

# Greenwich Real Estate Monthly Market Report – April 2013

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## April 2013 Summary

Single Family Homes Sold	47
Average Original List Price	\$1,842,466
Average List Price	\$1,786,355
Average Sale Price	\$1,658,229
Average Days on Market	153

## April 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	22	\$1,872,359	\$1,830,995	\$1,680,602	91.79%	168
COS COB	4	\$1,185,750	\$1,134,500	\$1,023,500	90.22%	179
RIVERSIDE	7	\$2,062,786	\$1,967,643	\$1,848,680	93.95%	156
OLD GREENWICH	14	\$1,683,143	\$1,655,968	\$1,569,714	94.79%	87
<b>ALL AREAS AVG.</b>	<b>47</b>	<b>\$1,842,466</b>	<b>\$1,786,355</b>	<b>\$1,658,229</b>	<b>92.83%</b>	<b>153</b>

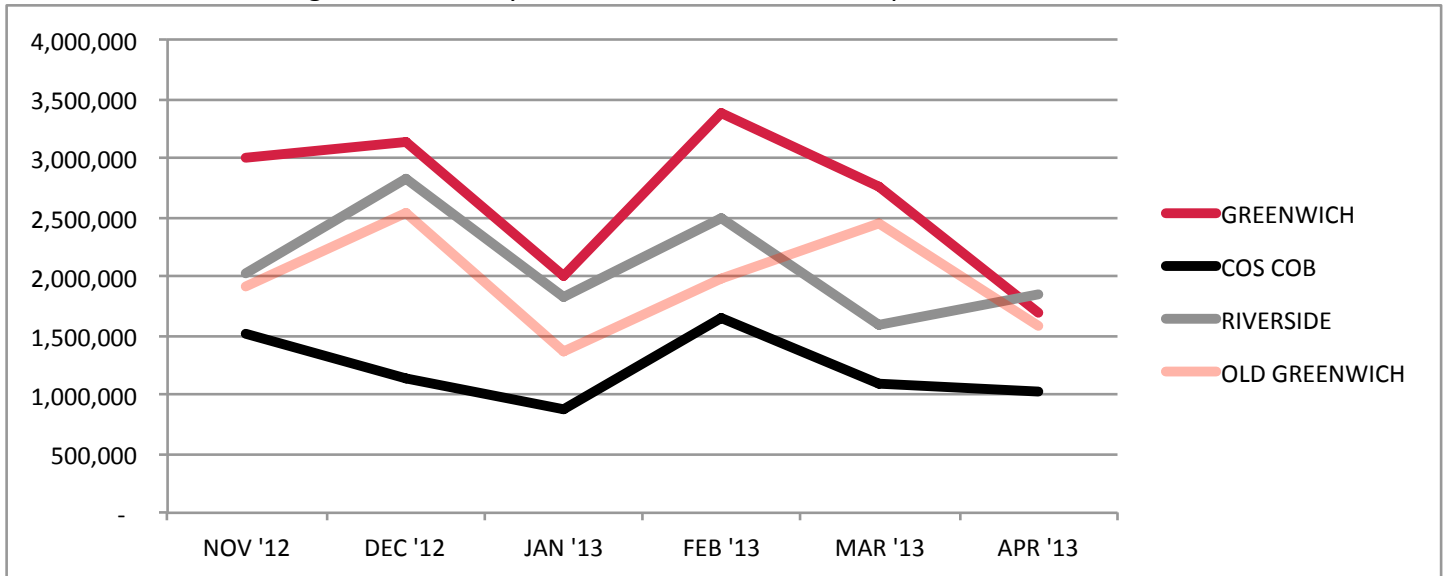
## April 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	7	3	4	1	15
\$1M - \$2M	9	1	5	4	19
\$2M - \$3M	3	0	3	2	8
\$3M - \$4M	1	0	2	0	3
\$4M - \$5M	2	0	0	0	2
\$5M - \$7.5M	0	0	0	0	0
\$7.5M - \$10M	0	0	0	0	0
\$10M+	0	0	0	0	0
<b>TOTAL</b>	<b>22</b>	<b>4</b>	<b>14</b>	<b>7</b>	<b>47</b>

