

Greenwich Real Estate Monthly Market Report - November 2012

Courtesy of Carolyn Sarsen

November 2012 Summary

Single Family Homes Sold	37
Average Original List Price	\$2,754,784
Average List Price	\$2,610,203
Average Sale Price	\$2,429,323
Average Days on Market	149

November 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	18	\$3,483,333	\$3,263,611	\$2,993,611	91.73%	157
COS COB	4	\$1,653,500	\$1,592,000	\$1,516,500	95.26%	147
RIVERSIDE	11	\$2,130,273	\$2,122,318	\$2,026,364	95.48%	149
OLD GREENWICH	4	\$2,295,000	\$2,029,750	\$1,910,988	94.15%	111
TOTAL	37	\$2,754,784	\$2,610,203	\$2,429,323	93.07%	149

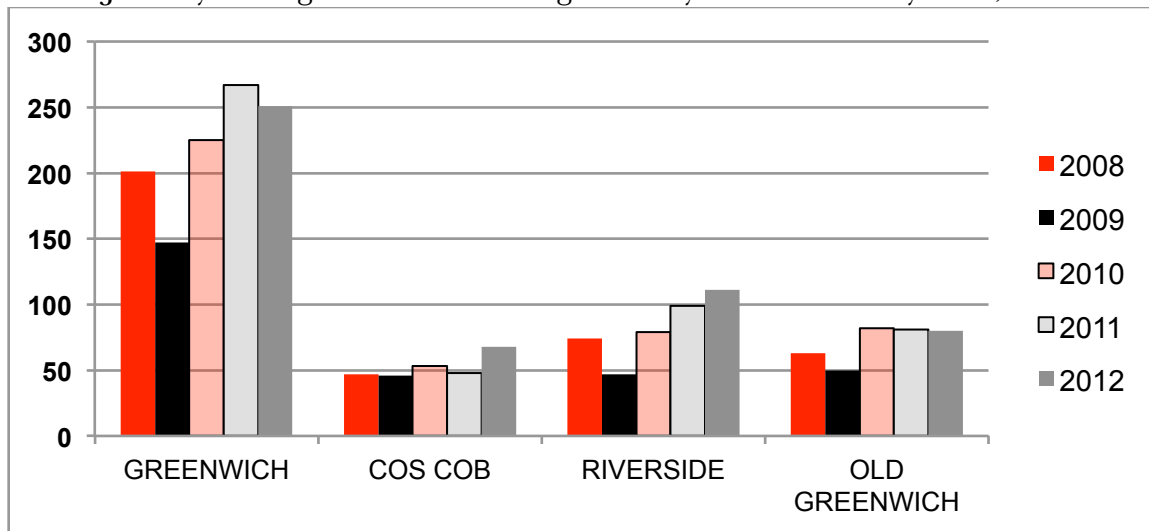
November 2012 Single Family Homes Sold By Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	3	3	3	15
\$1M - \$2M	3	0	4	0	7
\$2M - \$3M	2	0	2	0	4
\$3M - \$4M	2	1	0	0	3
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	1	0	1	1	3
\$7.5M - \$10M	1	0	0	0	1
\$10M+	1	0	0	0	1
	18	4	11	4	37

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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2008	201	47	74	63	385
2009	147	46	47	50	290
2010	225	53	79	82	439
2011	267	48	99	81	495
2012	251	68	111	80	510

