

Greenwich Real Estate Monthly Market Report - August 2012

Courtesy of Carolyn Sarsen

August 2012 Summary

Single Family Homes Sold	62
Average Original List Price	\$2,575,087
Average List Price	\$2,375,661
Average Sale Price	\$2,198,593
Average Days On Market	172

August 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	24	\$3,124,438	\$2,857,063	\$2,562,617	89.69%	285
COS COB	8	\$1,538,487	\$1,470,250	\$1,412,500	96.07%	99
RIVERSIDE	19	\$2,557,895	\$2,336,184	\$2,220,632	95.05%	89
OLD GREENWICH	11	\$2,160,091	\$2,052,000	\$1,938,000	94.44%	119
TOTAL	62	\$2,575,087	\$2,375,661	\$2,198,594	92.55%	172

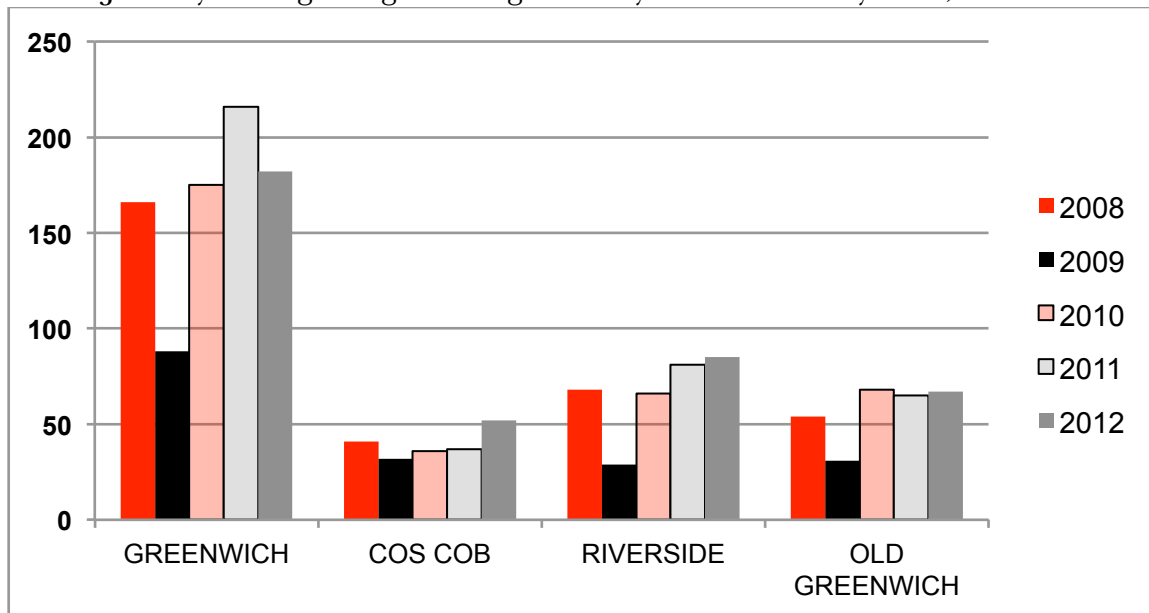
August 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	9	3	5	2	19
\$1M - \$2M	4	4	7	3	18
\$2M - \$3M	4	0	3	5	12
\$3M - \$4M	3	1	1	1	6
\$4M - \$5M	1	0	1	0	2
\$5M - \$7.5M	1	0	1	0	2
\$7.5M - \$10M	1	0	1	0	2
\$10M+	1	0	0	0	1
	24	8	19	11	62

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	166	41	68	54	329
2009	88	32	29	31	180
2010	175	36	66	68	345
2011	216	37	81	65	399
2012	182	52	85	67	386

