

Greenwich Real Estate Monthly Market Report - September 2012

Courtesy of Carolyn Sarsen

September 2012 Summary

Single Family Homes Sold	50
Average Original List Price	\$3,204,900
Average List Price	\$3,076,374
Average Sale Price	\$2,808,812
Average Days On Market	146

September 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	30	\$3,504,333	\$3,373,457	\$3,078,029	91.24%	162
COS COB	6	\$966,250	\$951,167	\$907,958	95.46%	74
RIVERSIDE	9	\$3,818,722	\$3,635,333	\$3,238,500	89.08%	91
OLD GREENWICH	5	\$2,989,800	\$2,838,000	\$2,701,090	95.18%	230
TOTAL	50	\$3,204,900	\$3,076,374	\$2,808,811	91.30%	146

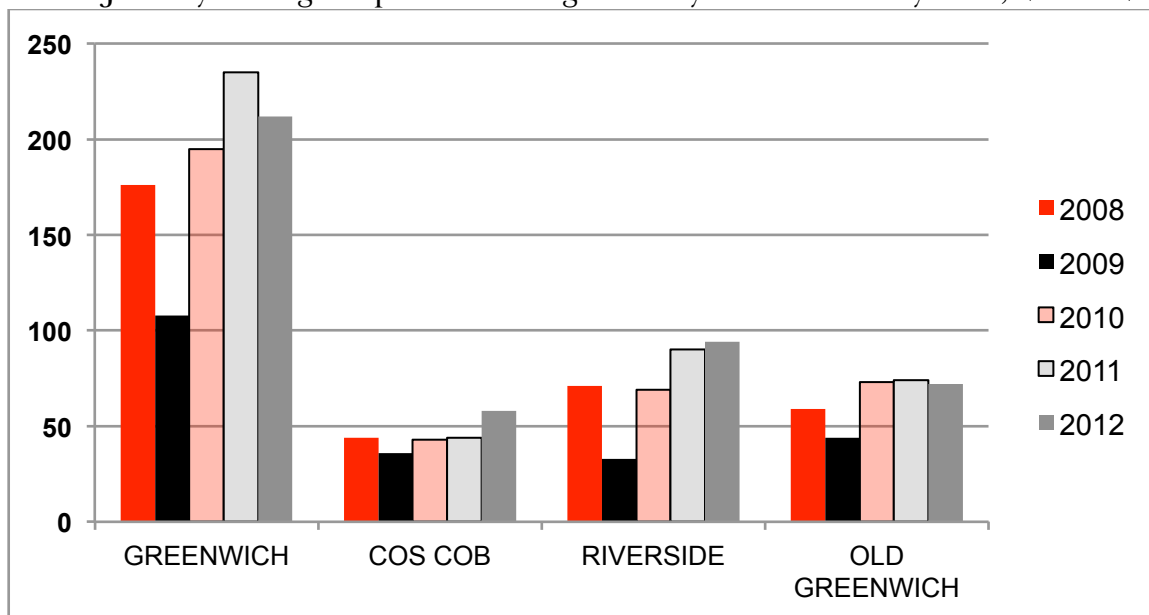
September 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	4	2	0	11
\$1M - \$2M	10	2	3	3	18
\$2M - \$3M	4	0	2	1	7
\$3M - \$4M	2	0	0	0	2
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	4	0	1	1	6
\$7.5M - \$10M	1	0	0	0	1
\$10M+	1	0	1	0	2
	30	6	9	5	50

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	176	44	71	59	350
2009	108	36	33	44	221
2010	195	43	69	73	380
2011	235	44	90	74	443
2012	212	58	94	72	436

