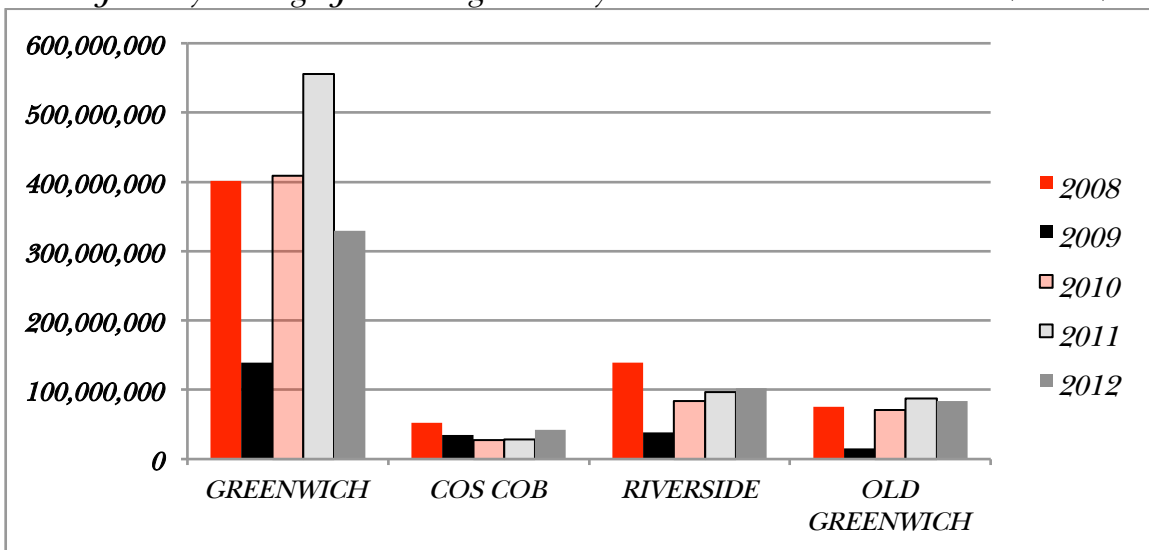
*Chart: January through June - Single Family Homes New Listings By Month, 2008 – 2012*



**January through June - Single Family Homes Total Sales Volume 2008 - 2012**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>2008</b>	401,786,875	52,029,150	139,219,540	75,116,400	668,151,965
<b>2009</b>	138,874,500	34,500,200	38,799,411	15,526,000	227,700,111
<b>2010</b>	409,100,522	27,316,419	83,539,771	71,131,318	591,088,030
<b>2011</b>	556,139,125	28,504,972	96,303,750	87,724,950	768,672,797
<b>2012</b>	329,139,474	41,984,600	102,522,000	83,994,410	557,640,484

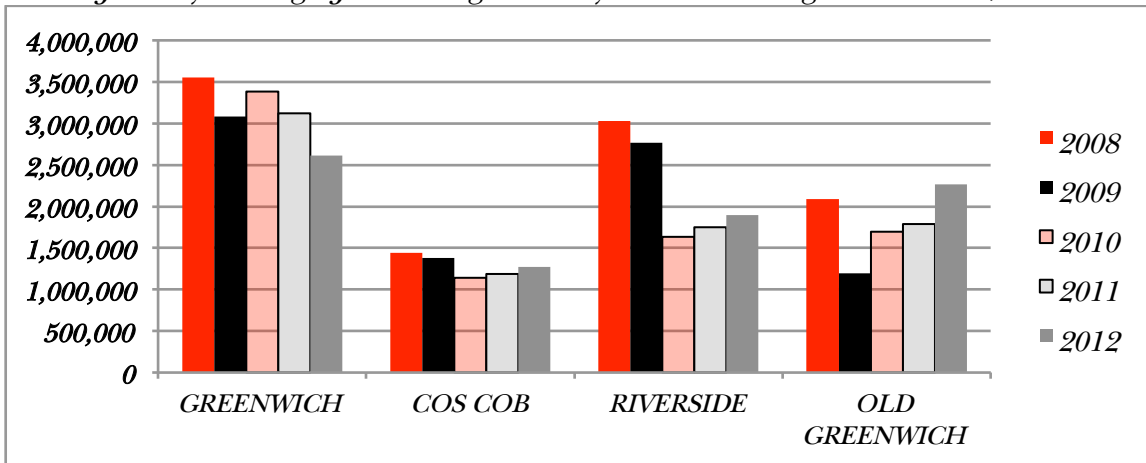
*Chart: January through June - Single Family Homes Total Sales Volume 2008 - 2012*



