

Greenwich Real Estate Monthly Market Report – May 2013

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May 2013 Summary

Single Family Homes Sold	69
Average Original List Price	\$2,199,840
Average List Price	\$2,129,275
Average Sale Price	\$2,006,535
Average Days on Market	147

May 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	31	\$2,474,581	\$2,381,774	\$2,205,165	92.58%	174
COS COB	11	\$1,510,909	\$1,512,182	\$1,431,305	94.65%	125
RIVERSIDE	13	\$2,528,308	\$2,445,077	\$2,359,231	96.49%	132
OLD GREENWICH	14	\$1,827,786	\$1,761,786	\$1,691,179	95.99%	117
ALL AREAS AVG.	69	\$2,199,841	\$2,129,275	\$2,006,536	94.24%	147

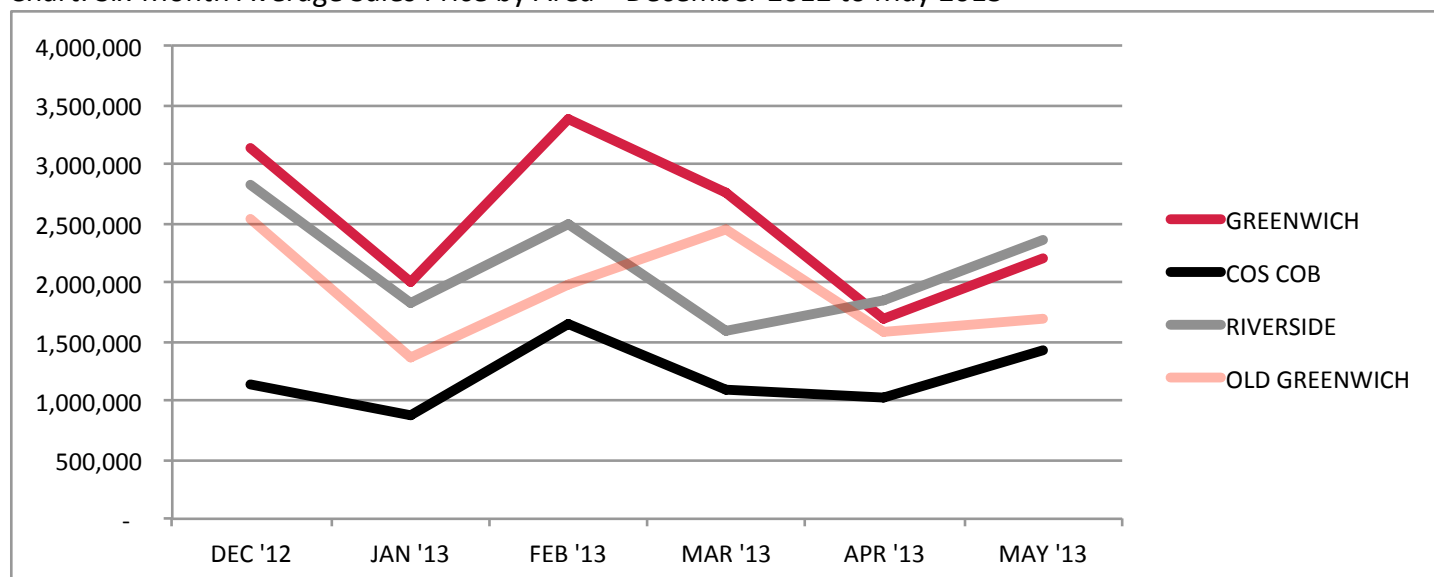
May 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	10	2	3	3	18
\$1M - \$2M	9	8	4	5	26
\$2M - \$3M	3	0	3	5	11
\$3M - \$4M	5	1	1	1	8
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	1	0	1	0	2
\$7.5M - \$10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	31	11	13	14	69

