

# Greenwich Real Estate Monthly Market Report – January 2013

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## January 2013 Summary

Single Family Homes Sold	30
Average Original List Price	\$2,111,733
Average List Price	\$1,995,033
Average Sale Price	\$1,851,427
Average Days on Market	157

## January 2013 Single Family Homes Average Sales Price by Area

	TOTAL SOLD	ORIG AVG LIST PRICE	AVERAGE LIST PRICE	AVERAGE SALE PRICE	% SALE TO LIST PRICE	AVG DOM
GREENWICH	18	\$2,317,889	\$2,164,556	\$1,999,962	92.40%	164
COS COB	1	\$1,200,000	\$999,000	\$875,000	87.59%	178
RIVERSIDE	3	\$1,990,625	\$1,935,625	\$1,822,188	94.14%	157
OLD GREENWICH	8	\$1,501,667	\$1,468,333	\$1,363,667	92.87%	104
ALL AREAS AVG.	30	\$2,111,733	\$1,995,033	\$1,851,427	92.80%	157

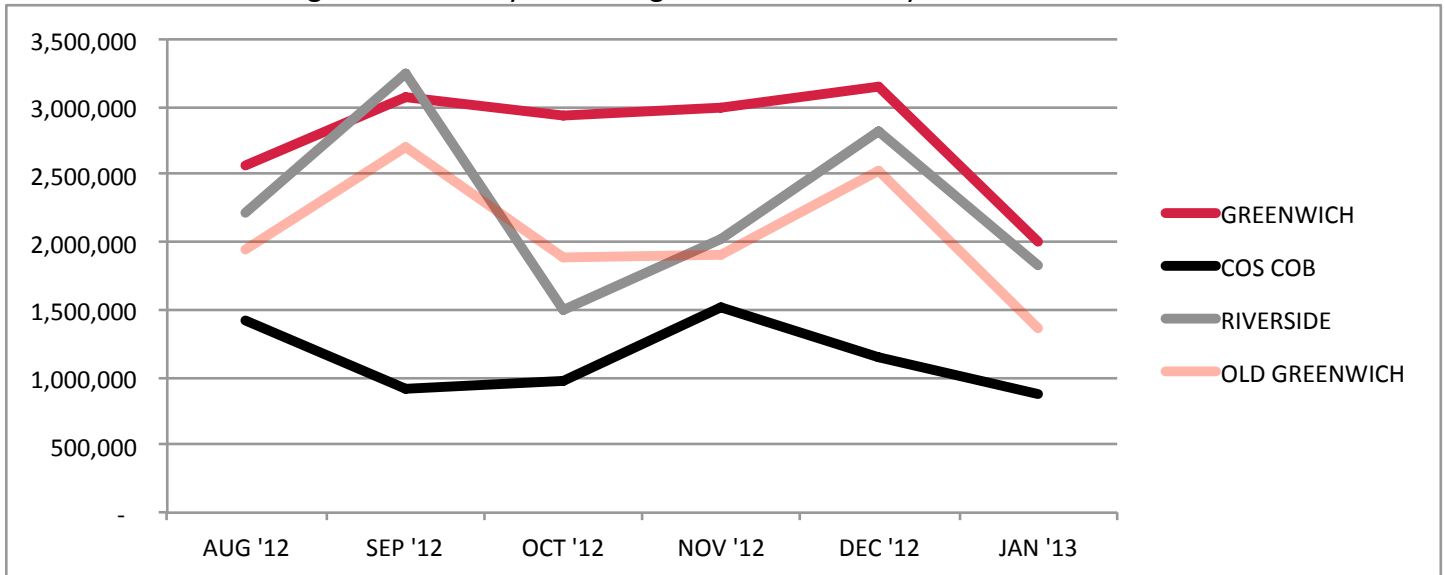
## January 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	8	1	1	1	11
\$1M - \$2M	2	0	5	1	8
\$2M - \$3M	3	0	1	1	5
\$3M - \$4M	2	0	0	0	2
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	0	0	1	0	1
\$7.5M - \$10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	18	1	8	3	30