**January through June - Single Family Homes Average Sales Price 2008 - 2012**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2008</b>	3,555,636	1,445,254	3,026,512	2,086,567	2,892,433
<b>2009</b>	3,086,100	1,380,008	2,771,387	1,194,308	2,347,424
<b>2010</b>	3,380,996	1,138,184	1,638,035	1,693,603	2,483,563
<b>2011</b>	3,124,377	1,187,707	1,750,977	1,790,305	2,512,003
<b>2012</b>	2,612,218	1,272,261	1,898,556	2,270,119	2,230,562

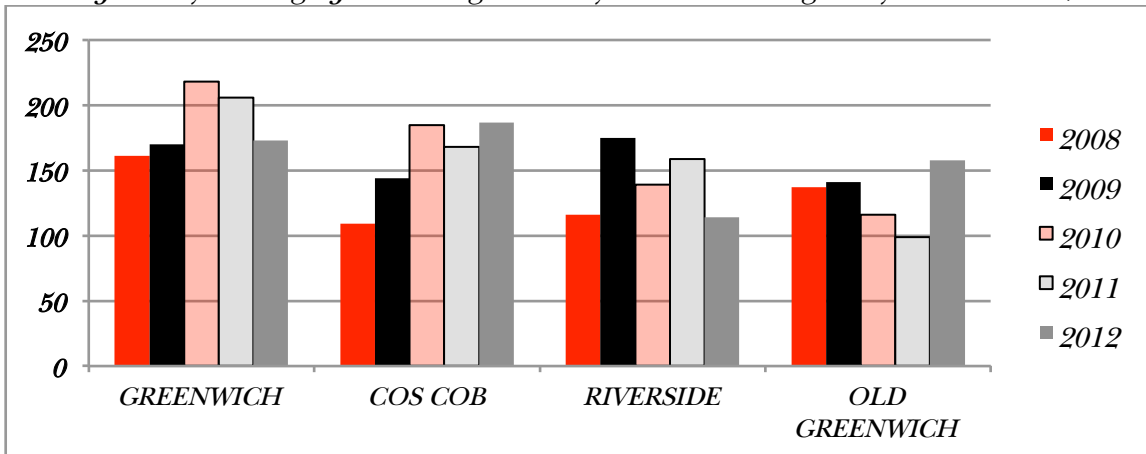
Chart: January through June - Single Family Homes Average Sales Price, 2008 – 2012



January through June - Single Family Homes Average Days On Market 2008 - 2012

	<i>GREENWICH</i>	<i>COS COB</i>	<i>RIVERSIDE</i>	<i>OLD GREENWICH</i>	<i>AVERAGE</i>
<i>2008</i>	161	109	116	137	<b>140</b>
<i>2009</i>	170	144	175	141	<b>160</b>
<i>2010</i>	218	185	139	116	<b>180</b>
<i>2011</i>	206	168	159	99	<b>178</b>
<i>2012</i>	173	187	114	158	<b>160</b>

Chart: January through June - Single Family Homes Average Days On Market, 2008 – 2012



