

Greenwich Real Estate Monthly Market Report – February 2013

Jack Sarsen, David Ogilvy & Associates Realtors

Exclusive Affiliate of Christie's International Real Estate

75 Arch Street, Greenwich, CT 06830

203-253-0476 | jsarsen@gmail.com

February 2013 Summary

Single Family Homes Sold	29
Average Original List Price	\$3,571,931
Average List Price	\$3,039,655
Average Sale Price	\$2,802,108
Average Days on Market	299

February 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	16	\$4,527,625	\$3,706,375	\$3,381,219	91.23%	401
COS COB	2	\$1,895,000	\$1,795,000	\$1,655,000	92.20%	250
RIVERSIDE	4	\$2,833,750	\$2,571,000	\$2,494,905	97.04%	145
OLD GREENWICH	7	\$2,288,429	\$2,139,143	\$1,981,714	92.64%	166
ALL AREAS AVG.	29	\$3,571,931	\$3,039,655	\$2,802,108	92.19%	299

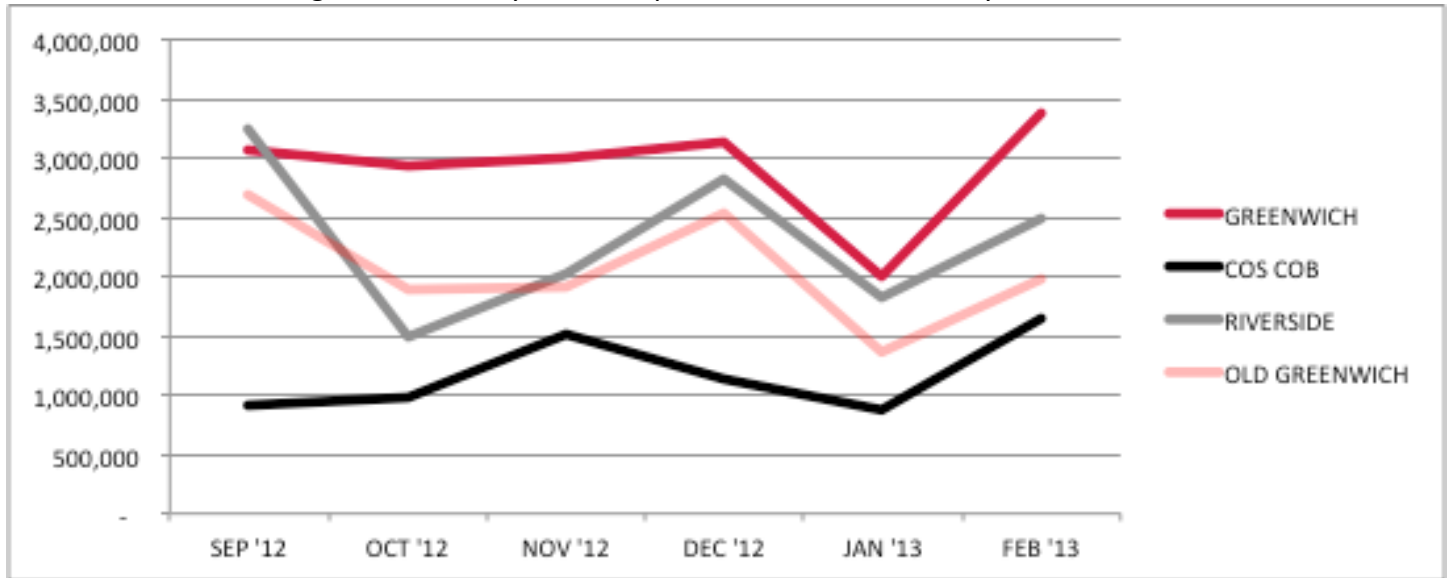
February 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	1	1	4	8
\$1M - \$2M	4	0	1	2	7
\$2M - \$3M	3	1	0	1	5
\$3M - \$4M	1	0	2	0	3
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	5	0	0	0	5
\$7.5M - \$10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	16	2	4	7	29

Six-Month Average Sales Price by Area - September 2012 through February 2013

	SEP '12	OCT '12	NOV '12	DEC '12	JAN '13	FEB '13
GREENWICH	3,078,029	2,934,464	2,993,611	3,142,021	1,999,962	3,381,219
COS COB	907,958	982,500	1,516,500	1,143,850	875,000	1,655,000
RIVERSIDE	3,238,500	1,490,750	2,026,364	2,819,345	1,822,188	2,494,905
OLD GREENWICH	2,701,090	1,885,938	1,910,988	2,531,043	1,363,667	1,981,714
ALL AREAS AVG.	2,808,811	2,270,459	2,429,323	2,733,080	1,851,427	2,802,108