## Six-Month Average Sales Price by Area - August 2012 through January 2013

	<b>AUG '12</b>	<b>SEP '12</b>	<b>OCT '12</b>	<b>NOV '12</b>	<b>DEC '12</b>	<b>JAN '13</b>
<b>GREENWICH</b>	2,562,617	3,078,029	2,934,464	2,993,611	3,142,021	1,999,962
<b>COS COB</b>	1,412,500	907,958	982,500	1,516,500	1,143,850	875,000
<b>RIVERSIDE</b>	2,220,632	3,238,500	1,490,750	2,026,364	2,819,345	1,822,188
<b>OLD GREENWICH</b>	1,938,000	2,701,090	1,885,938	1,910,988	2,531,043	1,363,667
<b>ALL AREAS AVG.</b>	<b>2,198,594</b>	<b>2,808,811</b>	<b>2,270,459</b>	<b>2,429,323</b>	<b>2,733,080</b>	<b>1,851,427</b>

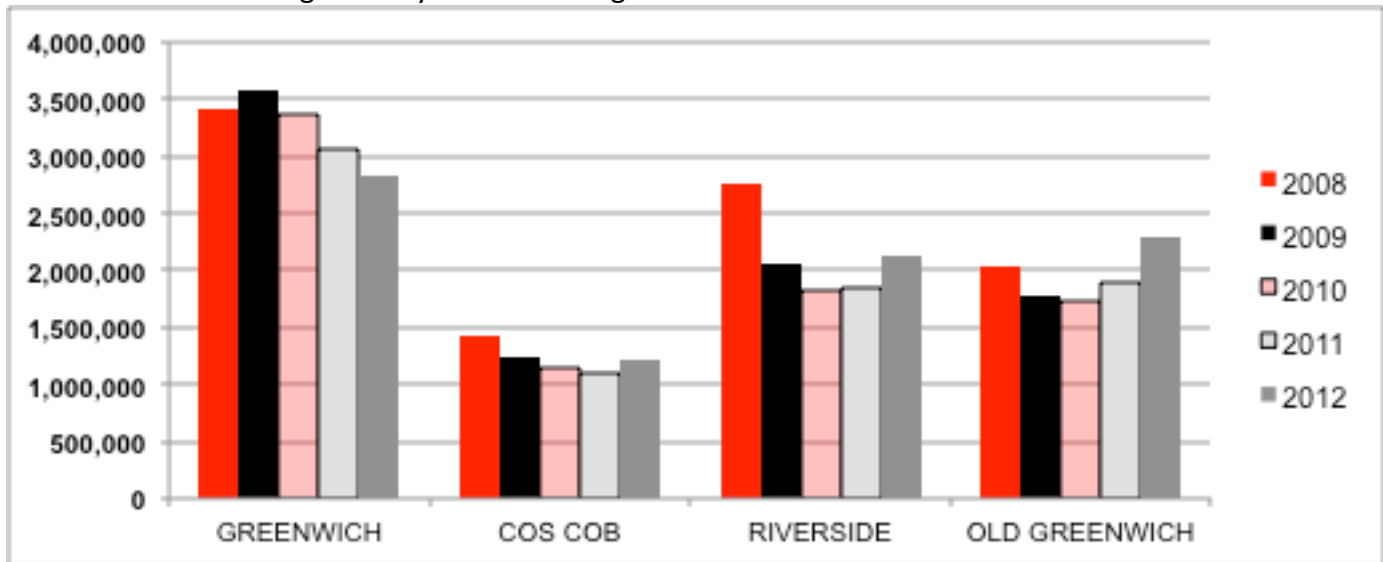
Chart: Six-Month Average Sales Price by Area - August 2012 to January 2013