Six-Month Average Sales Price by Area – December 2012 through May 2013

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

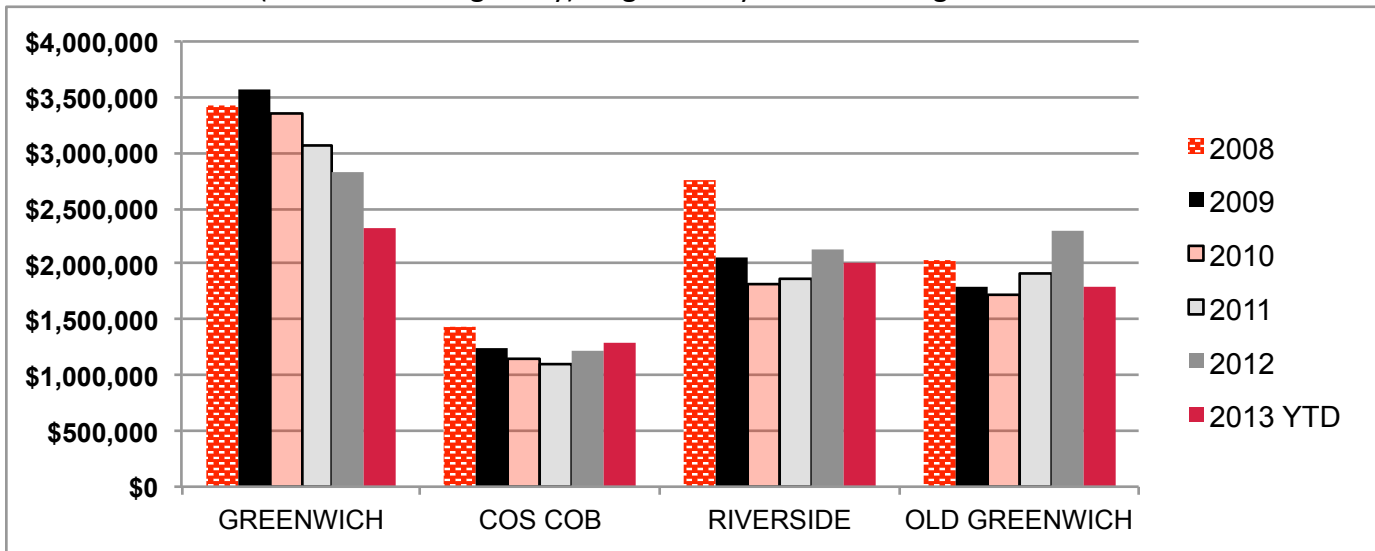
Chart: Six-Month Average Sales Price by Area – December 2012 to May 2013



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	\$2,315,739	\$1,283,176	\$2,004,968	\$1,800,640	\$2,041,040

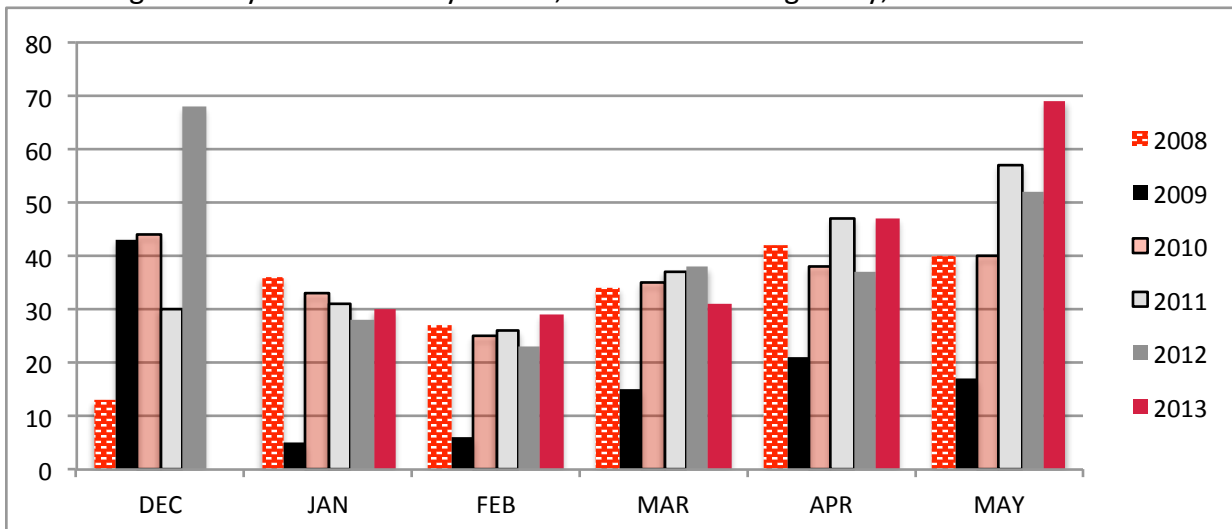
Chart: 2008 – 2013 (2013 YTD through May) Single Family Homes Average Sales Price



