

Greenwich Real Estate Monthly Market Report – March 2013

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March 2013 Summary

Single Family Homes Sold	31
Average Original List Price	\$2,454,674
Average List Price	\$2,319,932
Average Sale Price	\$2,169,763
Average Days on Market	190

March 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	14	\$3,146,929	\$2,948,714	\$2,746,964	93.16%	210
COS COB	5	\$1,236,800	\$1,187,800	\$1,097,940	92.43%	211
RIVERSIDE	7	\$1,777,700	\$1,691,700	\$1,588,557	93.90%	150
OLD GREENWICH	5	\$2,682,000	\$2,571,000	\$2,439,111	94.87%	171
ALL AREAS AVG.	31	\$2,454,674	\$2,319,932	\$2,169,763	93.53%	190

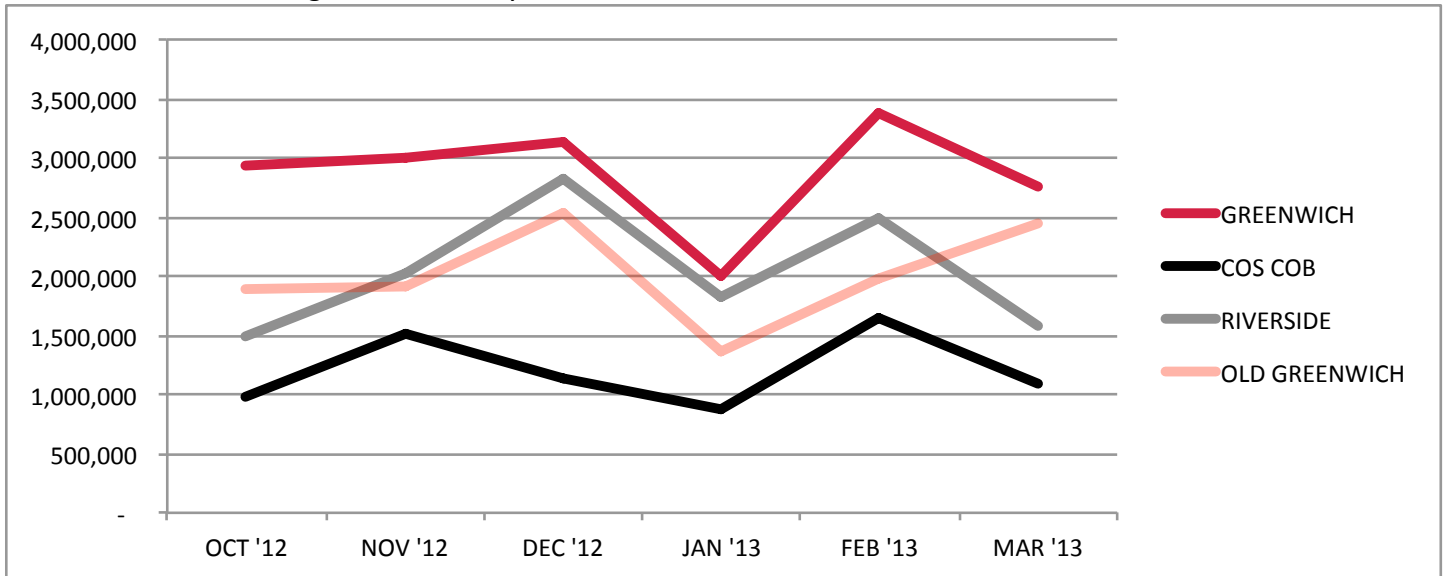
March 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	2	2	0	7
\$1M - \$2M	5	3	3	3	14
\$2M - \$3M	2	0	1	1	4
\$3M - \$4M	0	0	1	0	1
\$4M - \$5M	1	0	0	1	2
\$5M - \$7.5M	2	0	0	0	2
\$7.5M - \$10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	14	5	7	5	31

Six-Month Average Sales Price by Area – October 2012 through March 2013

	OCT '12	NOV '12	DEC '12	JAN '13	FEB '13	MAR '13
GREENWICH	2,934,464	2,993,611	3,142,021	1,999,962	3,381,219	2,746,964
COS COB	982,500	1,516,500	1,143,850	875,000	1,655,000	1,097,940
RIVERSIDE	1,490,750	2,026,364	2,819,345	1,822,188	2,494,905	1,588,557
OLD GREENWICH	1,885,938	1,910,988	2,531,043	1,363,667	1,981,714	2,439,111
ALL AREAS AVG.	2,270,459	2,429,323	2,733,080	1,851,427	2,802,108	2,169,763