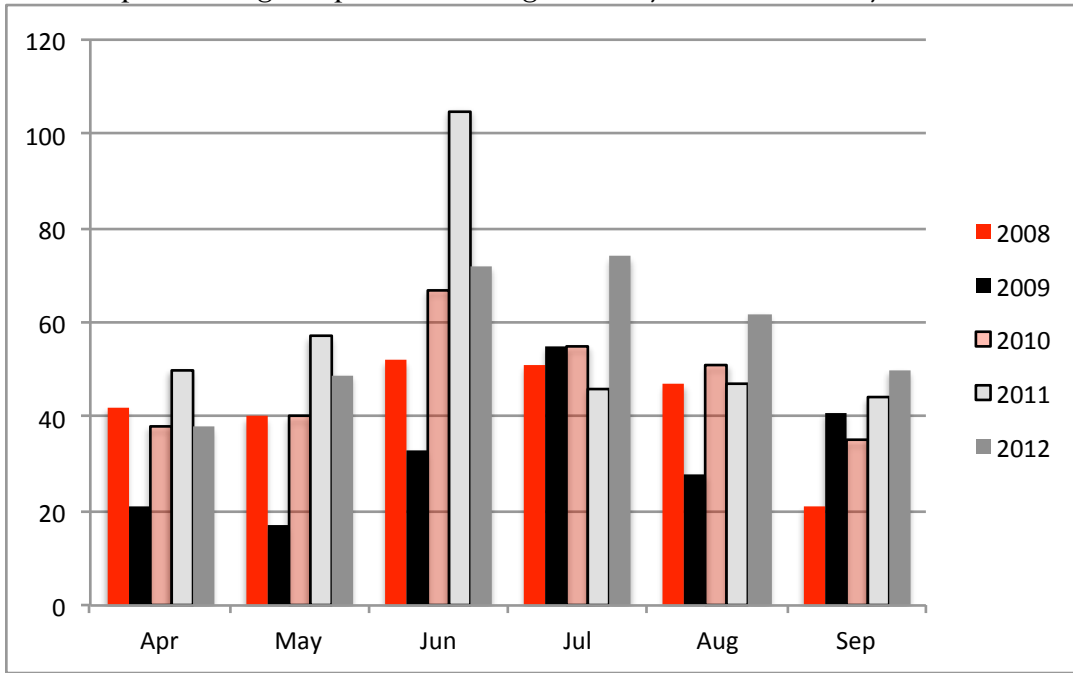
Chart: January through September - Single Family Homes Sold By Area, 2008 – 2012



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

	Apr	May	Jun	Jul	Aug	Sep	Total
2008	42	40	52	51	47	21	253
2009	21	17	33	55	28	41	195
2010	38	40	67	55	51	35	286
2011	50	57	105	46	47	44	349
2012	38	49	72	74	62	50	345

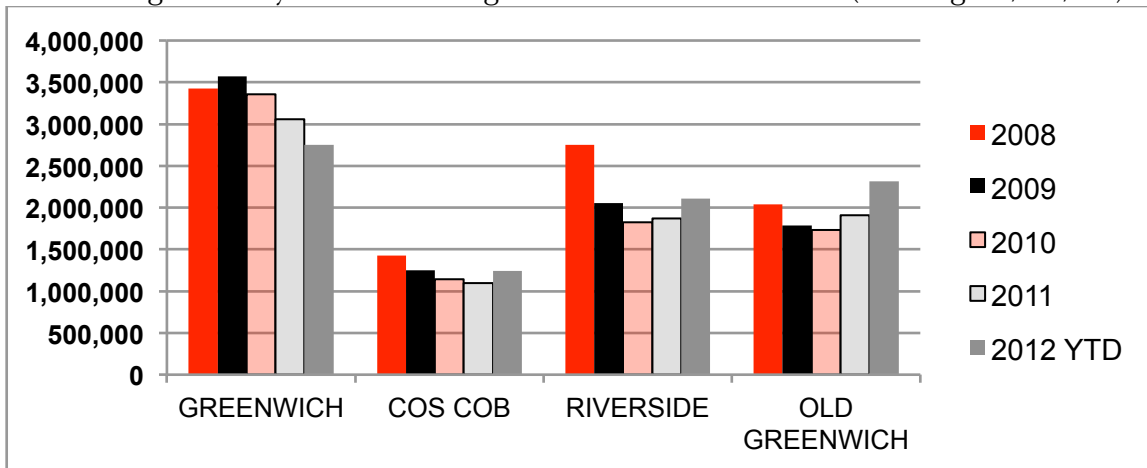
Chart: April through September - Single Family Homes Sold By Month, 2008 – 2012



Single Family Homes Average Sales Price 2008 – 2012(Through 9/30/12)

	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	2,751,327	1,243,734	2,109,247	2,315,337	2,340,347

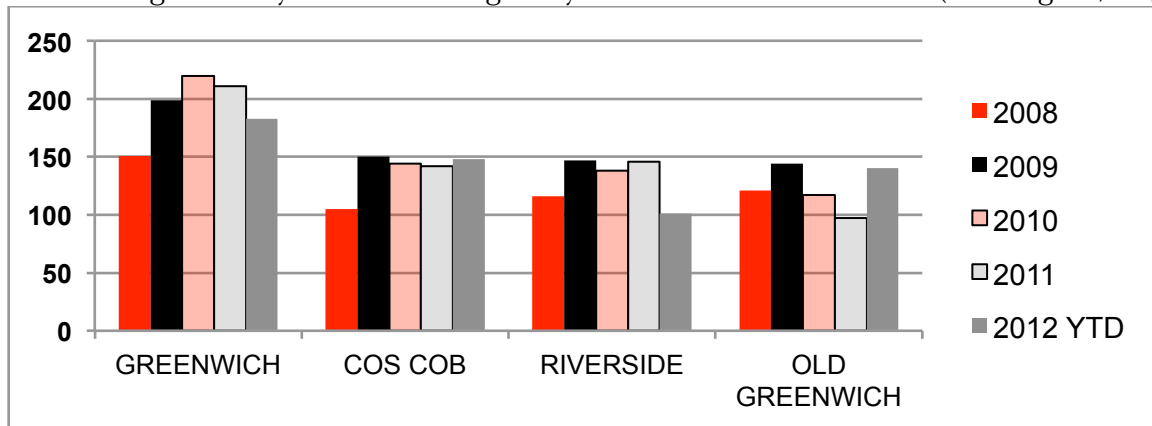
Chart: Single Family Homes Average Sales Price 2008 – 2012(Through 9/30/12)