## Six-Month Average Sales Price by Area – November 2012 through April 2013

	NOV '12	DEC '12	JAN '13	FEB '13	MAR '13	APR '13
<b>GREENWICH</b>	2,993,611	3,142,021	1,999,962	3,381,219	2,746,964	1,680,602
<b>COS COB</b>	1,516,500	1,143,850	875,000	1,655,000	1,097,940	1,023,500
<b>RIVERSIDE</b>	2,026,364	2,819,345	1,822,188	2,494,905	1,588,557	1,848,680
<b>OLD GREENWICH</b>	1,910,988	2,531,043	1,363,667	1,981,714	2,439,111	1,569,724
<b>ALL AREAS AVG.</b>	<b>2,429,323</b>	<b>2,733,080</b>	<b>1,851,427</b>	<b>2,802,108</b>	<b>2,169,763</b>	<b>1,658,229</b>

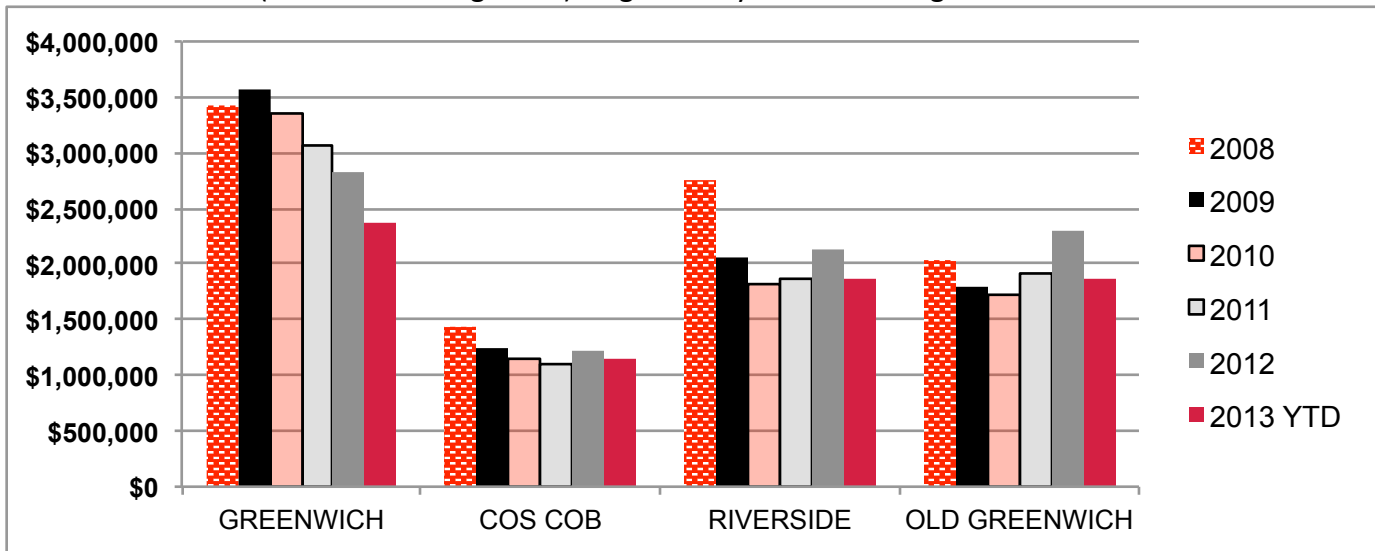
Chart: Six-Month Average Sales Price by Area – November 2012 to April 2013



## 2008 – 2013 Single Family Homes Average Sales Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<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>
<b>2013 YTD</b>	\$2,364,708	\$1,147,392	\$1,865,410	\$1,870,298	<b>\$2,058,419</b>