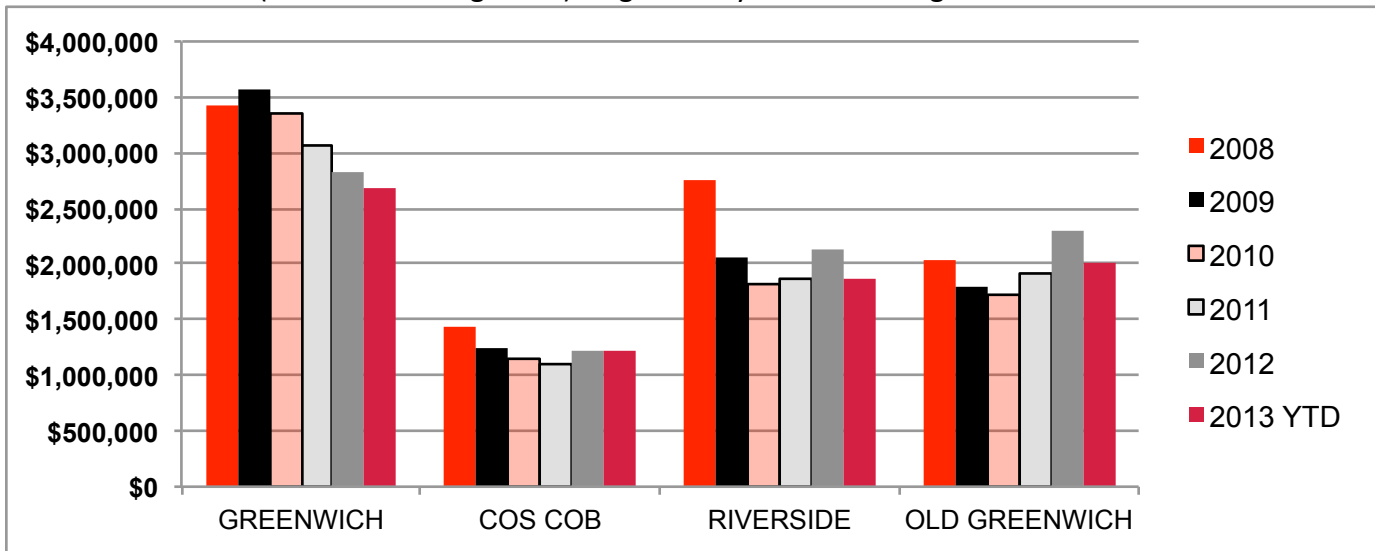
Chart: Six-Month Average Sales Price by Area – October 2012 to March 2013



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	\$2,678,257	\$1,209,338	\$1,877,738	\$2,010,570	\$2,267,407

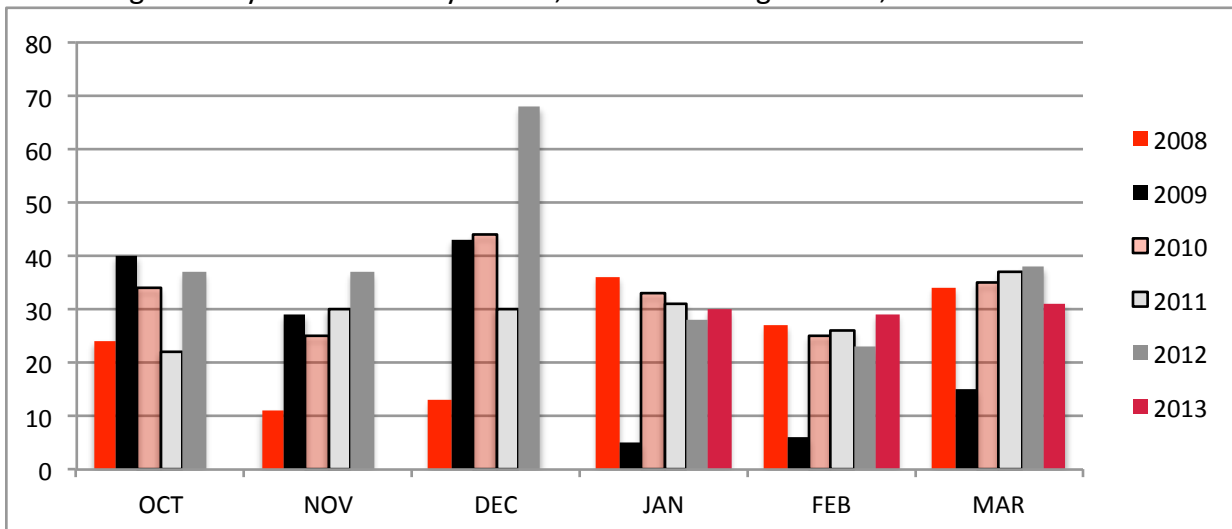
Chart: 2008 – 2013 (2013 YTD through Mar) Single Family Homes Average Sales Price