Single Family Homes Average Days On Market 2008 – 2012 (Through 9/30/12)

	<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	183	148	101	140	154

Chart: Single Family Homes Average Days On Market 2008 – 2012 (Through 9/30/12)



September 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
86 RITCH AVE W	FARMHSE	1585	1888	2005	3	2		0.08	495,700	470,000	305	9/6/12
109 PEMBERWICK RD	COLONIL	1352	1928	2010	3	1	1	0.11	569,000	557,500	81	9/28/12
22 HETTIEFRED RD	RANCH	2500	1966	2011	3	1	1	1.05	949,000	896,875	126	9/20/12
77 MALLARD DR	RANCH	1967	1957	2006	3	2	0	0.34	1,025,000	955,000	680	9/4/12
189 RIVERSVILLE RD	FARMHSE	2442	1928		4	2	1	2.03	1,029,000	960,000	56	9/12/12
219 GLENVILLE RD	COLONIL	3888	2003		5	3	1	0.17	1,195,000	1,155,000	214	9/5/12
21 WOODSIDE DR	COLONIL	3069	1936	1965	4	3		0.63	1,495,000	1,350,000	59	9/25/12
145 MILBANK AVE	VICTORN	2481	1910		5	3		0.258	1,650,000	1,480,000	220	9/9/12
30 RUSTIC VIEW RD	COLONIL	3676	1972	2011	5	3	2	1.75	1,695,000	1,550,000	323	9/18/12
19 HARKIM RD	POSTMOD	4167	1979		5	4	1	1.48	1,675,000	1,575,000	113	9/12/12
45 LAKEWOOD CIR NO	RANCH	2386	1951		5	3		1.05	1,895,000	1,652,500	176	9/28/12
8 ALPINE RD								2	1,899,000	1,750,000	9	9/28/12
2 ECHO LN	CAPECOD	2809	1956	2005	3	3	2	0.46	2,200,000	1,900,000	38	9/12/12
16 INTERVALE PL	COLONIL	3179	1952	2008	3	3	1	0.47	2,225,000	1,925,000	230	9/13/12
42 WILL MERRY LN	COLONIL	4592	1965	2002	6	4	1	2.5	2,350,000	1,990,000	459	9/27/12
351 TACONIC RD	RANCH	4034	1978		5	3	1	4.15	2,295,000	2,012,000	85	9/14/12
16 OAKWOOD LN	GEOGCOL	4376	1933	2001	5	4	1	1.46	2,500,000	2,300,000	443	9/14/12
96 RIVERSVILLE RD	COLONIL	5146	1998		5	5	2	1.1	2,597,000	2,399,999	147	9/27/12
106 PARSONAGE RD	COLONIL	4726	1928	1982	4	4	2	1.16	2,875,000	2,875,000	37	9/18/12
137 MILBANK AV	SHORCOL	5693	2012		5	4	1	0.26	3,700,000	3,385,000	75	9/21/12
101 OTTER ROCK DR	FRSTYLE	4316	1975	2008	4	4		1	3,900,000	3,690,000	154	9/7/12
125 BYRAM SHORE RD	SHORCOL	5468	1986		6	8	3	1.7	5,750,000	4,150,000	443	9/25/12
18 STILLMAN LN	GEOGCOL	7000	2007		6	8	2	1	4,750,000	4,400,000	47	9/5/12
138 PECKSLAND RD	TUDOR	6517	1936	2003	6	8	2	2.55	4,995,000	4,675,000	63	9/12/12
79 DINGLETOWN RD	GEOGCOL	9742	2007		6	5	3	2.07	5,695,000	5,100,000	86	9/21/12
70 OTTER ROCK DR	COLONIL	5690	1926	2006	5	5	3	0.87	5,500,000	5,187,000	71	9/4/12
15 PINECROFT RD	COLONIL	5894	2009		5	5	3	1.42	5,750,000	5,450,000	129	9/7/12
44 KHAKUM WOOD RD	ENGLMNR	5412	1930	2012	4	4	2	2.76	6,800,000	6,800,000	0	9/18/12
9 PECKSLAND RD	GEOGCOL	7745	1927	1996	6	5	2	3.58	8,250,000	8,250,000	0	9/6/12
190 NORTH ST	ENGLMNR	11946	1929	2010	5	7	2	3.44	13,500,000	11,500,000	0	9/4/12