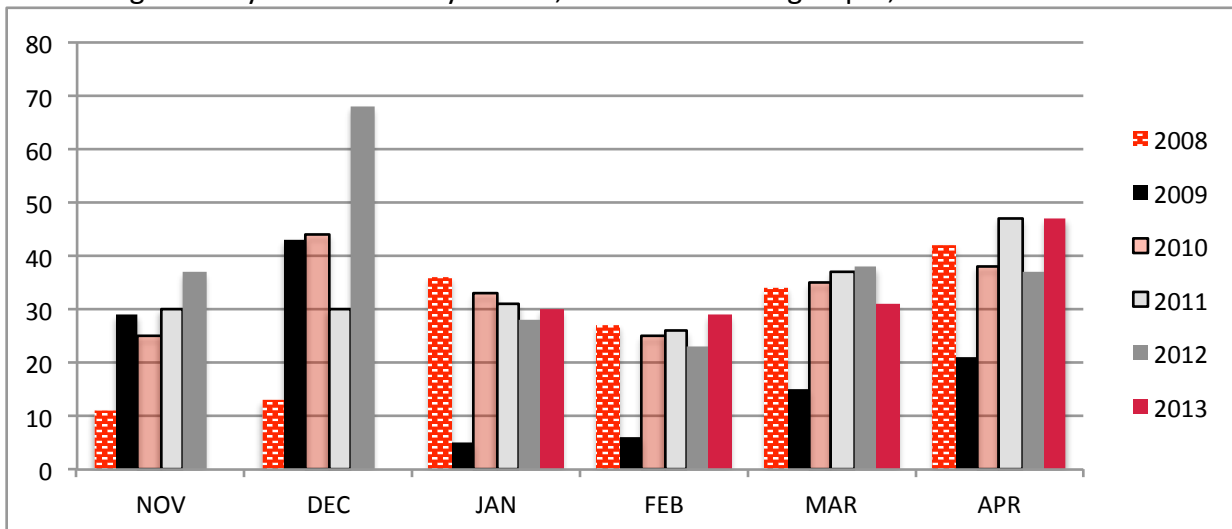
Chart: 2008 – 2013 (2013 YTD through Mar) Single Family Homes Average Sales Price



Single Family Homes Sold by Month, November through April; 2008 – 2013

	NOV	DEC	JAN	FEB	MAR	APR
<b>2008</b>	11	13	36	27	34	42
<b>2009</b>	29	43	5	6	15	21
<b>2010</b>	25	44	33	25	35	38
<b>2011</b>	30	30	31	26	37	47
<b>2012</b>	37	68	28	23	38	37
<b>2013</b>	***	***	30	29	31	47

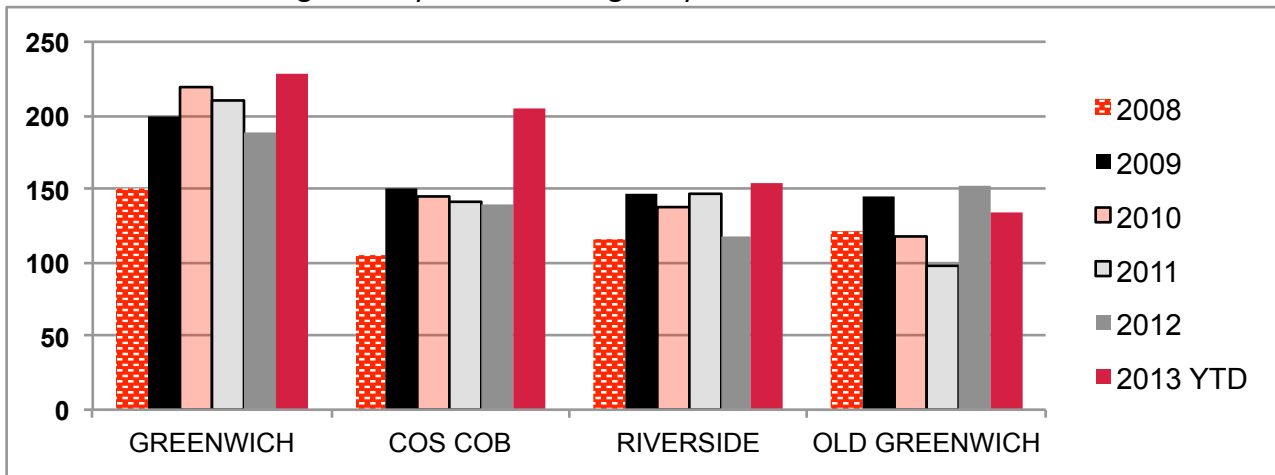
Chart: Single Family Homes Sold by Month, November through April; 2008 – 2013



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<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>	229	204	154	134	<b>193</b>