Single Family Homes Sold by Month, October through March; 2008 – 2013

	OCT	NOV	DEC	JAN	FEB	MAR	1st QTR
2008	24	11	13	36	27	34	97
2009	40	29	43	5	6	15	26
2010	34	25	44	33	25	35	93
2011	22	30	30	31	26	37	94
2012	37	37	68	28	23	38	89
2013	***	***	***	30	29	31	90

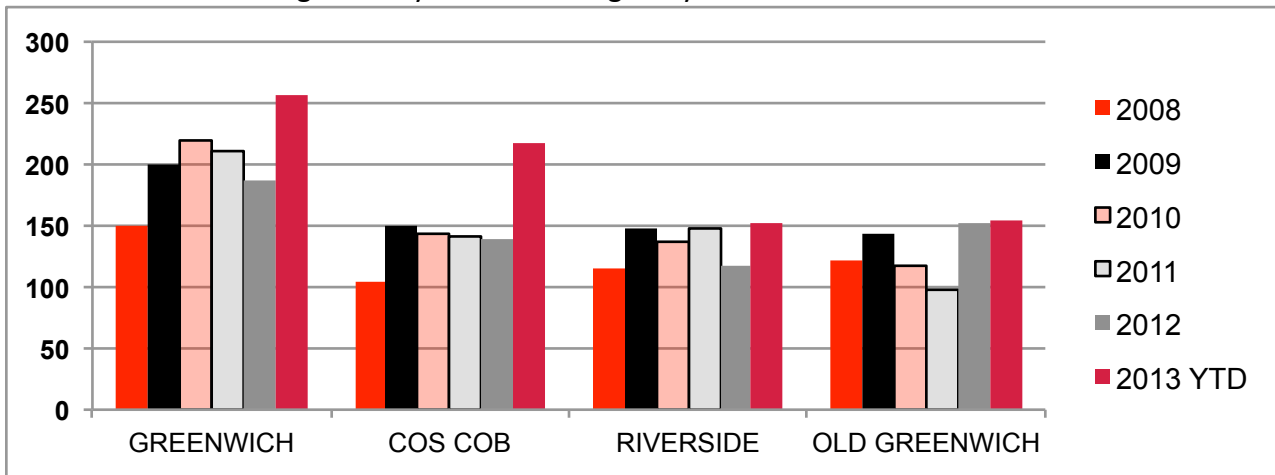
Chart: Single Family Homes Sold by Month, October through March; 2008 – 2013



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	257	217	152	155	214

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



March 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
13 FLETCHER AV	COLONIL	1323	1938	2009	2	1		0.12	449,000	415,000	186	3/1/13
64 RICHLAND RD	COLONIL	1581	1920	2008	3	1	1	0.17	679,000	645,000	199	3/28/13
133 LAKE AV	COLONIL	1466	1908	1997	3	2	1	0.18	749,000	687,500	163	3/7/13
67 BOWMAN DR	COLRANC	3345	1957	2012	4	3	2	2.01	1,125,000	1,100,000	302	3/15/13
12 SHERWOOD AV	CONTEMP	4113	1969	2005	5	3	1	2	1,450,000	1,250,000	199	3/12/13
111 PATTERSON AV	COLONIL	3520	1936	2008	5	3	1	0.39	1,850,000	1,740,000	328	3/20/13
2 STANWICH LN	COLONIL	4247	1925	2001	4	2	2	0.37	1,995,000	1,850,000	491	3/15/13
21 HOPE FARM RD	BARN	4236	1987		4	3	1	2.14	1,995,000	1,875,000	4	3/12/13
35 DUNWOODIE PL	COLONIL	3391	1966		5	3	1	2	2,195,000	2,020,000	149	3/28/13
82 GLENVILLE RD	COLONIL	4999	2002		4	3	2	1.25	2,495,000	2,350,000	310	3/6/13
27 BOBOLINK LN	COLONIL	4738	1949		5	5	1	3.13	3,950,000	4,500,000	42	3/15/13
78 DOUBLING RD	COLONIL	10348	2007	2010	7	7	3	2.34	6,100,000	5,600,000	63	3/13/13
537 NORTH ST	FRSTYLE	10421	2005		6	7	3	2.98	7,350,000	6,425,000	56	3/5/13
25 LINDSAY DR	GEOGCOL	11778	2008		6	7	2	2	8,900,000	8,000,000	447	3/11/13