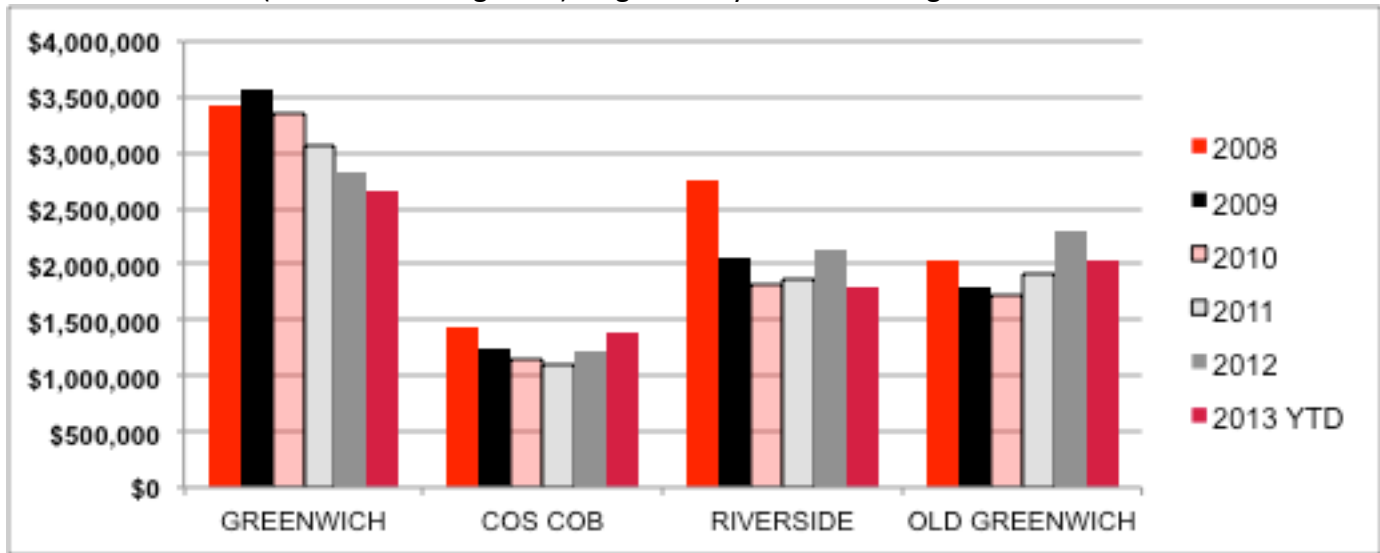
Chart: Six-Month Average Sales Price by Area – September 2012 to February 2013



2008 – 2013 Single Family Homes Average Sales Price

	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	\$1,858,377	\$1,905,612	\$2,429,922
2012	\$2,833,234	\$1,224,822	\$2,135,382	\$2,294,359	\$2,387,773
2013 YTD	\$2,649,965	\$1,395,000	\$1,796,300	\$2,046,427	\$2,318,711

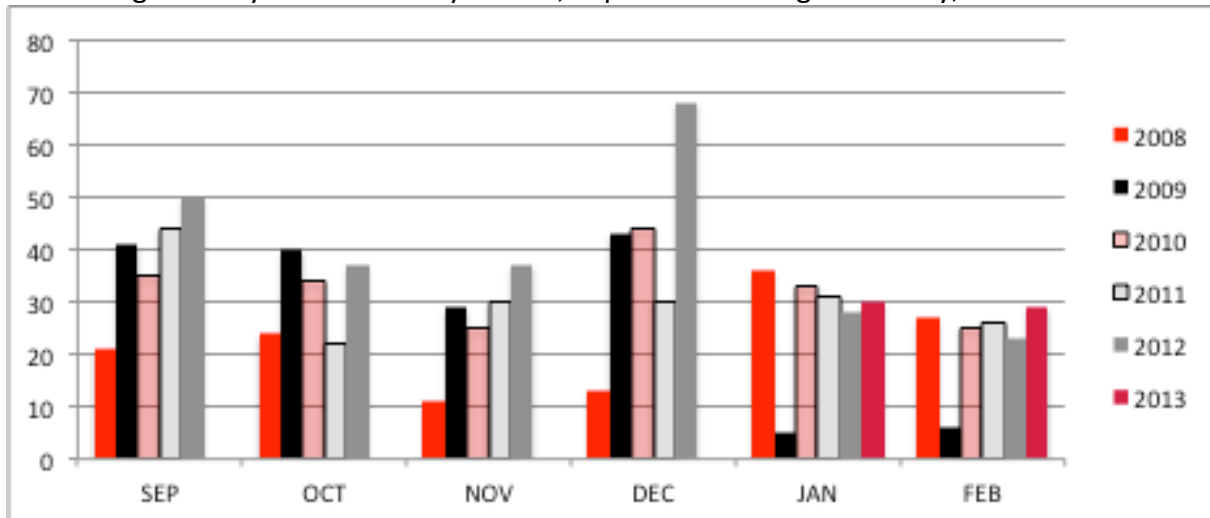
Chart: 2008 – 2013 (2013 YTD through Feb) Single Family Homes Average Sales Price