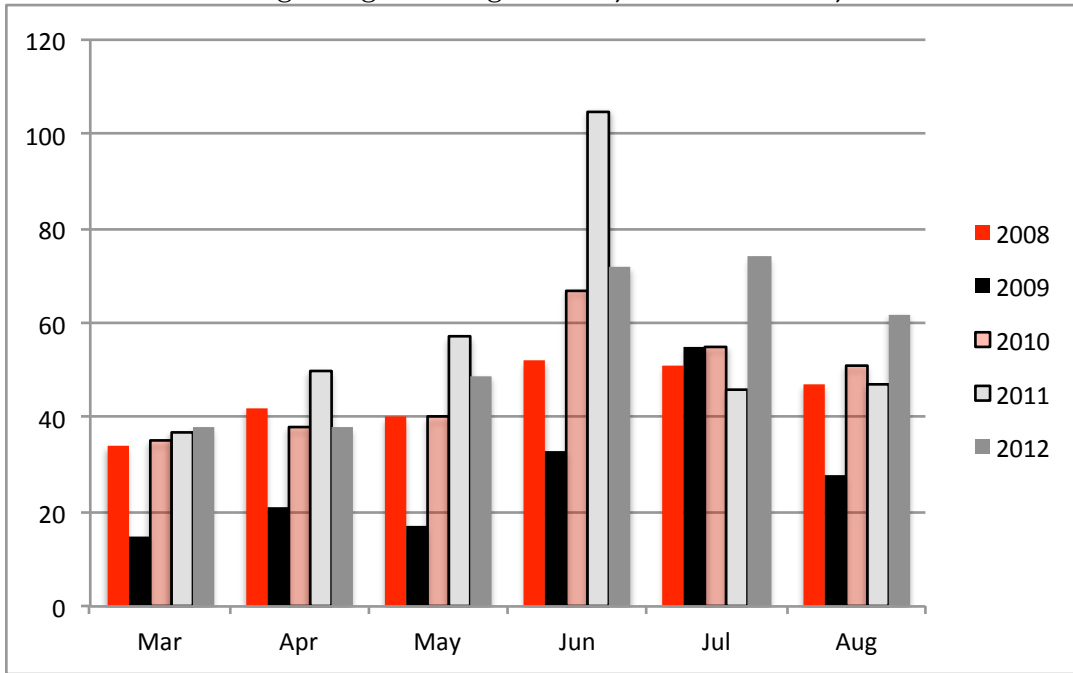
Chart: January through August - Single Family Homes Sold By Area, 2008 – 2012



March through August - Single Family Homes Sold By Month, 2008 - 2012

	Mar	Apr	May	Jun	Jul	Aug	Total
2008	34	42	40	52	51	47	266
2009	15	21	17	33	55	28	169
2010	35	38	40	67	55	51	286
2011	37	50	57	105	46	47	342
2012	38	38	49	72	74	62	333

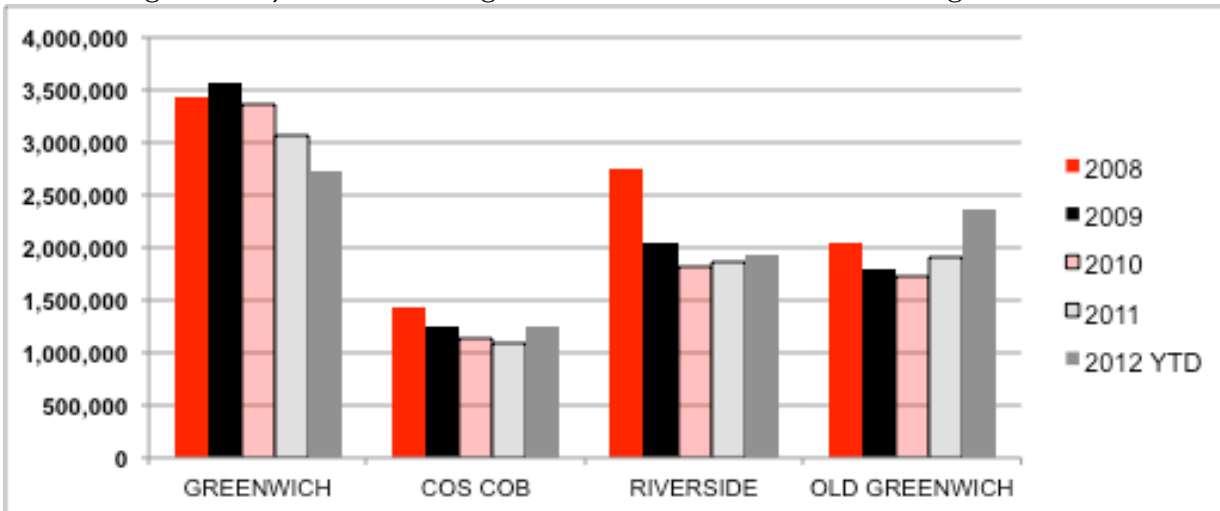
Chart: March through August - Single Family Homes Sold By Month, 2008 – 2012