March 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
21 MEADOW DR	COLONIL		1926	1960	3	1	1	0.14	699,000	655,000	178	3/28/13
12 SALEM ST	CAPECOD	2298	1955	1982	4	4		0.25	850,000	835,000	349	3/17/13
1 LIA FAIL WAY	RANCH	2118	1969	2001	3	2		1.05	1,045,000	1,010,000	248	3/1/13
32 FERNCLIFF RD	RANCH	2469	1962	2009	3	2	1	1.24	1,195,000	1,101,000	141	3/26/13
164 CAT ROCK RD	COLONIL	4041	1934	1995	5	5	1	1.62	2,150,000	1,888,700	141	3/20/13

March 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
21 WESCOTT ST	RANCH		1952		2	1		0.15	534,900	533,900	59	3/1/13
29 LONG MEADOW RD	RANCH		1954	2009	3	2	1	0.28	837,000	755,000	203	3/15/13
128 RIVERSIDE AV	TUDOR	1600	1928	2007	3	1	1	0.22	995,000	1,015,000	190	3/28/13
116 LOCKWOOD RD	CAPECOD	2521	1957		4	3		0.33	1,275,000	1,135,000	165	3/8/13
11 KNOLL ST	CAPECOD	2434	1939		5	3		0.51	2,100,000	1,706,000	87	3/14/13
5 DAWN HARBOR LN	COLONIL	4040	1989		5	4	1	0.62	2,700,000	2,650,000	105	3/7/13
35 BRAMBLE LN	COLONIL	5498	2012		5	5	2	0.28	3,400,000	3,325,000	242	3/29/13

March 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
41 DEEPWOODS LN		5197	1999	2008	5	5		0.23	1,895,000	1,810,000	319	3/27/13
4 GISBORNE PL	COLONIL	2470	1981	2000	3	3		0.27	1,775,000	1,810,555	22	3/14/13
22 BROWN HOUSE RD	VICTORN	3043	1990	2012	3	4	1	0.19	1,995,000	1,950,000	49	3/29/13
35 SHORE RD	COLONIL	5452	2012		5	4	1	0.27	2,695,000	2,550,000	288	3/18/13
38 KEOFFERAM RD	COLONIL	4700	2012		5	4	1	0.35	4,495,000	4,075,000	177	3/6/13

March 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 # 1D	HIRISE		1956		1	1			269,000	252,500	106	3/19/13
1525 E PUTNAM AVE # 409		674	1975	2010	1	1			258,000	258,000	22	3/13/13
1525 E PUTNAM AV # 301	SEE/RMK	674	1975	2010	1	1			315,000	287,500	211	3/28/13
52 LAFAYETTE PL # 1C		740	1956		1	1			297,900	315,000	11	3/11/13
1465 E PUTNAM AV # 530	CONTEMP	784	1977	2010	1	1			360,000	340,000	204	3/18/13
49 VALLEY RD # A2	COLONIL	920		2004	2	1			438,500	410,000	142	3/26/13
3 PUTNAM HILL # 3C	HIRISE		1956		2	2			425,000	425,000	44	3/15/13
406 RIVER WEST	TWNHSE	1812	1981	2009	3	2	1		599,000	590,000	71	3/13/13
28 WOODLAND DR # B	TWNHSE	1619	1899	2007	3	3	1		599,000	625,000	46	3/13/13
37 SHEEPHILL RD # 16	COLONIL	1820	1977		2	2	1		679,000	640,000	43	3/1/13
500 RIVER RD # 9	TWNHSE	2388	1984	2007	3	2	1		1,185,000	1,085,000	50	3/6/13
155 FIELD POINT RD # 3S	TWNHSE		1971	2005	3	3	1		1,195,000	1,100,000	366	3/15/13
198 MILBANK AV WEST	GEOGCOL	6252	2011		4	4	2		3,900,000	3,700,000	49	3/8/13

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