## 2008 – 2012 Single Family Homes Average Sales Price

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2008</b>	\$3,423,813	\$1,429,370	\$2,750,007	\$2,041,163	<b>\$2,822,185</b>
<b>2009</b>	\$3,575,890	\$1,249,104	\$2,054,154	\$1,785,979	<b>\$2,668,805</b>
<b>2010</b>	\$3,358,195	\$1,140,153	\$1,827,964	\$1,732,860	<b>\$2,518,863</b>
<b>2011</b>	\$3,058,461	\$1,098,761	\$1,858,377	\$1,905,612	<b>\$2,429,922</b>
<b>2012</b>	\$2,833,234	\$1,224,822	\$2,135,382	\$2,294,359	<b>\$2,387,773</b>

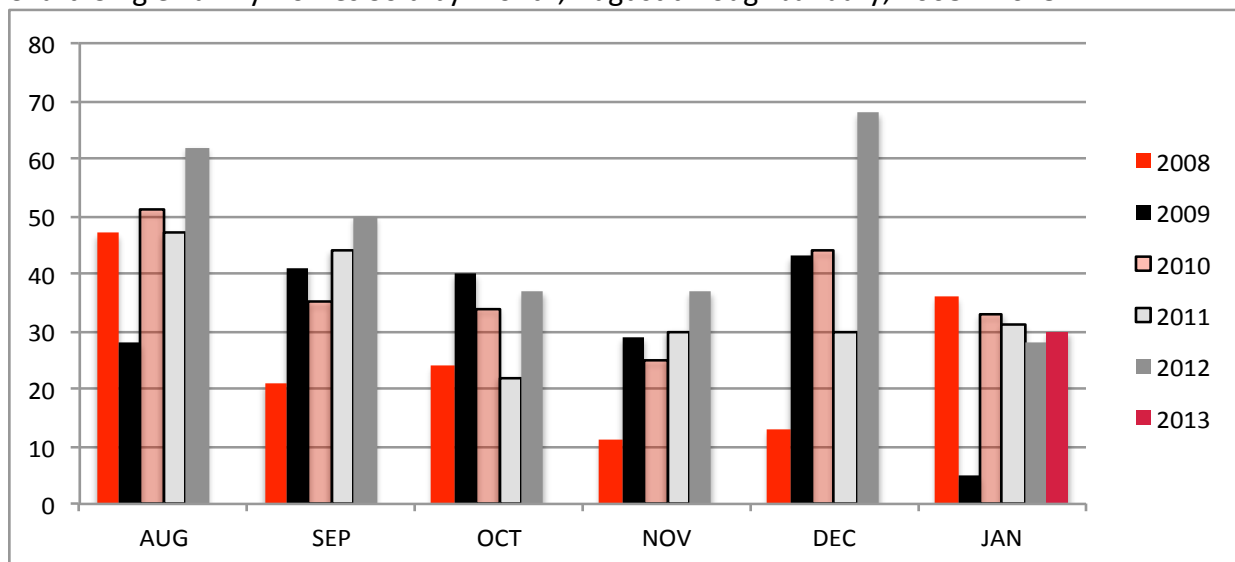
Chart: 2008 – 2012 Single Family Homes Average Sales Price



Single Family Homes Sold by Month, August through January; 2008 – 2013

	AUG	SEP	OCT	NOV	DEC	JAN
<b>2008</b>	47	21	24	11	13	36
<b>2009</b>	28	41	40	29	43	5
<b>2010</b>	51	35	34	25	44	33
<b>2011</b>	47	44	22	30	30	31
<b>2012</b>	62	50	37	37	68	28
<b>2013</b>	***	***	***	***	***	30

