

Greenwich Real Estate Monthly Market Report - July 2012

Courtesy of Carolyn Sarsen

July 2012 Summary

Single Family Homes Sold	74
Average Original List Price	\$2,811,454
Average List Price	\$2,667,057
Average Sale Price	\$2,513,481
Average Days On Market	116

July 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	32	\$3,631,528	\$3,354,247	\$3,134,320	93.44%	164
COS COB	11	\$1,303,909	\$1,281,455	\$1,218,568	95.09%	67
RIVERSIDE	12	\$2,191,658	\$2,140,833	\$2,034,063	95.01%	72
OLD GREENWICH	19	\$2,694,516	\$2,644,226	\$2,520,337	95.31%	92
TOTAL	74	\$2,811,454	\$2,667,057	\$2,513,481	94.24%	116

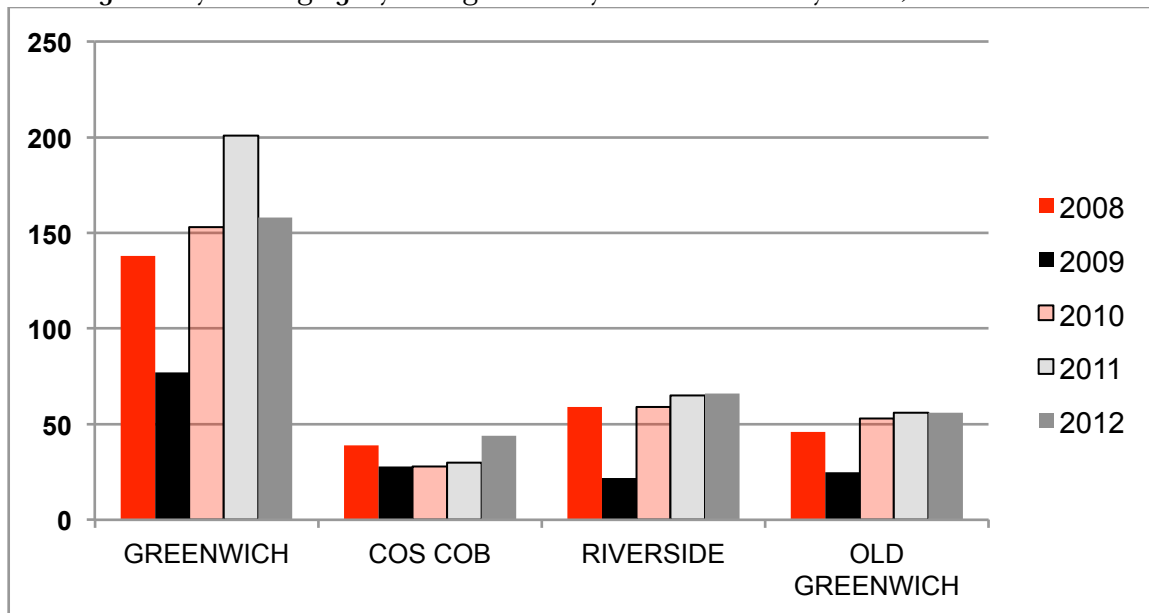
July 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	5	1	5	17
\$1M - \$2M	8	5	6	5	24
\$2M - \$3M	6	1	3	5	15
\$3M - \$4M	4	0	1	2	7
\$4M - \$5M	1	0	1	1	3
\$5M - \$7.5M	4	0	0	0	4
\$7.5M - \$10M	2	0	0	0	2
\$10M+	1	0	0	1	2
	32	11	12	19	74

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	138	39	59	46	282
2009	77	28	22	25	152
2010	153	28	59	53	293
2011	201	30	65	56	352
2012	158	44	66	56	324