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



## April 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
7 OCEAN VIEW AV	COLONIL	1586	1924	2012	4	1	1	0.12	475,000	460,000	17	4/15/13
16 MORGAN AV	COLONIL	1708	1931		3	1	1	0.17	475,000	502,000	18	4/1/13
23 ALMIRA DR	CAPECOD	1728	1928	2007	4	2		0.12	565,000	539,500	70	4/11/13
21 GUILFORD LN	COLONIL	1868	1965	2007	4	2	1	0.25	859,000	817,000	15	4/30/13
610 LAKE AV	CONTEMP	2737	1926		5	3		2.77	975,000	890,000	120	4/18/13
114 N STONEHEDGE DR	CAPECOD	2364	1954		4	3		1.02	1,095,000	930,000	73	4/16/13
11 HICKORY DR	COLONIL	2754	1950	2002	4	4		0.35	1,075,000	1,100,000	76	4/10/13
12 ANNJIM DR	SPLIT	2059	1957	2005	4	2	1	0.28	1,250,000	1,122,500	112	4/4/13
128 WEAVER ST	COLONIL	2946	1848	1989	4	3	1	1.16	1,475,000	1,325,000	75	4/11/13
6 INDIAN PASS	COLONIL	3332	2012		4	2	1	0.23	1,499,000	1,421,750	322	4/5/13
38 ANGUS LN	COLONIL	2847	1974	2000	5	4	1	1.18	1,495,000	1,425,000	205	4/11/13
49 PECKSLAND RD	COLONIL	4142	1955	2005	4	4	2	2.17	1,695,000	1,458,500	251	4/29/13
46 ORCHARD PL	COLONIL		1930	2003	4	3		0.29	1,575,000	1,512,500	46	4/30/13
24 BURNING TREE RD	COLONIL	3422	1962	1992	5	3	1	2	1,699,900	1,587,500	121	4/16/13
142 PECKSLAND RD	CONTEMP	5739	1973		6	5		2.62	1,695,000	1,797,000	160	4/4/13
11 CARDINAL RD	COLONIL	3913	1974	2003	5	4	1	1.06	2,295,000	2,125,000	643	4/30/13
103 ONEIDA DR	COLONIL	2913	1923	2012	4	4	1	0.64	2,795,000	2,500,000	234	4/30/13
100 ROCKWOOD LN	COLONIL	4630	1951	2004	6	5	1	1.26	3,400,000	2,800,000	93	4/23/13
37 HILLSIDE RD	COLONIL	7646	1919	1998	7	6	2	2.03	4,495,000	3,900,000	216	4/5/13
191 OTTER ROCK DR	COLONIL	3370	1965	2003	5	3	1	1.04	4,500,000	4,100,000	36	4/29/13
19 MONTGOMERY LN	COLONIL	6200	2010		6	6	1	1	4,495,000	4,300,000	641	4/3/13

## April 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
656 RIVER RD	RANCH	1921	1954		3	2		1.58	699,000	660,000	299	4/26/13
11 MAPLE ST	RANCH		1961	2001	4	2		0.53	799,000	799,000	106	4/4/13
36 OLD CAMP LN	COLONIL	1760	1925	2003	3	2	1	1.77	1,200,000	975,000	215	4/8/13
525 RIVER RD	COLONIL	3369	2000	2011	5	5		0.35	1,840,000	1,660,000	97	4/29/13
21 BYRAM RD	COLONIL	1362	1898		3	2		0.13	399,000	360,000	152	4/11/13