## June 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>
24 TALBOT LN	COLONIL	1506	1923	2002	3	2		0.09	429,000	335,000	266	6/29/12
16 WESSELS PL	COLONIL	1472	1910		3	1		0.12	529,000	490,000	231	6/18/12
40 W DIVISION ST-WEST	COLONIL	1210	1938	2010	3	1	1	0.13	510,000	500,000	42	6/27/12
24 E BYWAY	CAPECOD		1950	1990	3	1	1	0.2	540,000	553,400	35	6/8/12
31 WINDY KNLS	RANCH	1584	1960		4	2		0.23	628,000	620,000	30	6/21/12
17 BROOK CROSSWAY	CAPECOD		1952	2007	4	1		0.19	698,000	680,000	85	6/13/12
31 GREENWAY DR	CAPECOD	1995	1953	2007	4	2		0.37	799,000	692,500	481	6/26/12
15 FLETCHER AV	CAPECOD	1296	1952	2007	3	2		0.17	749,500	700,000	23	6/12/12
168 HENRY ST	COLONIL	1528	2005		3	3	1	0.17	775,000	740,000	29	6/18/12
175 LAKE AVE	COLONIL	1818	1915		4	1	1	0.23	849,000	749,000	49	6/11/12
62 HILLSIDE RD	COLONIL	2342	1957	1975	4	2	1	1.29	1,095,000	950,000	373	6/1/12
5 ANGUS LN	RANCH	2464	1979		4	3		1.26	1,195,000	1,067,500	64	6/22/12
7 GINKGO LN	COLONIL	2149	1950		4	3	1	0.75	1,189,000	1,189,000	7	6/28/12
26 N PORCHUCK RD	CONTEMP	3448	1980	2003	5	4	1	2.18	1,400,000	1,300,000	745	6/1/12
32 COACHLAMP LN	COLONIL	2508	1961		4	2	1	0.49	1,350,000	1,300,000	28	6/6/12
34 N PORCHUCK RD	RANCH	2695	1946	2006	3	4	1	2.17	1,500,000	1,325,000	86	6/21/12
30 JEFFREY RD	RANCH	3140	1963	2004	4	3		1.12	1,495,000	1,444,000	141	6/25/12
129 DINGLETOWN RD	CRGHSE	2900	1926	1986	3	3		2	1,485,000	1,494,000	27	6/22/12
8 OSCEOLA DR	TUDOR	2838	1927	1987	4	3	1	0.52	1,500,000	1,625,000	5	6/21/12
27 RIDGEBROOK RD	COLONIL	2936	1928	1990	4	3	1	0.66	1,975,000	1,700,000	52	6/6/12
9 CLIFF RD	TUDOR	3773	1930	2004	5	4	1	0.52	2,345,000	2,160,000	34	6/14/12
4 DOGWOOD LN	COLONIL	4369	1942	2003	5	4	1	1.16	2,560,000	2,200,000	30	6/16/12
61 WINDING LN	COLONIL	4302	1960	1970	6	5	1	3.2	2,975,000	2,400,000	101	6/11/12
14 INDIAN CHASE DR	SHORCOL		1926	1993	5	4		1	2,695,000	2,420,000	152	6/19/12
99 OVERLOOK DR	COLONIL	4403	2008	2011	4	3	2	0.319	2,550,000	2,500,000	82	6/8/12
14 WYNNWOOD RD	COLRANC	5441	1952	1997	5	4	2	1.73	2,995,000	2,700,000	249	6/20/12
665 STEAMBOAT RD	COLONIL	2759	1955		3	4			3,400,000	2,950,000	430	6/22/12
13 HUNTZINGER DR	COLONIL	4662	1920	2005	6	6	1	1.3	3,250,000	3,060,000	43	6/25/12
35 LAKEWOOD CIR NO	COLONIL	4553	1950	2011	5	4	1	0.9	3,295,000	3,150,000	39	6/22/12
19 BOULDER BROOK RD	COLONIL	5066	1959	2001	5	4	1	1.36	3,275,000	3,200,000	37	6/19/12
240 OVERLOOK DR	COLONIL	6591	2005	2008	5	4	2	0.59	3,775,000	3,400,000	253	6/15/12
63 MAPLE AVE	COLONIL	6782	2009		5	6	2	0.7	3,999,000	3,700,000	343	6/14/12
62 BROOKRIDGE DR	GEOGCOL	7605	1999	2011	6	6	2	1.5	4,700,000	4,200,000	281	6/1/12
12 STILLMAN LN	SHLSTYL	8279	2012		5	6	2	1.14	4,450,000	4,350,000	78	6/25/12
38 MEADOW WOOD DR	SHLSTYL	6120	1986	1995	5	5	1	1	4,700,000	4,525,000	17	6/1/12
8 BALDWIN FARMS NO	COLONIL	10506	2011		6	6	4	2.11	6,950,000	6,500,000	46	6/29/12
27 MIDWOOD RD (DEER PARK)	GEOGCOL	8252	1995	2007	7	8	2	2.25	7,995,000	7,300,000	515	6/6/12
183 BYRAM SHORE RD	CONTEMP	6462	1985		4	4	1	3.84	12,495,000	12,000,000	32	6/15/12