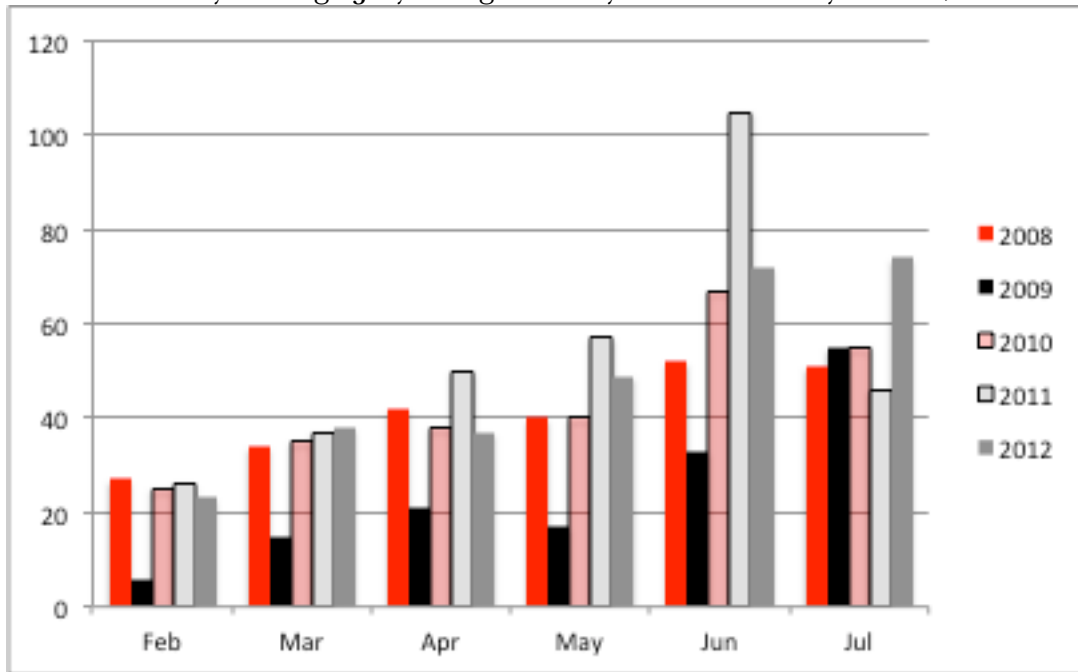
Chart: January through July - Single Family Homes Sold By Area, 2008 – 2012



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

	Feb	Mar	Apr	May	Jun	Jul	Total
2008	27	34	42	40	52	51	246
2009	6	15	21	17	33	55	147
2010	25	35	38	40	67	55	260
2011	26	37	50	57	105	46	321
2012	23	38	37	49	72	74	293

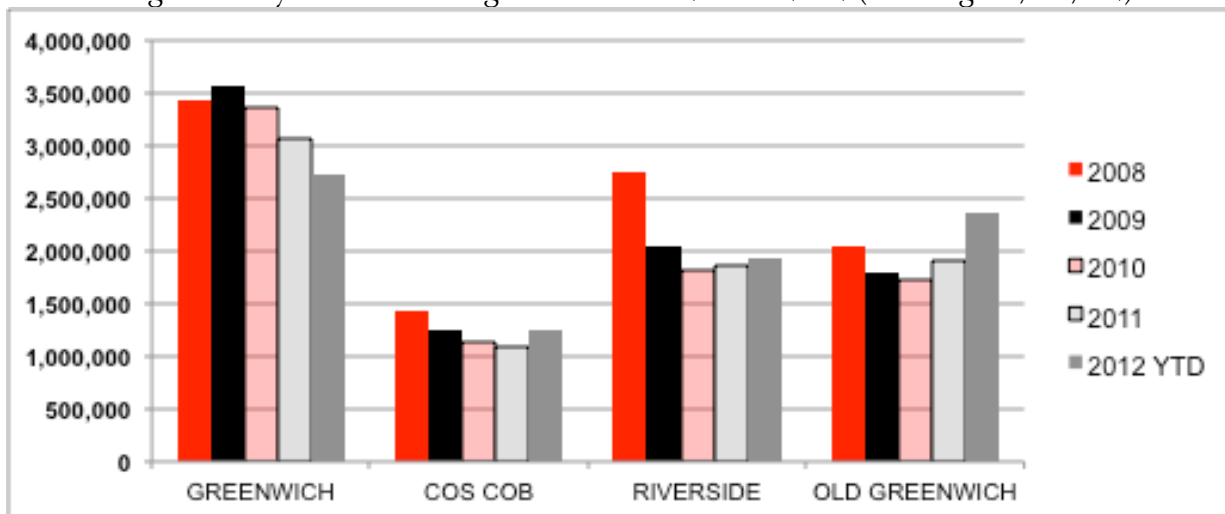
Chart: February through July - Single Family Homes Sold By Month, 2008 – 2012



Single Family Homes Average Sales Price 2008 – 2012 (Through 7/31/12)