Single Family Homes Average Sales Price 2008 – 2012 (Through 8/31/12)

	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	2,697,475	1,282,478	1,989,679	2,286,549	2,279,666

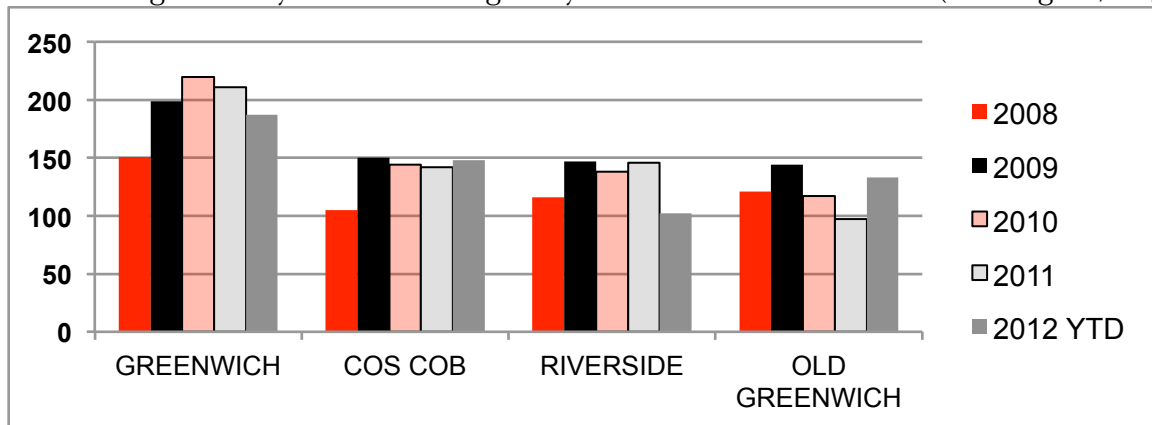
Chart: Single Family Homes Average Sales Price 2008 – 2012 (Through 8/31/12)



Single Family Homes Average Days On Market 2008 – 2012 (Through 8/31/12)

	<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 YTD	187	148	102	133	154

Chart: Single Family Homes Average Days On Market 2008 – 2012 (Through 8/31/12)



August 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
218 S WATER ST	COLONIL	1030	1931		2	1	1	0.15	349,000	317,500	993	8/30/12
32 RITCH AVE WEST	COTTAGE	1248	1900	1998	3	2		0.18	449,000	420,000	296	8/23/12
8 FLETCHER AV	CAPECOD	1658	1942	2000	3	3		0.11	479,000	455,000	177	8/29/12
4 SOUND VIEW CT	COLONIL	1293	1922	2002	3	1	1	0.06	685,000	636,800	48	8/31/12
26 ESSEX RD	RR	1914	1966		3	2		0.2	669,500	655,000	81	8/6/12
165 E ELM ST	SHORCOL	1746	1920	2004	4	2		0.13	799,000	764,500	336	8/17/12
83 VIEW ST WEST	COLONIL		1926	2012	3	2	1	0.117	825,000	765,000	70	8/24/12
124 MILBANK AV	COLONIL	2062	1919		4	2	1	0.11	845,000	795,000	118	8/17/12
19 HERONVUE RD	CONTEMP	3931	1976		4	3	1	2.09	995,000	900,000	322	8/17/12
10 GLEN CT	COLRANC	2373	1955	1990	4	3	1	0.37	1,195,000	1,075,000	0	8/21/12
249 SHORE RD	CONTEMP	3242	1984	2011	4	4		0.77	1,595,000	1,305,000	434	8/20/12
622 RIVERSVILLE RD	CONTEMP	3940	1960	1995	4	4	1	4	2,299,000	1,600,000	317	8/16/12
306 ROUND HILL RD	COLONIL	3846	1804	1997	4	3	1	2.41	2,050,000	1,825,000	45	8/4/12
22 GUINEA RD	COLONIL	6500	1995		4	5	2	1.6	2,495,000	2,084,000	126	8/10/12
26 HILL RD	COLONIL	4302	1978	2005	4	5	1	1.09	2,480,000	2,305,000	102	8/3/12
26 ALDEN LN	COLONIL	4312	1982	2007	4	4	1	1.59	2,475,000	2,400,000	453	8/31/12
22 S STANWICH RD	COLONIL	4605	1936	1999	4	4	1	2.25	2,995,000	2,700,000	458	8/15/12
50 CLOSE RD	RANCH	4349	1952		4	4		4.15	3,500,000	3,150,000	486	8/31/12
45 MIDWOOD RD	COLONIL	3804	1957	2002	4	3	0	2.18	3,550,000	3,375,000	54	8/23/12
170 CLAPBOARD RIDGE RD	COLONIL	8422	1928	1999	6	7	2	2.13	4,495,000	3,800,000	444	8/3/12
6 SHERWOOD FARM LN	SHLSTYL	6535	2006		5	6	1	1.34	4,950,000	4,675,000	247	8/17/12
2 WALSH LN	ENGLMNR	9411	1936	1997	6	8	1	1.52	7,995,000	6,900,000	449	8/7/12
27 DOVERTON DR	GEOGCOL	11692	2007		7	7	2	2.8	8,450,000	8,100,000	371	8/14/12
38 ROUND HILL RD	GEOGCOL	10335	2002	2005	6	6	1	5.58	11,950,000	10,500,000	421	8/10/12