## June 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>
13 CARRIAGE RD	RANCH	2075	1956	2006	3	2	1	1.59	860,000	785,000	361	6/8/12
22 POND PL	CAPECOD	2049	1959		4	2		0.329	875,000	796,500	163	6/18/12
33 WHITE BIRCH LN	CAPECOD	1683	1960	2010	3	2		1.52	874,500	870,000	43	6/29/12
7 SUBURBAN AV		3348	1929	2011	4	5		0.31	1,075,000	980,000	109	6/26/12
34 BENENSON DR	CONTEMP	3133	1975		4	2	1	1	1,150,000	1,000,000	261	6/18/12
21 MULBERRY LN	COLONIL	1944	1999		4	3	1	0.15	1,100,000	1,072,500	64	6/29/12
53 CROSS LN	COLONIL	2496	1989	2007	4	2	1	0.23	1,195,000	1,151,000	58	6/29/12
169 VALLEY RD	VICTORN	2660	1850		3	2	1	1.35	1,700,000	1,550,000	230	6/28/12

**June 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>
11 CARY RD	RANCH	1406	1946		3	2		0.14	475,000	452,500	62	6/27/12
43 SUMMIT RD	CAPECOD	1732	1950		4	2		0.29	850,000	720,000	134	6/6/12
81 SHEEPHILL RD	CAPECOD	1741	1954		4	2		0.2	739,800	730,000	31	6/26/12
54 TERRACE AVE	TUDOR		1926	2002	3	2		0.203	899,000	805,000	337	6/13/12
30 SILVER BEECH RD	RANCH	1677	1953	1993	3	2		0.308	835,000	835,000	36	6/7/12
7 LAKEVIEW DR	RANCH	1821	1975		3	3		0.35	989,900	900,000	49	6/8/12
5 SICKLE BAR LN	SPLIT	2960	1977	2005	4	2	1	0.179	969,000	950,000	43	6/6/12
15 BUXTON LN	COLONIL	2734	1934	2011	4	2	1	0.31	1,195,000	1,075,000	66	6/11/12
2 VERONA DR	CAPECOD	2763	1950	1993	4	3		0.29	1,349,000	1,200,000	104	6/15/12
13 OVAL AV	COLONIL	2851	1924	2007	4	2	1	0.201	1,725,000	1,600,000	78	6/19/12
29 VERONA DR	COLONIL	3804	1952	2006	4	3	1	0.45	1,950,000	1,800,000	36	6/28/12
6 PALMER TERR	COLONIL	3472	1958	2005	4	2	1	0.28	1,849,000	1,849,000	37	6/1/12
72 SUMMIT RD	TUDOR	3460	1931	2010	5	5		0.25	2,095,000	1,970,000	162	6/28/12
34 LAKE DR SO	COLONIL		1977	1995	5	3	1	0.38	2,495,000	2,300,000	61	6/29/12
23 MEADOW RD	COLONIL	4374	1905	1997	6	3	2	0.7	3,695,000	3,175,000	60	6/28/12
272 RIVERSIDE AV	COLONIL	7121	2007		5	6	1	0.34	3,850,000	3,700,000	48	6/27/12
70 MEADOW RD	TUDOR	3846	1908		8	3	1	2.1	6,750,000	6,350,000	33	6/25/12

