

Greenwich Real Estate Monthly Market Report - October 2012

Courtesy of Carolyn Sarsen

October 2012 Summary

Single Family Homes Sold	37
Average Original List Price	\$2,788,922
Average List Price	\$2,505,541
Average Sale Price	\$2,270,459
Average Days On Market	214

October 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	21	\$3,724,052	\$3,283,148	\$2,934,464	89.38%	208
COS COB	6	\$1,102,333	\$1,077,333	\$982,500	91.20%	113
RIVERSIDE	6	\$1,659,500	\$1,557,000	\$1,490,750	95.75%	208
OLD GREENWICH	4	\$2,103,500	\$1,997,475	\$1,885,938	94.42%	405
TOTAL	37	\$2,788,922	\$2,506,541	\$2,270,459	90.58%	214

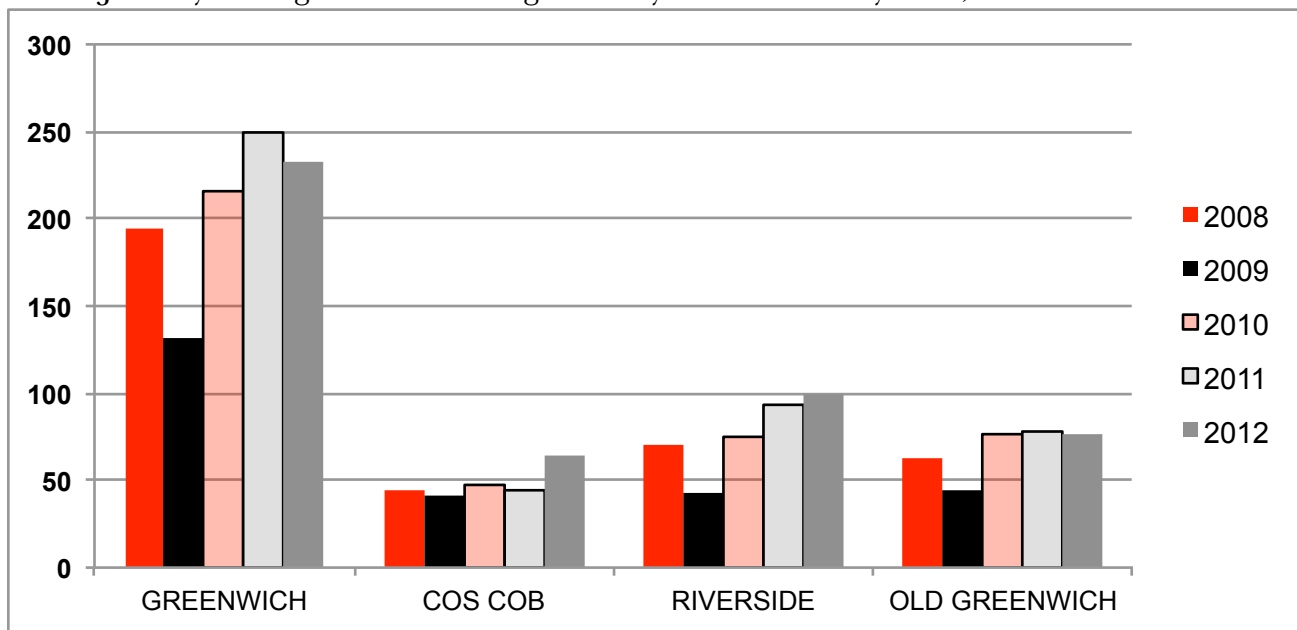
October 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	5	2	1	14
\$1M - \$2M	4	1	3	1	9
\$2M - \$3M	4	0	1	1	6
\$3M - \$4M	2	0	0	1	3
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	2	0	0	0	2
\$7.5M - \$10M	1	0	0	0	1
\$10M+	1	0	0	0	1
	21	6	6	4	37

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	195	45	71	63	374
2009	131	42	43	45	261
2010	216	47	75	76	414
2011	249	44	94	78	465
2012	233	64	100	76	473