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2008	3,423,813	1,429,370	2,750,007	2,041,163	2,822,185
2009	3,575,890	1,249,104	2,054,154	1,785,979	2,668,805
2010	3,358,195	1,140,153	1,827,964	1,732,860	2,518,863
2011	3,058,461	1,098,761	1,869,872	1,905,612	2,433,332
2012 YTD	2,717,960	1,258,838	1,923,193	2,355,014	2,295,179

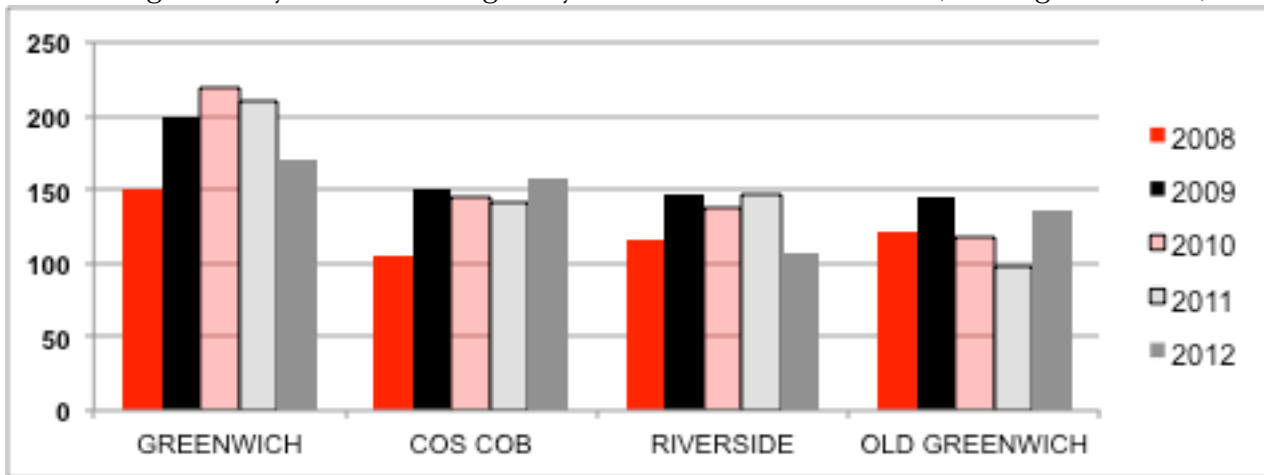
Chart: Single Family Homes Average Sales Price 2008 – 2012 (Through 7/31/12)



Single Family Homes Average Days On Market 2008 – 2012 (Through 7/31/12)

	<u>GREENWICH</u>	<u>COS COB</u>	<u>RIVERSIDE</u>	<u>OLD GREENWICH</u>	<u>AVERAGE</u>
2008	151	105	116	121	134
2009	199	150	147	144	174
2010	220	144	138	117	177
2011	211	142	146	97	172
2012	171	157	106	136	217

Chart: Single Family Homes Average Days On Market 2008 – 2012 (Through 7/31/12)