August 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
28 MIANUS VIEW TERR	RANCH	1752	1952	1990	2	2		0.42	699,000	650,000	284	8/13/12
15 RONALD LN	SPLIT	1530	1960	2004	3	2		0.28	599,000	680,000	17	8/16/12
15 LICATA TER	CAPECOD	1795	1958		4	2		0.9	949,000	920,000	52	8/20/12
33 BUTLER ST	RANCH	2204	1970	2007	4	2	1	0.39	1,195,000	1,140,000	104	8/20/12
78 DANDY DR	RANCH	3678	1964	2008	4	2	1	1	1,295,000	1,170,000	69	8/30/12
27 VALLEYWOOD RD	TUDOR	2307	1929	2008	4	2	1	0.18	1,275,000	1,175,000	23	8/9/12
7 MULBERRY LN		3505	2007		4	4	1	0.2	1,999,999	1,895,000	108	8/2/12
138 CAT ROCK RD	SHLSTYL	6323	2007		6	4	3	1.15	3,750,000	3,670,000	134	8/2/12

August 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
21 SOUND BEACH AV	CAPECOD	1690	1941		3	2		0.225	745,000	685,000	144	8/6/12
45 HALSEY DR	CAPECOD	2260	1948	2011	3	2	1	0.18	987,000	958,000	99	8/6/12
66 NORTHRIDGE RD	SEE/RMK	2036	1954	1980	4	3		0.369	1,050,000	1,050,000	72	8/6/12
11 SHORE RD	MEDITRN	2293	1922	2008	3	2		0.21	1,375,000	1,285,000	385	8/14/12
19 SAINT CLAIRE AV	COLONIL	2345	1961	2000	4	2	1	0.28	1,695,000	1,590,000	65	8/7/12
59 S PARK AVE	COLONIL		2001		4	3	1	0.2	2,350,000	2,225,000	21	8/17/12
7 LIGHTHOUSE LN	SHORCOL	3811	1968	2004	4	3	1	0.39	2,395,000	2,350,000	113	8/24/12
33 HIGHVIEW AV	SHLSTYL		2008		5	4	1	0.23	2,725,000	2,525,000	97	8/10/12
203 SHORE RD	SHORCOL	4205	1904		4	3	1	0.48	2,950,000	2,700,000	99	8/17/12
191 SHORE RD	COLONIL	3348	1919	1993	5	4	1	0.48	3,100,000	2,750,000	132	8/8/12
7 CLARK ST	COLONIL	4603	1954	2012	5	4	1	0.48	3,200,000	3,200,000	80	8/24/12