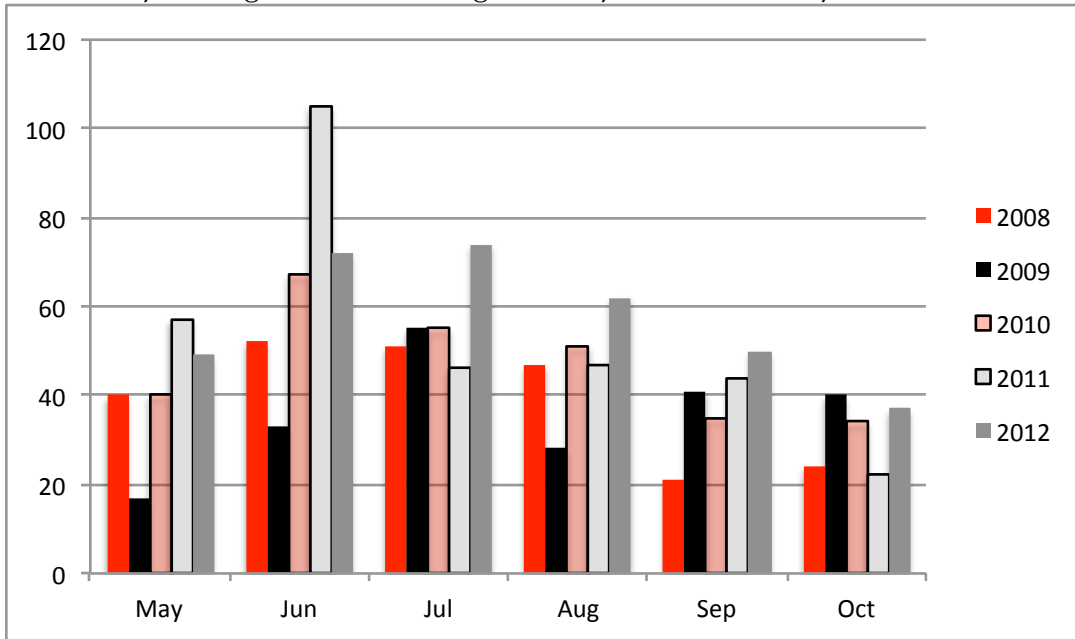
Chart: January through October - Single Family Homes Sold By Area, 2008 – 2012



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

	May	Jun	Jul	Aug	Sep	Oct	Total
2008	40	52	51	47	21	24	235
2009	17	33	55	28	41	40	214
2010	40	67	55	51	35	34	282
2011	57	105	46	47	44	22	321
2012	49	72	74	62	50	37	344

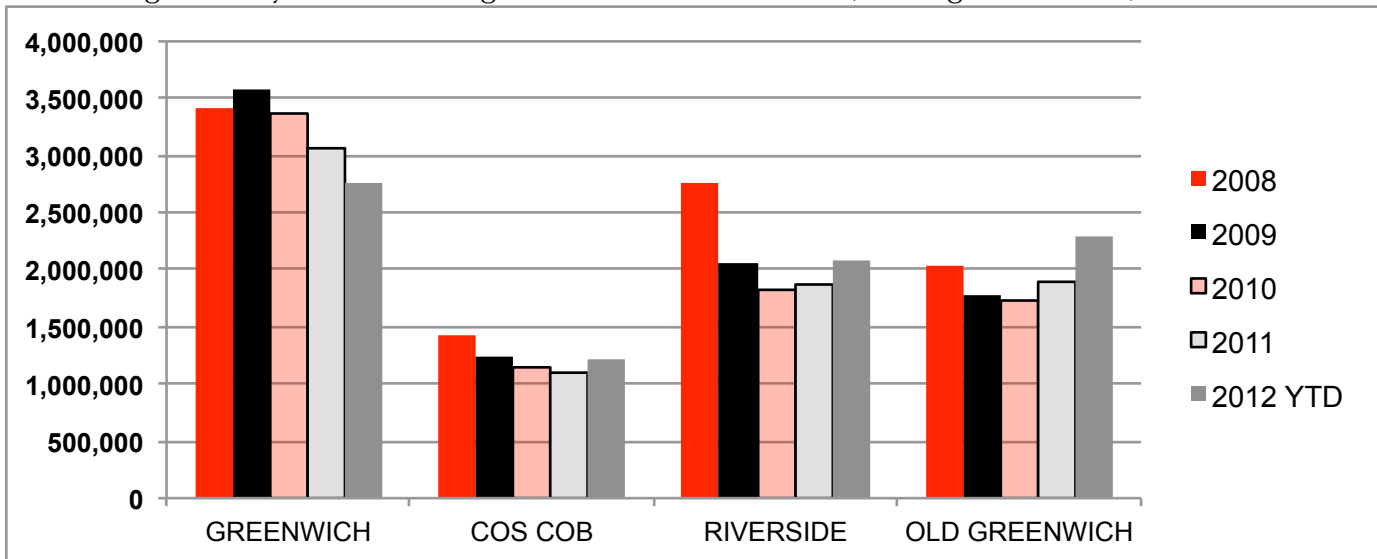
Chart: May through October - Single Family Homes Sold By Month, 2008 – 2012