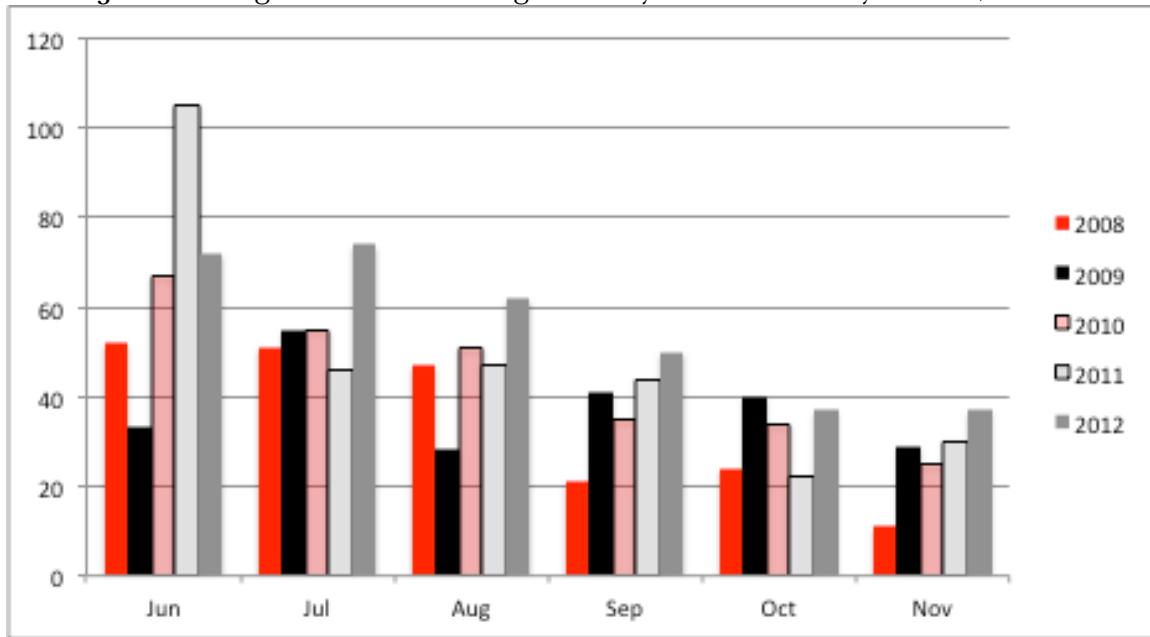
Chart: January through November - Single Family Homes Sold By Area, 2008 – 2012



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

	Jun	Jul	Aug	Sep	Oct	Nov	Total
2008	52	51	47	21	24	11	206
2009	33	55	28	41	40	29	226
2010	67	55	51	35	34	25	267
2011	105	46	47	44	22	30	294
2012	72	74	62	50	37	37	332

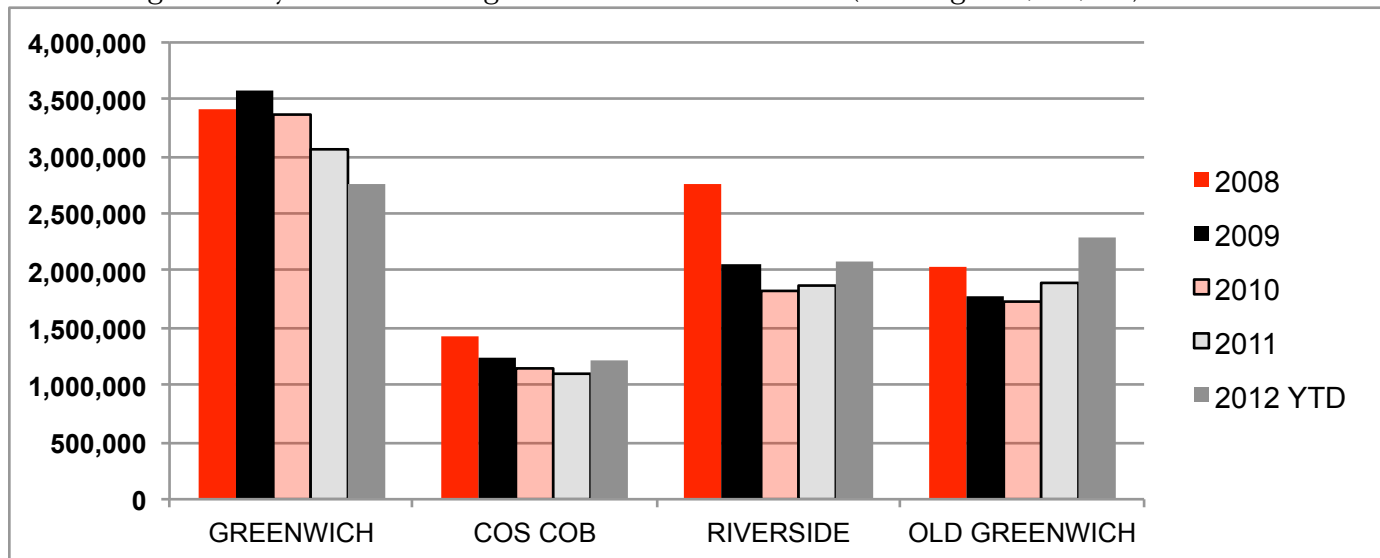
Chart: June through November - Single Family Homes Sold By Month, 2008 – 2012