Single Family Homes Sold by Month, September through February; 2008 – 2013

	SEP	OCT	NOV	DEC	JAN	FEB
2008	21	24	11	13	36	27
2009	41	40	29	43	5	6
2010	35	34	25	44	33	25
2011	44	22	30	30	31	26
2012	50	37	37	68	28	23
2013	***	***	***	***	30	29

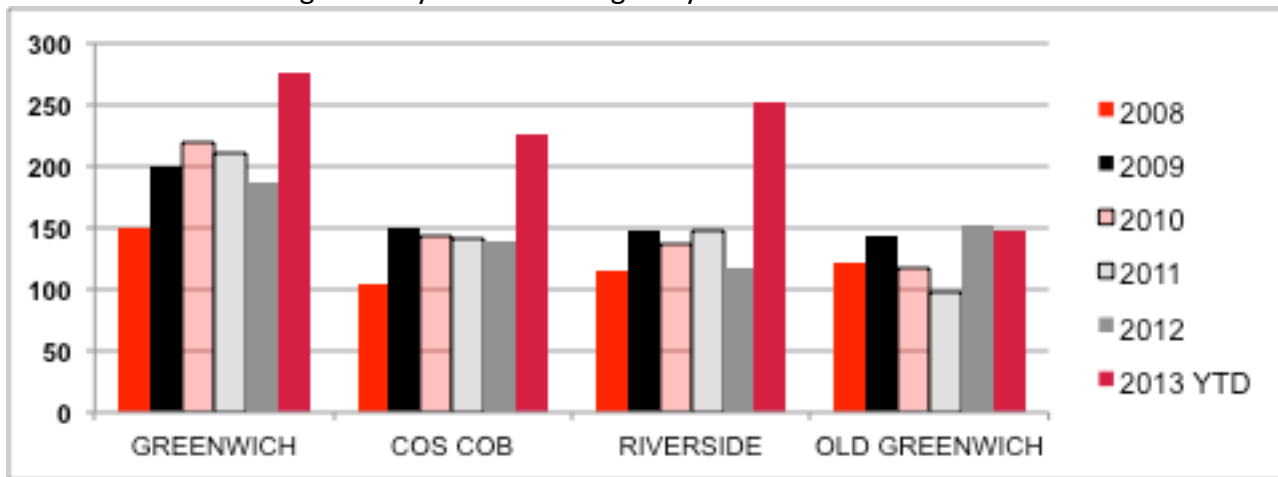
Chart: Single Family Homes Sold by Month, September through February; 2008 – 2013



2008 – 2013 Single Family Homes Average Days on Market

	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	147	97	172
2012	188	139	118	152	161
2013 YTD	276	226	253	148	227