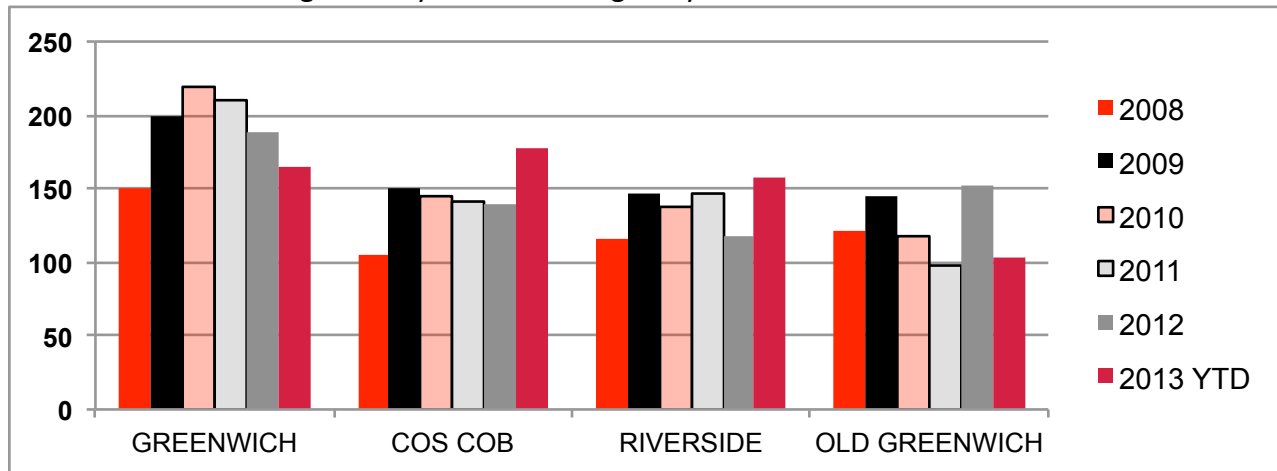
Chart: Single Family Homes Sold by Month, August through January; 2008 – 2013



## 2008 – 2013 Single Family Homes Average Days on Market

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2008</b>	151	105	116	121	<b>134</b>
<b>2009</b>	199	150	147	144	<b>174</b>
<b>2010</b>	220	144	138	117	<b>177</b>
<b>2011</b>	211	142	147	97	<b>172</b>
<b>2012</b>	188	139	118	152	<b>161</b>
<b>2013 YTD</b>	164	178	157	104	<b>157</b>

Chart: 2008 – 2013 Single Family Homes Average Days on Market



## January 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
3 WOODLAND DR	COLONIL	1776	1904		4	2	1	0.08	539,000	440,000	221	1/18/13
1 OCEAN VIEW AV	COLONIL	1803	1930	2000	3	1	1	0.31	519,000	500,000	80	1/10/13
12 BENDERS DR	RANCH		1927	2005	2	2		0.36	670,000	615,000	295	1/18/13
3 CONNECTICUT AV	VICTORN	1228	1915	2012	3	2		0.07	695,000	658,500	66	1/18/13
40 INDIAN FIELD RD	COLONIL	1936	1948	2009	4	2		0.28	775,000	730,000	58	1/15/13
18 ANNJIM DR	CAPECOD	2096	1955	1996	3	2		0.275	895,000	922,500	9	1/17/13
349 RIVERSVILLE RD	COLONIL	2680	1950	2002	4	3		2	995,000	930,000	596	1/29/13
179 CONNECTICUT AV	VICTORN	1710	1805	2012	3	2		0.13	1,050,000	965,000	165	1/25/13
29 ANGUS LN	CONTEMP	1451	1974		3	2		1.17	1,050,000	1,050,000	80	1/8/13
27 ANGUS LN	COLONIL	3448	1978	1994	5	3	2	1.08	1,595,000	1,530,000	62	1/18/13
106 PORCHUCK RD	CONTEMP	4244	1992	2005	5	4	1	4.09	2,199,000	2,000,000	0	1/2/13
120 MILBANK AV	SHLSTYL	4098	1910	2006	5	4	1	0.18	2,275,000	2,100,000	204	1/28/13
30 LISMORE LN	RANCH	3244	1969	1990	3	3	1	2	2,495,000	2,350,000	192	1/25/13
450 NORTH ST	GEOGCOL	7042	2009	2012	6	7	1	1.01	3,875,000	3,675,000	29	1/18/13
15 NORTH ST	SHLSTYL	6653	2006		5	5	3	0.57	4,250,000	3,900,000	169	1/7/13
26 NORTH ST	VICTORN	6400	1904	1998	7	5	1	1.45	4,595,000	4,275,000	127	1/11/13
15 WINDING LN	GEOGCOL	5863	1939	2011	5	5	2	1.77	5,000,000	4,558,315	257	1/10/13
37 MEADOW WOOD DR	ENGLMNR	7752	1988	2005	5	5	1	1.41	5,490,000	4,800,000	343	1/25/13