Single Family Homes Average Sales Price 2008 – 2012(Through 11/30/12)

	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	2,784,024	1,236,729	2,067,601	2,273,650	2,341,732

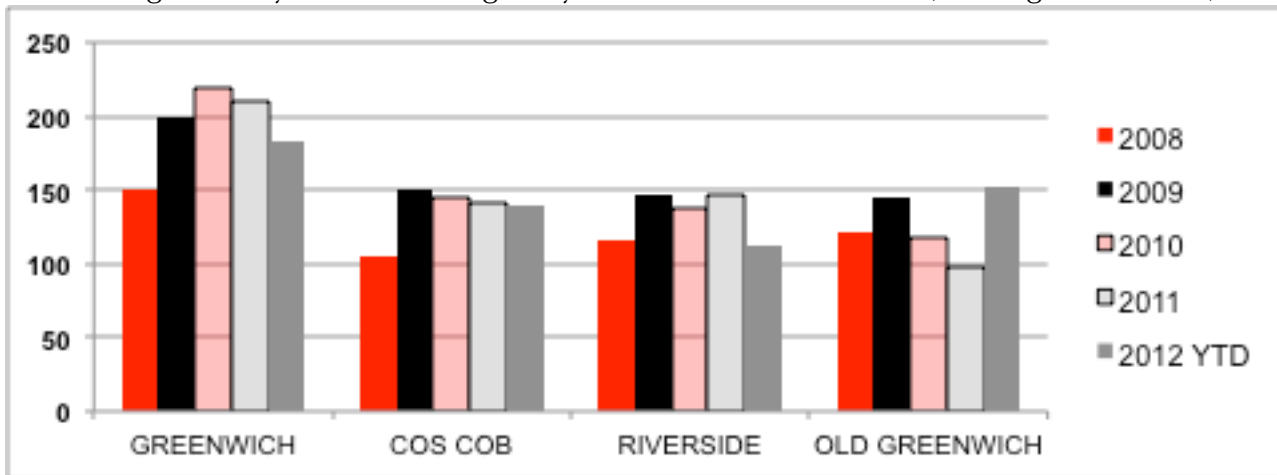
Chart: Single Family Homes Average Sales Price 2008 – 2012(Through 11/30/12)



Single Family Homes Average Days On Market 2008 – 2012 (Through 11/30/12)

	<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	139	112	152	149

Chart: Single Family Homes Average Days on Market 2008 – 2012 (Through 11/30/12)



November 2012 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
176 N WATER ST	FARMHSE	1370	1909		3	1		0.15	369,000	345,000	127	11/19/12
28 HOMESTEAD LN	RR	1755	1971	2012	2	2	1	0.143	475,000	442,500	178	11/16/12
22 NICHOLAS AV		1437	1931		3	2		0.13	569,000	560,000	22	11/16/12
45 GLENVILLE ST	RR	2050	1972	1995	4	3		0.27	649,000	625,000	41	11/9/12
34 ROCKVIEW DR	COLONIL	1847	1888	2008	3	3		0.13	799,000	775,000	0	11/9/12
50 CONNECTICUT AV	SHORCOL		1908		3	1		0.14	905,000	905,000	0	11/16/12
810 LAKE AVE	COLONIL	2774	1956	2000	4	4		2.01	1,525,000	1,325,000	617	11/15/12
79 WILLIAM ST	COLONIL	4000	2012		5	4	1		1,925,000	1,875,000	294	11/30/12
195 BEDFORD RD	COLONIL	4303	1938	1980	5	4		4.92	1,950,000	1,945,000	184	11/9/12
3 OAKWOOD LN	COLONIL	2859	1941	1996	3	2	2	1.39	2,195,000	2,200,000	76	11/19/12
6 CASTLE COURT	COLONIL	3262	1954	1997	4	3	1	2.83	2,695,000	2,500,000	94	11/9/12
14 HOPE FARM RD	COLONIL	7919	1977	2009	5	5	3	2.7	3,650,000	3,487,500	156	11/7/12
701 STEAMBOAT RD	MEDITRN	3325	1901		5	2	1	0.288	3,999,000	3,500,000	114	11/19/12
733 LAKE AVE	FARMHSE	7695	1995		6	5	3	2	4,595,000	4,000,000	480	11/14/12
10 HURLINGHAM DR	GEOGCOL	8988	1990		6	7	2	13.36	5,250,000	4,700,000	172	11/1/12
69 ROCKWOOD LN	SHLSTYL	9405	2011		5	7	2	1.94	6,495,000	6,050,000	155	11/29/12
94 DOUBLING RD	GEOGCOL	9092	2003		6	7	2	2.38	7,800,000	7,650,000	2	11/8/12
25 SHERWOOD AV	ENGLMNR	#####	1934	2009	6	7	2	14.85	12,900,000	11,000,000	120	11/2/12