July 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
6 OCEAN VIEW AV	CAPECOD	1380	1940		3	1		0.135	509,900	470,000	104	7/13/12
37 RICHLAND RD	TUDOR	2010	1930		3	3		0.14	599,000	565,000	50	7/13/12
23 HOMESTEAD RD	RR	1632	1962		3	1	1	0.37	649,000	615,000	42	7/17/12
7 RICHLAND RD	VICTORN	2012	2005		3	2	1	0.15	685,000	670,000	85	7/29/12
19 CONNECTICUT AV	COLONIL	1851	1910		4	2		0.1	750,000	716,000	79	7/27/12
32 CIRCLE DR	RANCH	2014	1951	2004	4	3		0.35	999,000	938,125	22	7/19/12
20 CARPENTERS BROOK RD	CRGHSE	3988	1980	2000	5	4	1	2.01	1,500,000	1,000,100	409	7/20/12
80 PORCHUCK RD	COTSWLD	2757	1926	1999	3	3		0.83	1,397,000	1,250,000	443	7/3/12
27 BYFIELD LN	COLONIL	3714	1960		5	3	1	2.01	1,495,000	1,280,000	70	7/6/12
25 JEFFREY RD	SHLSTYL	3890	1959	2005	4	4		1.14	1,750,000	1,550,000	111	7/23/12
27 PERRYRIDGE RD	COLONIL	2208	1972	2006	4	2	1	0.18	1,725,000	1,565,000	49	7/31/12
82 BUCKFIELD LN	COLONIL		1968		4	4	2		1,798,000	1,675,000	28	7/24/12
3 CORNELIA DR	CONTEMP	3860	1958	2001	3	3		2	2,285,000	1,748,000	143	7/19/12
59 LONDONDERRY DR	COLONIL	3221	1968	1997	4	3	2	2.69	1,999,000	1,850,000	83	7/31/12
1 SILK RD	SHLSTYL	4013	2011		4	4	1	0.29	1,995,000	2,050,000	525	7/13/12
10 MARTIN DALE	COLONIL	2721	1941	2011	3	3	1	0.72	2,400,000	2,125,000	36	7/12/12
15 WILSHIRE RD	SEE/RMK	5480	1979		5	5	1	4	2,895,000	2,500,000	42	7/25/12
8 ROUND HILL RD	COLONIL	4928	1961	1987	5	5		2.39	2,950,000	2,525,000	416	7/30/12
420 NORTH ST	COLONIL	5174	1948	2002	4	3	2	1	2,795,000	2,745,000	17	7/9/12
37 PERRYRIDGE RD	COLONIL	4600	1927	2012	5	4	1	0.3	2,995,000	2,750,000	68	7/2/12
93 ROCKWOOD LN	COLONIL	4833	1956	1997	5	4	3	3.61	3,595,000	3,300,000	21	7/10/12
11 LAKEWOOD CIR NO	GEOGCOL	5563	1998	2009	4	4	1	1.269	3,650,000	3,425,000	52	7/12/12
5 MEADOW DR	VICTORN	4347	1900	2005	7	4	1	2.3	4,200,000	3,500,000	84	7/2/12
542 NORTH ST	COLONIL		1919	2006	6	6	1	1.86	3,700,000	3,600,000	206	7/20/12
145 PARSONAGE RD	COLONIL	5901	1955	2012	5	5	1	2.48	4,995,000	4,995,000	11	7/16/12
244 BYRAM SHORE RD	VICTORN	6576	2000	2005	5	5	1	0.7	5,495,000	5,150,000	461	7/19/12
38 BUSH AV	SHLSTYL	8901	2011		6	7	2	0.6	5,995,000	5,500,000	152	7/5/12
38 CEDARWOOD DR	SHLSTYL	8062	2003	2005	6	7	1	2	6,895,000	6,350,000	255	7/12/12
22 CORNELIA DR	COLONIL		2012		6	7	2	2	6,495,000	6,400,000	10	7/24/12
41 BUSH AVE	COLONIL	8709	1900	2007	6	6	2	1.18	8,495,000	7,850,000	612	7/12/12
17 MEADOWCROFT LN	ENGLMNR	8500	1939	2010	7	7	2	3.97	8,900,000	9,391,000	524	7/2/12
55 OTTER ROCK DR	VICTORN	10780	1890	2005	8	6	1	1.43	10,750,000	10,250,000	26	7/3/12

July 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
31 GROVE ST	CAPECOD	1637	1932	1998	4	2		0.22	649,000	625,000	155	7/27/12
26 MIANUS VIEW TER	RR	2122	1965	2008	3	2		0.36	680,000	650,000	79	7/26/12
47 SINAWOY RD	COLONIL	1136	1920	2007	2	1	1	0.21	695,000	683,000	10	7/9/12
1 RIVER LN	RANCH	1274	1957	2008	3	1	1	0.14	788,000	712,500	82	7/3/12
11 INDIAN MILL RD	CAPECOD	2542	1967		4	3		1.12	1,050,000	990,000	113	7/26/12
30 ROBERTSON LN	COLONIL	2450	1963	2009	4	2	1	0.17	1,050,000	1,030,000	53	7/16/12
74 DANDY DR	COLRANC	2211	1963	2009	4	3		1	1,495,000	1,445,000	50	7/23/12
11 SERENITY LN	COLONIL	3274	1967	2003	5	3	1	1.01	1,695,000	1,620,000	36	7/3/12
31 DARTMOUTH RD	COLRANC	4888	1966	2009	5	5	1	2.21	1,699,000	1,622,500	60	7/31/12
19 LICATA TER	COLONIL			2012	5	5	1	0.51	1,695,000	1,631,250	73	7/18/12
40 NORTH OLD STONE BRIDGE F	COLONIL	6373	1978	2004	5	4	1	1.02	2,600,000	2,395,000	29	7/2/12