## January 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
12 COTTONTAIL RD	RANCH	1748	1949		3	2		1.16	999,000	875,000	178	1/3/13

## January 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
33 SOUND BEACH AV EXT	SPLIT	1686	1953		3	2	1	0.2	550,000	500,000	88	1/25/13
7 DORCHESTER LN	RANCH	1605	1950		2	1	1	0.23	995,000	1,025,000	7	1/14/13
146 HENDRIE AV	CAPECOD	2041	1951	2000	4	2		0.44	1,175,000	1,100,000	61	1/9/13
240 SHEEPHILL RD	FARMHSE	2335	1910	2008	3	3	1	0.29	1,100,000	1,125,000	462	1/3/13
28 OVAL AV	COLONIL	2652	1949	1998	4	3	1	0.2	1,275,000	1,200,000	257	1/24/13
8 DURKIN PL	COLONIL	2839	1945		5	3		0.37	1,345,000	1,200,000	230	1/23/13
12 TYLER LN	ENGLMNR	4508	2000		5	5	1	0.4	2,750,000	2,452,500	114	1/30/13
5 BRIDLE PATH LN	COLONIL	4269	1967		5	3	1	1.02	6,295,000	5,975,000	39	1/24/13

## January 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
84 LADDINS ROCK RD	COLONIL	1472	1940	1953	3	2		0.19	615,000	610,000	66	1/8/13
36 FOREST AV	SHORCOL	2900	1989		3	3	1	0.2	1,695,000	1,470,000	118	1/4/13
36 DEEPWOODS LN	COLONIL	3608	2000		5	4	1	0.28	2,095,000	2,011,000	128	1/11/13

## January 2013 Condos and Co-Ops Sold: All of Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
1 PUTNAM HILL # 2D	HIRISE		1956	2011	2	1			460,000	436,000	290	1/4/13
115 PUTNAM PARK # 115	COLONIL		1950	1990	2	2			475,000	440,000	179	1/25/13
77 PUTNAM PARK # 77	GEOGCOL		1950		3	2			485,000	470,000	104	1/9/13
20 CHURCH ST # B24	HIRISE	1578	1945	2003	3	2			575,000	540,000	288	1/25/13
18 STONE AVE # 1	TWNHSE		2012		3	3	1		579,000	569,000	262	1/22/13
18 STONE AV # 5	TWNHSE		2012		2	3	1		579,000	579,000	262	1/8/13
18 STONE AVE # 4	TWNHSE		212		2	3	1		594,000	597,828	357	1/25/13
104 RITCH AV # 12	TWNHSE	1729	1999		2	2	1		699,000	699,000	116	1/11/13
78 RIVER RD # 2	COLONIL	2274	1985		3	2	1		785,000	750,000	260	1/17/13
53 LOCUST ST # A		3000	2007		3	2	1		1,399,000	1,235,000	30	1/25/13
53 LOCUST ST # B			2007		3	2	1		1,399,000	1,235,000	0	1/25/13

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