November 2012 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
40 PLEASANT ST	COTTAGE	1900	1912	1998	4	2	1	0.12	599,000	585,000	269	11/28/12
42 MEAD AV	RANCH	1833	1951	2010	3	2		0.22	699,000	656,000	213	11/30/12
37 SUNDANCE DR		2151	1966	1975	3	2	1	0.28	895,000	875,000	31	11/30/12
125 CAT ROCK RD	SHLSTYL	8104	2012		5	6	2	2.01	4,175,000	3,950,000	73	11/20/12

November 2012 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
176 N WATER ST	FARMHSE	1370	1909		3	1		0.15	369,000	345,000	127	11/19/12
28 HOMESTEAD LN	RR	1755	1971	2012	2	2	1	0.143	475,000	442,500	178	11/16/12
22 NICHOLAS AV		1437	1931		3	2		0.13	569,000	560,000	22	11/16/12
45 GLENVILLE ST	RR	2050	1972	1995	4	3		0.27	649,000	625,000	41	11/9/12
34 ROCKVIEW DR	COLONIL	1847	1888	2008	3	3		0.13	799,000	775,000	0	11/9/12
50 CONNECTICUT AV	SHORCOL		1908		3	1		0.14	905,000	905,000	0	11/16/12
810 LAKE AVE	COLONIL	2774	1956	2000	4	4		2.01	1,525,000	1,325,000	617	11/15/12
79 WILLIAM ST	COLONIL	4000	2012		5	4	1		1,925,000	1,875,000	294	11/30/12
195 BEDFORD RD	COLONIL	4303	1938	1980	5	4		4.92	1,950,000	1,945,000	184	11/9/12
3 OAKWOOD LN	COLONIL	2859	1941	1996	3	2	2	1.39	2,195,000	2,200,000	76	11/19/12
6 CASTLE COURT	COLONIL	3262	1954	1997	4	3	1	2.83	2,695,000	2,500,000	94	11/9/12
14 HOPE FARM RD	COLONIL	7919	1977	2009	5	5	3	2.7	3,650,000	3,487,500	156	11/7/12
701 STEAMBOAT RD	MEDITRN	3325	1901		5	2	1	0.288	3,999,000	3,500,000	114	11/19/12
733 LAKE AVE	FARMHSE	7695	1995		6	5	3	2	4,595,000	4,000,000	480	11/14/12
10 HURLINGHAM DR	GEOGCOL	8988	1990		6	7	2	13.36	5,250,000	4,700,000	172	11/1/12
69 ROCKWOOD LN	SHLSTYL	9405	2011		5	7	2	1.94	6,495,000	6,050,000	155	11/29/12
94 DOUBLING RD	GEOGCOL	9092	2003		6	7	2	2.38	7,800,000	7,650,000	2	11/8/12
25 SHERWOOD AV	ENGLMNR	#####	1934	2009	6	7	2	14.85	12,900,000	11,000,000	120	11/2/12

November 2012 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
20 WEST END AV (REAR)	COLONIL	1648	1912	1978	4	1	1	0.55	899,000	770,000	179	11/21/12
7 OLD KINGS HWY	CAPECOD	1964	1939	2012	3	2	1	0.16	865,000	880,000	56	11/30/12
9 CENTER RD	CAPECOD	1894	1940	1945	4	2		0.17	990,000	941,650	41	11/15/12
15 MEADOW PL	COLONIL		1926	1966	5	4	1	0.45	5,365,000	5,052,300	166	11/27/12

November 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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