July 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
24 PERNA LN	CAPECOD	2114	1955		4	2		0.2	585,000	625,000	60	7/23/12
13 MEYER PL	SHORCOL	1800	1923	2010	3	2		0.29	1,150,000	1,020,000	112	7/24/12
23 GRIFFITH RD	COLONIL	2779	1968	2005	4	3	1	0.17	1,295,000	1,210,000	50	7/20/12
24 NEARWATER LN	COLONIL	3236	1958	2010	4	3	1	0.3	1,395,000	1,370,000	112	7/10/12
3 WESSKUM WOOD RD	COLONIL	2833	1947	1998	4	3	1	0.29	1,795,000	1,698,750	58	7/16/12
19 HIDDEN BROOK RD	RANCH	1950	1952	1984	3	2		0.41	1,495,000	1,800,000	11	7/6/12
16 LAKE DR SO	TUDOR		1924	2003	5	3	1	0.25	1,895,000	1,835,000	108	7/16/12
28 LOADING ROCK RD	COLONIL	4583	2006		4	3	1	0.51	2,095,000	2,050,000	82	7/10/12
27 STONEY RIDGE LN	COLONIL	3653	1954	2010	5	3	1	0.3	2,850,000	2,500,000	78	7/26/12
41 WESSKUM WOOD RD	COLONIL	4156	1932	2006	5	4	1	0.36	2,745,000	2,550,000	24	7/2/12
5 GILLIAM LN	COLONIL	3852	2012		6	5	1	0.29	3,395,000	3,250,000	59	7/16/12
11 INDIAN POINT LN	SHLSTYL	6949	2004	2006	5	5	3	1.04	4,995,000	4,500,000	105	7/11/12

July 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
98 HAVEMEYER LN	RANCH	1371	1953	1979	3	1		0.29	615,800	550,000	64	7/11/12
11 MACARTHUR DR	CAPECOD	1902	1948	2000	4	2		0.2	789,500	750,000	66	7/26/12
26 NIMITZ PL	RANCH	1906	1951		5	4		0.47	829,000	816,400	167	7/15/12
10 PLEASANT VIEW PL	RANCH	1475	1951		4	2		0.4	875,000	820,000	137	7/10/12
24 MARSHALL ST	CAPECOD	2623	1949	1993	4	3		0.23	897,000	870,000	221	7/20/12
41 ARCADIA RD	COLONIL	2781	1927	1999	4	3		0.22	1,295,000	1,270,000	33	7/6/12
49 BENJAMIN ST	COLONIL	1791	1942		4	2		0.259	1,299,000	1,290,000	3	7/3/12
20 SHORE RD	SHORCOL		1898	2001	4	3	1	0.22	1,525,000	1,550,000	13	7/27/12
17 SHORE RD	CAPECOD	2527	1930	2009	5	3		0.218	1,725,000	1,625,000	94	7/25/12
32 TOMAC AV	COLONIL	2556	1964	2004	4	2	1	0.31	1,785,000	1,800,000	43	7/12/12
36 DEEPWOODS LN	COLONIL	3608	2000		5	4	1	0.28	2,200,000	2,050,000	173	7/18/12
5 RICKI BETH LN	COLONIL	6348	1980	2009	5	3	2	1.14	2,175,000	2,055,000	425	7/19/12
12 HILLCREST PARK RD	COLONIL	5290	1952	2003	4	5		1.03	2,395,000	2,225,000	20	7/16/12
134 SHORE RD	COLONIL	3144	1868	2011	4	2	1	0.387	2,495,000	2,495,000	36	7/16/12
5 INDIAN DR	SEE/RMK	4121	1962	2009	5	3	1	0.47	3,295,000	2,600,000	42	7/30/12
17 LEDGE RD	COLONIL	4338	1900	2003	5	3	1	0.37	3,695,000	3,400,000	132	7/12/12
12 ROCKY POINT RD	COLONIL	4839	1998		6	5	1	0.36	3,375,000	3,520,000	17	7/30/12
54 BINNEY LN	COLONIL	5356	2000	2005	5	4	1	0.46	4,475,000	4,100,000	43	7/20/12
12 INDIAN DR	COLONIL	8100	1993	2008	5	5	1	0.7	14,500,000	14,100,000	24	7/31/12

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