## April 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
25 PERNA LN	CAPECOD	1152	1952		3	1		0.23	585,000	601,000	42	4/5/13
80 MARY LN	SPLIT	1802	1961	2012	3	1	1	0.28	775,000	780,000	9	4/29/13
48 SUNSHINE AV	CAPECOD	2077	1947	2012	3	2	1	0.28	899,000	890,518	181	4/30/13
25 GRIFFITH RD	COLONIL	2416	1968	2008	4	3		0.16	999,000	950,000	280	4/2/13
20 WINTHROP DR	COLONIL	3204	1950	1992	4	3	1	0.3	1,450,000	1,560,000	189	4/30/13
45 RIVERSIDE LN	COLONIL	2715	2006		5	3	1	0.18	1,650,000	1,585,000	107	4/24/13
16 HEARTHSTONE DR	COLONIL	2470	1965	2001	5	3	1	0.31	1,700,000	1,625,000	37	4/4/13
12 OAK DR		3067	1953		4	3	1	0.47	1,780,000	1,680,000	170	4/25/13
2 MARKS RD	VICTORN	4144	1890	1998	6	5		0.26	1,799,000	1,740,000	457	4/1/13
29 TWIN LAKES LN	RANCH	2286	1962		3	2		1	2,150,000	2,195,000	34	4/4/13
26 RED TOP RD	COLONIL	3647	1960		5	4		1.55	2,995,000	2,500,000	95	4/8/13
22 DAWN HARBOR LN	COLONIL	4247	1952	2006	4	3	1	0.93	3,175,000	2,900,000	164	4/22/13
26 MARKS RD	FEDERAL	4491	2011		5	4	1	0.26	3,395,000	3,000,000	294	4/29/13
44 WINTHROP DR	SHORCOL	7359	2012		5	5	2	0.4	4,195,000	3,875,000	118	4/18/13

## April 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
5 NORTH RIDGE	RANCH	1445	1953	2012	3	2		0.23	829,000	805,000	201	4/17/13
15 SHORE RD	COLONIL	1808	1900	1998	4	2		0.2	1,050,000	1,005,000	26	4/22/13
4 LOCKWOOD DR	CAPECOD	2239	1940	2005	4	2	1	0.19	1,150,000	1,150,000	74	4/11/13
6 WATCH TOWER LN	RANCH	2151	1952	2009	5	4		0.37	1,295,000	1,150,000	21	4/10/13
3 FAIRFIELD AV	COLONIL	1868	2012		3	3	1	0.12	1,477,777	1,350,000	101	4/22/13
45 HIGHVIEW AV	COLONIL	4500	2013		5	4	1	0.26	2,795,000	2,578,000	154	4/16/13
1 QUINTARD AV 1A	SHORCOL	3528	2005	2008	5	4	1	0.36	2,995,000	2,950,000	33	4/9/13

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

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
3 PUTNAM HILL # 2G	HIRISE		1956	1996	3	2			469,000	435,000	114	4/17/13
49 S WATER ST # 2L	COLONIL	848	1904	1997	2	1	1		264,000	250,000	282	4/12/13
169 MASON ST # 3F	COLONIL	660	1940	2012	1	1			325,000	277,500	182	4/22/13
1465 E PUTNAM AV # 612	CONTEMP	728	1977	2008	1	1			325,000	315,000	89	4/16/13
184 PECK AV # 2	TWNHSE	1706	1986	2006	3	2	1		439,000	420,000	345	4/12/13
6 NASSAU PL # 4	COLONIL	1554	1981		3	1	1		499,000	467,500	426	4/2/13
40 W ELM ST # 4J	GEOGCOL	750	1939	1995		1			539,000	525,000	54	4/1/13
4 PUTNAM HILL # 2G	HIRISE		1956	2010	3	2			630,000	590,000	56	4/15/13
40 W ELM ST # 5B	GEOGCOL	1050	1939	2003	1	1	1		795,000	725,000	46	4/2/13
15 RIVER RD # 213	CONTEMP	1668	1979		2	2	1		795,000	765,000	379	4/17/13
27 HOME PL # A	TWNHSE	1966	2001		3	2	1		935,000	895,000	260	4/1/13
630 STEAMBOAT RD # 3CN	HIRISE		1957	1998	2	2	1		1,495,000	1,125,000	325	4/12/13
505 W LYON FARM DR # 505	CONTEMP	2629	1977	2002	3	3			1,174,900	1,125,000	28	4/19/13
202 W LYON FARM DR # 202	CONTEMP	2629	1976	2013	3	3			1,295,000	1,306,000	15	4/30/13
177 RAILROAD AVE # D	SHLSTYL	2673	2007		3	2	1	0.38	1,500,000	1,420,000	659	4/1/13
212 MILBANK AV-SO	TWNHSE	2949	2004		2	3	1	0.2	2,700,000	2,387,500	392	4/12/13
106 E ELM ST	FRSTYLE	6526	2010		5	6	1		3,695,000	3,450,000	46	4/25/13

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