August 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
71 RIVERSIDE LN	RANCH	1406	1946		4	2		0.24	649,500	600,000	23	8/3/12
4 MARY LN	SPLIT	1522	1953		3	1	1	0.18	660,000	635,000	151	8/21/12
10 ANTHONY PL	COLONIL	1443	1923	2008	3	2		0.17	699,000	680,000	106	8/17/12
34 AMHERST RD	SPLIT	1768	1960		4	2		0.21	749,000	725,000	168	8/20/12
18 MEYER PL	RANCH	1185	1956		3	1	1	0.4	925,000	875,000	78	8/24/12
11 BAYSIDE TERR	SPLIT	1888	1954		4	2		0.38	1,065,000	1,075,500	16	8/28/12
11 WILMOT LN	COLONIL	3479	1927	2010	4	3		0.25	1,390,000	1,390,000	87	8/24/12
86 LOCKWOOD RD	COLONIL	2218	1840	1995	4	3	1	0.44	1,495,000	1,450,000	15	8/21/12
43 BRAMBLE LN	SPLIT	2536	1950		4	2	1	0.38	1,400,000	1,595,000	28	8/15/12
32 MEYER PL	COLONIL	4332	1952	2006	5	4	1	0.31	1,695,000	1,650,000	178	8/21/12
15 PELL PL	COLONIL	2959	1954	1975	5	3	1	0.36	1,695,000	1,695,000	51	8/6/12
38 LOCKWOOD LN	COLONIL	4508	1952	2007	6	3	1	0.41	1,950,000	1,875,000	65	8/13/12
38 CARRIGLEA DR	CONTEMP	3333	1972	1992	5	2	2	1	2,600,000	2,070,000	185	8/24/12
58 INDIAN HEAD RD	COLONIL	3124	1971	1995	4	4		0.64	2,295,000	2,100,000	79	8/31/12
41 HIDDEN BROOK RD	COLONIL	4555	1951	2006	5	3	1	0.28	2,495,000	2,367,500	40	8/1/12
8 LONG VIEW AV	COLONIL	6798	2008		5	4	2	0.39	3,450,000	3,360,000	111	8/1/12
27 LEEWARD LN	COLONIL	4737	1947	2005	5	4	2	0.71	4,300,000	4,000,000	77	8/30/12
5 BRIDLE PATH LN	COLONIL	4269	1957		5	3	1	1.02	5,975,000	5,599,000	237	8/24/12
35 CLUB RD	COLONIL		2008		6	6	2	0.71	8,900,000	8,450,000	0	8/23/12

August 2012 Condos and Co-Ops Sold: All of Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
5 PUTNAM HILL	HIRISE		1956		1	1			269,000	244,000	405	8/10/12
110 PUTNAM PARK	COLONIL		1950	2006	1	1	0		420,000	397,000	588	8/21/12
39 PUTNAM PARK	GEOGCOL		1950	2008	2	2			519,000	510,000	169	8/29/12
164 PUTNAM PARK	COLONIL		1950	2005	3	2			559,000	535,000	155	8/15/12
99 VALLEY RD	COLONIL	4200	2011		4	4	1	0.26	2,495,000	2,200,000	558	8/22/12
150 PROSPECT ST	COLONIL	1224	1989	2010	2	2	1		499,000	475,000	166	8/13/12
150 PROSPECT ST	COLONIL	1224	1989	2009	2	2	1		515,000	497,500	873	8/31/12
351 PEMBERWICK RD	TWNHSE	1540	1990	2008	2	2	1		599,000	550,000	369	8/1/12
16 GEORGETOWN NO	GEOGCOL	2096	1973		3	2	1		749,000	642,000	307	8/30/12
124 E ELM ST	TWNHSE		2001		3	2	1	0.31	1,425,000	1,220,000	283	8/28/12
70 HAVEMEYER PL	SHLSTYL	3943	2006		4	5	1	0.24	3,100,000	2,500,000	490	8/22/12
10 EDGEWOOD DR	COTSWLD	3890	2000		3	4	1		3,295,000	2,900,000	238	8/1/12
559 STEAMBOAT RD			2009		4	5	1		4,995,000	4,850,000	0	8/2/12
51 FOREST AV	GEOGCOL		1991	2011	1	2			595,000	575,000	35	8/1/12
51 FOREST AV	SEE/RMK	1227	1996	2008	2	2			725,000	660,000	53	8/31/12

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