Single Family Homes Average Sales Price 2008 – 2012 (Through 10/31/12)

	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	2,767,833	1,219,244	2,072,138	2,292,737	2,334,881

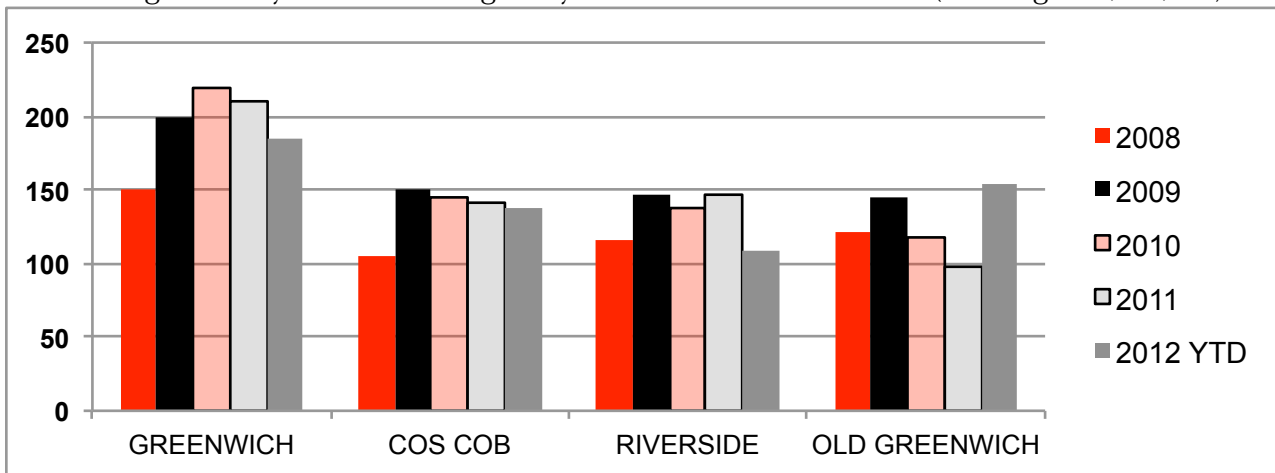
Chart: Single Family Homes Average Sales Price 2008 – 2012 (Through 10/31/12)



Single Family Homes Average Days On Market 2008 – 2012 (Through 10/31/12)

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
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	185	138	108	154	157

Chart: Single Family Homes Average Days On Market 2008 – 2012 (Through 10/31/12)



October 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
36 MORGAN AV	CAPECOD	1044	1923	1980	3	1		0.12	395,000	395,000	76	10/7/12
23 HARTFORD AV	CAPECOD	1428	1930	1985	3	1		0.12	475,000	446,000	205	10/19/12
2 BENDERS DR	SPLIT	1439	1961		3	2		0.153	589,000	545,000	124	10/3/12
28 WOODS AV	RR	1928	1986		3	3		0.268	699,000	600,000	246	10/2/12
58 WASHINGTON AV	COLONIL	2128	1919	2007	3	2	1	0.12	995,000	935,000	168	10/18/12
75 WILLIAM ST	COLONIL	1028	1885		3	1		0.27	1,052,100	975,000	422	10/12/12
3 HUNTZINGER DR	COLONIL	2750	1967	1997	4	2	1	1.5	1,297,000	1,085,000	40	10/5/12
29 RIDGE ST	COLONIL	2265	1912	2011	4	2	1	0.16	1,395,000	1,280,000	24	10/2/12
49 DINGLETOWN RD	CONTEMP	3532	1953		4	4		2	1,850,000	1,675,000	163	10/12/12
15 HYCLIFF RD	CONTEMP	5212	1981	2000	4	4	1	4.67	1,895,000	1,700,000	231	10/4/12
203 OVERLOOK DR	COLONIL	3370	1929	2003	5	5		0.7	2,449,000	2,090,500	104	10/10/12
54 GLENVILLE RD	COLONIL	3280	1928	2009	5	4	1	0.93	2,395,000	2,275,250	96	10/10/12
33 SKYRIDGE RD	COLRANC	7381	1953	1992	5	5	1	4	3,150,000	2,853,000	362	10/16/12
73 BALDWIN FARMS SO	COLONIL		1968		5	5	2	2.52	3,150,000	2,975,000	150	10/22/12
16 BROOKSIDE PK	EURSTYL	8149	1905	1997	6	4	2	2.16	3,695,000	3,070,000	547	10/1/12
78 BALDWIN FARMS SO	COLONIL		1960	2004	5	4	2	2.25	3,295,000	3,224,000	452	10/5/12
212 BEDFORD RD	COLONIL	8972	2006		8	7	3	2.82	4,775,000	4,600,000	159	10/10/12
751 LAKE AV	COLONIL	5551	1955		7	6	2	7.35	6,500,000	6,000,000	0	10/23/12
606 INDIAN FIELD RD	CONTEMP	5834	1963	2009	6	4	1	2.28	6,495,000	6,100,000	186	10/1/12
70 MIDWOOD RD (DEER PARK)	COLONIL	8294	1937	2008	7	8	2	2.32	7,500,000	7,800,000	6	10/11/12
60 ONEIDA DR	TUDOR	9173	1928		9	8	2	6.65	14,900,000	11,000,000	603	10/25/12