**June 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>
19 HAVEMEYER LN	COLONIL	1767	1949	2005	3	2		0.26	629,000	535,000	57	6/23/12
56 LADDINS ROCK RD	RANCH	2082	1955	2001	4	2		0.232	575,000	600,000	79	6/4/12
20 CENTER DR	CAPECOD	1728	1939	2010	4	2		0.16	749,000	734,500	468	6/14/12
5 LEJEUNE CT	COLONIL	3840	2006		4	4	1	0.28	1,580,000	1,520,000	58	6/4/12
12 LOCKWOOD AV	COLONIL	2712	1951	1981	5	3	1	0.358	1,795,000	1,770,910	47	6/15/12
2 KERNAN PL	COLONIL	3884	1989	2011	5	3		0.28	2,395,000	2,300,000	36	6/19/12
8 ST CLAIRE AV	SEE/RMK	4830	2011		4	5	1	0.267	2,950,000	2,835,000	404	6/26/12
48 SHORE RD	COLONIL	4376	1916	1998	4	4	1	0.77	5,095,000	5,000,000	64	6/7/12
20 ROCKY POINT RD 20 & 22	POSTMOD	7816	2006		6	6	4	0.9	14,500,000	12,375,000	120	6/1/12

***June 2012 Condos & CoOps Sold: ALL Greenwich, Cos Cob, Riverside, Old Greenwich***

<b><i>Address</i></b>	<b><i>Style</i></b>	<b><i>SqFt</i></b>	<b><i>YrBlt</i></b>	<b><i>YrRnv</i></b>	<b><i>Bds</i></b>	<b><i>FBths</i></b>	<b><i>HBths</i></b>	<b><i>Ac</i></b>	<b><i>List Price</i></b>	<b><i>Sale Price</i></b>	<b><i>DOM</i></b>	<b><i>CD</i></b>
40 HOMESTEAD LN	TWNHSE	1740	1987		3	3	1		379,900	320,000	1043	6/12/12
35 PUTNAM PARK	COLONIL		1950	2008	2	1			349,000	340,000	106	6/26/12
75 COS COB AV	TWNHSE	1222	1974		2	1	1		385,000	350,000	240	6/4/12
1465 E PUTNAM AVE	CONTEMP	926	1977		1	1			375,000	360,000	126	6/14/12
103 HALSTEAD AVE	COLONIL	1810	1950	2009	2	2	1		429,000	425,000	226	6/14/12
51 FOREST AV	TWNHSE	1267	1996		1	2			525,000	480,000	42	6/14/12
11 RIVER RD	CONTEMP	1270	1979	2011	2	2			595,000	500,000	123	6/4/12
51 FOREST AV	GEOGCOL	1044	1994	2008	1	1	1		525,000	500,000	12	6/15/12
5 GLEN ST	TWNHSE	1804	1984	2000	2	2	1		550,000	510,000	70	6/29/12
20 CHURCH ST	HIRISE	1318	1945	2003	2	2			625,000	530,000	388	6/15/12
5 PUTNAM HILL	HIRISE		1956	1995	3	2			585,000	542,500	154	6/18/12
159 PUTNAM PARK	GEOGCOL		1950		3	2			590,000	550,000	158	6/6/12
24 DECATUR ST	TWNHSE		1980		3	2	1		585,000	585,000	45	6/21/12
85 SILO CIR	TWNHSE	1877	1976		3	3			659,000	620,000	97	6/15/12
500 RIVER RD	CONTEMP	1804	1984	2004	2	2			699,000	654,000	444	6/1/12
52 GREENWICH HILLS DR	COLONIL	1971	1974	2005	3	2	1		680,000	655,000	401	6/25/12
20 CHURCH ST	HIRISE	1578	1945	2009	3	2			699,000	690,000	217	6/19/12
609 W LYON FARM DR	CONTEMP	1904	1977	2006	2	3			925,000	905,000	149	6/14/12

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