September 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
27 BIBLE ST	COLONIL	1518	1938	2010	2	2		0.06	549,000	522,000	131	9/21/12
5 MULBERRY LN	CAPECOD	1727	1947	2002	3	2		0.13	659,000	632,500	92	9/14/12
11 GROVE ST	COTTAGE		1948	2006	3	2		0.21	730,000	720,000	53	9/28/12
28 MEADOW DR	CONTEMP	1998	1922	1993	4	2	1	0.14	799,000	799,000	15	9/21/12
39 MIMOSA DR	COLONIL	3069	1962		4	2	2	1.24	1,095,000	1,030,500	28	9/7/12
33 FERNCLIFF RD	GEOGCOL	3924		2010	5	3	1	3.35	1,875,000	1,743,750	126	9/28/12

September 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
12 HENDRIE DR	SHORCOL	2077	1922	2005	4	2	1	0.115	1,330,000	1,276,200	167	9/21/12
35 MIDBROOK LN	SPLIT	1799	1962	2010	4	3		0.32	1,475,000	1,394,250	81	9/24/12
21 ROOSEVELT AV	COLONIL	2692	2006		4	3	1	0.17	1,895,000	1,860,000	49	9/28/12
7 RICKI BETH LN	FARMHSE	4209	1918	2011	4	4	1	1.1	2,495,000	2,475,000	57	9/17/12
7 LITTLE COVE PL	SHLSTYL	7103	2004		5	5	2	0.52	6,995,000	6,500,000	798	9/7/12

September 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
25 SPEZZANO DR	COLONIL	1800	1947	1999	3	2	1	0.14	749,000	730,000	148	9/12/12
28 CRAWFORD TER	SPLIT	2550	1962		4	3		0.32	749,000	792,000	37	9/7/12
1 FLORENCE RD	SPLIT	1620	1962		3	2		0.685	845,000	847,000	107	9/18/12
14 HEARTHSTONE DR	RANCH	2248	1957		4	3		0.31	1,400,000	1,387,500	72	9/20/12
18 SPRING ST	COLONIL	2791	1938	2012	5	3	1	0.24	1,695,000	1,685,000	49	9/5/12
2 OWENOKE WAY	COLONIL	3059	1937	2003	4	2	1	0.25	2,075,000	2,000,000	45	9/6/12
9 WALLASY WAY	COLONIL	4477	2007		5	6	1	0.29	2,355,000	2,200,000	169	9/12/12
22 PILOT ROCK LN	COLONIL	4455	1997		4	4	1	1.31	6,950,000	6,200,000	191	9/28/12
26 PILOT ROCK LN	CONTEMP	4423	1962		4	3	1	1.8	15,900,000	13,305,000	0	9/18/12

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

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
4 PUTNAM HILL # 3J	HIRISE	1056	1956		1	1			269,000	250,000	161	9/6/12
4 PUTNAM HILL # 1-J	HIRISE		1956	2007	1	1			277,000	272,000	117	9/7/12
5 PUTNAM HILL # 2A	HIRISE		1956		2	1			359,000	331,000	124	9/20/12
56 PUTNAM PARK # 56	COLONIL		1950	2006	1	1			385,000	360,000	45	9/27/12
1 PUTNAM HILL # 3-A	HIRISE		1956	1998	2	1			410,000	405,000	147	9/4/12
31 GREEN LN,31B # 2	TWNHSE	1120	1971	2002	3	1	1		429,000	416,000	190	9/28/12
27 PUTNAM PARK	COLONIL		1950		2	2			450,000	425,000	107	9/10/12
1465 E PUTNAM AV # 317	TWNHSE	1344	1977	2012	2	1	1		459,000	432,000	106	9/24/12
21 WHIFFLETREE WAY # 21	CONTEMP	1897	1978	2004	3	2	1		599,000	592,000	103	9/4/12
43 GREENWICH HILLS DR	COLONIL	1408	1974	2006	2	2	1		679,000	679,000	21	9/17/12
40 OAK RIDGE ST # B	TWNHSE	2700	2009	2012	3	3	1	0.34	700,000	827,000	16	9/6/12
40 OAK RIDGE ST # A	TWNHSE	2700	2009	2012	3	3	1	0.34	700,000	835,000	58	9/28/12
71 ORCHARD PL # B	SHLSTYL	1932	2008		3	2	1		1,074,999	1,000,000	98	9/28/12
630 STEAMBOAT RD # 4A	HIRISE		1957	2010	3	3			2,195,000	1,787,500	56	9/21/12
680 STEAMBOAT RD # 8		3400	1962	1999	3	3			4,200,000	3,975,000	104	9/11/12

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