October 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
11 ORCHARD ST		2116	1860		3	2		0.28	599,000	525,000	229	10/3/12
188 BIBLE ST	CONTEMP	1508	1958	2000	4	2		1	895,000	715,000	183	10/22/12
79 VALLEYWOOD RD	SEE/RMK		1926	2000	3	2		0.29	895,000	895,000	38	10/15/12
92 ORCHARD ST	FARMHSE	1823	1900		3	1	1	0.88	1,080,000	900,000	89	10/2/12
39 CROSS LN	COLONIL	2193	1920	2008	3	3		0.34	1,050,000	960,000	105	10/16/12
25 CAT ROCK RD	COLONIL	4645	1998	2004	4	3	1	5.03	1,945,000	1,900,000	34	10/4/12

October 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
80 LADDINS ROCK RD	RANCH	1000	1956		3	1	1	0.169	549,900	503,750	222	10/25/12
6 MEADOWBANK RD	COLONIL	2184	1958	1994	4	3	0	0.19	1,350,000	1,305,000	1256	10/16/12
3 BENNETT ST	COLONIL	3839	1995		5	4	1	0.42	2,295,000	2,175,000	30	10/2/12
49 SHORE RD 49A	SHLSTYL	6000	2010	2011	5	6	1	0.29	3,795,000	3,560,000	113	10/4/12

October 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
17 BONAN DR	SPLIT	1422	1953	2007	3	2		0.19	715,000	692,000	62	10/4/12
7 MARY LN	CAPECOD	1385	1953	2008	4	3		0.19	712,000	695,000	97	10/18/12
3 HEARTHSTONE DR	RANCH	1898	1958		3	2		0.31	1,395,000	1,320,000	20	10/17/12
254 RIVERSIDE AVE	COLONIL	3669	1900	2006	5	2	1	0.3	1,675,000	1,562,500	744	10/3/12
6 FINNEY KNOLL LN	COLONIL	3161	2008		4	4	1	0.2	1,850,000	1,775,000	209	10/9/12
12 DRUID LN	COLONIL	5300	2008		5	5	2	0.33	2,995,000	2,900,000	113	10/15/12

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

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
157 PUTNAM PARK # 157			1950	2005	2	1			295,000	276,000	47	10/18/12
47 LAFAYETTE PL # 3H	TUDOR	809	1925	2012	1	1			349,000	365,000	11	10/2/12
1465 E PUTNAM AV # 420	CONTEMP	1188	1977	2001	2	1	1		442,000	432,000	137	10/19/12
453 E PUTNAM AV # 4A	TWNHSE	1368	1991		2	2			485,000	470,000	112	10/19/12
160 MEAD AV # D	CONTEMP	1649	1968	2006	3	2			525,000	493,000	77	10/5/12
105 HAMILTON AV # 1	TWNHSE	2478	2001		3	3	1		775,900	750,000	471	10/15/12
15 LAFAYETTE CT # 2C	HIRISE	1488	1930	2011	2	2			795,000	770,000	0	10/25/12
40 E TTL LN # 23	TWNHSE	2368	1984		3	3	1		874,950	825,000	274	10/25/12
51 FOREST AV # 138	GEOGCOL		1994	2006	3	3			899,000	840,000	0	10/18/12
101 LEWIS ST # A	TWNHSE	2292	1972	2011	3	2	2		1,145,000	1,145,000	12	10/12/12
50 ORCHARD PL WEST	COLONIL		2010		4	4	1	0.29	2,400,000	2,339,387	0	10/26/12
10 EDGEWOOD DR # 2A	COTSWLD	4102	2001		3	4	1		2,675,000	2,565,000	358	10/1/12

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