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



February 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBl	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
176 HOBART AV	COLONIL	1585	1924	1968	3	1	1	0.22	500,000	485,000	251	2/4/13
5 CIRCLE DRIVE EXT	COLONIL	2130	1952	2004	4	1	1	0.39	699,000	687,000	106	2/4/13
1 DRIFTWAY	COLONIL	2819	1949	2001	4	3	1	0.97	1,190,000	1,042,500	254	2/28/13
17 SHERWOOD AV	COLONIL	5553	1787	1990	4	2	1	2.33	1,899,000	1,680,000	177	2/22/13
50 LONDONDERRY DR	COLONIL	3228	1967	1997	4	2	1	2.45	1,795,000	1,700,000	131	2/4/13
331 ROUND HILL RD	COLONIL	4537	1758	1970	4	4	1	4	2,500,000	1,900,000	567	2/26/13
23 CHIEFTANS RD	ENGLMNR		2001	2002	4	3	1	0.87	2,700,000	2,400,000	654	2/1/13
25 COPPER BEECH RD	COLONIL	4722	1960	2011	5	5	1	1.12	2,695,000	2,400,000	246	2/25/13
12 INDIAN CHASE DR	COLONIL	4014	1921	2001	5	5	1	1	3,250,000	2,950,000	294	2/26/13
30 KHAKUM WOOD RD	EURSTYL	3603	1962	1991	4	4	1	2	3,695,000	3,250,000	452	2/20/13
101 BROOKSIDE DR	GEOGCOL	6145	1906	2003	7	5	2	2.1	4,995,000	4,475,000	150	2/15/13
26 MOHAWK LN	COLONIL	9979	2007		6	8	3	5.1	5,495,000	5,200,000	537	2/28/13
504 NORTH ST	ENGLMNR	####	2007		7	7	3	3.33	6,200,000	5,800,000	590	2/20/13
35 ANDREWS FARM RD	GEOGCOL	####	1989	2005	6	7	3	4	6,999,000	6,350,000	1760	2/1/13
44 N STANWICH RD	NORMNDY	####	1992	2010	7	8	1	6.53	6,995,000	6,380,000	168	2/8/13
7 LARKSPUR LN 7 & 9	SHLSTYL	9379	1996		6	6	1	4.26	7,695,000	7,400,000	86	2/11/13

February 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
5 MIMOSA DR	COLONIL	2036	1964		4	2	1	1.14	995,000	910,000	225	2/1/13
12 STONEBROOK LN	COLONIL	5713	1969	1999	4	3	2	2	2,595,000	2,400,000	274	2/28/13

February 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
114 HENDRIE AV	CAPECOD	1176	1947	1957	3	2		0.31	790,000	800,000	10	2/8/13
24 MEADOW RD	COLONIL	2558	1959	1991	4	2	1	0.2	1,999,000	1,932,200	236	2/22/13
26 BRAMBLE LN	SHLSTYL	5810	2007		5	5	3	0.31	3,395,000	3,497,419	18	2/7/13
21 INDIAN HEAD RD		5182	1930	2001	5	5	1	0.478	4,100,000	3,750,000	316	2/25/13

February 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
5 ARNOLD ST	CAPECOD	2109	1945	2005	4	3		0.17	1,089,000	1,025,000	58	2/20/13
15 MIDBROOK LN	SPLIT	2249	1960	2012	4	2	1	0.39	1,295,000	1,117,500	270	2/11/13
24 SHORE RD	SHLSTYL	2658	1899		4	3	1	0.22	1,500,000	1,400,000	188	2/15/13
6 BENJAMIN ST	CAPECOD	3188	1951	2007	5	4		0.25	2,050,000	1,962,500	78	2/25/13
28 WEST WAY	CAPECOD	2886	1954	2005	3	3		0.317	2,850,000	2,500,000	202	2/26/13
39 SHORE RD	COLONIL	5074	2012		5	4	1	0.27	2,695,000	2,512,000	169	2/5/13
3 VISTA AVE	TUDOR	4773	1927	2001	7	4	1	0.56	3,495,000	3,355,000	199	2/15/13

February 2013 Condos and Co-Ops Sold: All of Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
52 PUTNAM PARK # 52	GEOGCOL		1950		1	1			255,000	240,000	120	2/14/13
53 PUTNAM PARK # 53	COLONIL		1950		1	1			339,000	304,000	552	2/7/13
87 PUTNAM PK # 87	GEOGCOL		1950	2012	1	1			359,000	350,000	27	2/25/13
52 LAFAYETTE PL # 1D		990	1956		2	2	2		349,000	360,000	44	2/16/13
25 PUTNAM PARK # 25	COLONIL		1950		1	1			385,000	370,000	63	2/8/13
5 GLEN ST # 301	TWNHSE	2004	1984	2009	2	2	1		548,000	522,000	119	2/26/13
18 GEORGETOWNE N # 18	GEOGCOL	2443	1977		3	3	1		795,000	768,750	154	2/22/13
40 W ELM ST # 2K	GEOGCOL	1510	1939	1990	2	2	0		1,350,000	1,190,000	756	2/14/13

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