Single Family Homes Sold by Month, December through May; 2008 – 2013

	DEC	JAN	FEB	MAR	APR	MAY
2008	13	36	27	34	42	40
2009	43	5	6	15	21	17
2010	44	33	25	35	38	40
2011	30	31	26	37	47	57
2012	68	28	23	38	37	52
2013	***	30	29	31	47	69

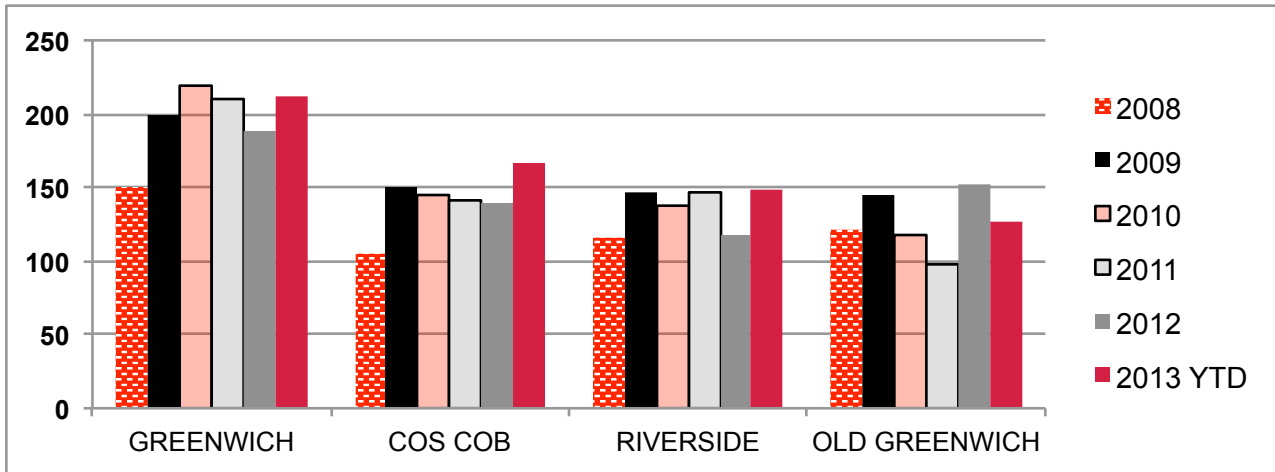
Chart: Single Family Homes Sold by Month, December through May; 2008 – 2013



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	212	166	148	127	178

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



May 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
245 PEMBERWICK RD	COLONIL	1141	1868	1960	1	1		0.21	449,000	425,000	28	5/29/13
320 DELAVAN AV	COLONIL	1288	1919	2005	3	2	1	0.12	510,000	465,000	205	5/1/13
90 PROSPECT ST	COLONIL	1248	1922	2006	3	2		0.14	567,000	567,000	3	5/28/13
187 DAVIS AV	COLONIL	1540	1925		4	2	1	0.29	749,000	675,000	377	5/15/13
2 GERRY ST	COLONIL	2043	2006		4	2	1	0.1	729,000	712,500	172	5/21/13
4 HUNT TERR	CAPECOD	1392	1953		4	2		0.29	749,000	730,000	50	5/28/13
22 BROOK CROSSWAY	CAPECOD		1957	2002	4	3		0.18	825,000	765,000	76	5/15/13
18 GREY ROCK DR	CAPECOD	1342	1949	2007	3	2		0.28	785,000	800,000	13	5/23/13
9 HALOCK DR	SPLIT		1955	2005	3	3		0.17	895,000	876,500	66	5/15/13
42 STONEHEDGE DR SO	SPLIT	2370	1964		3	2	1	1	999,000	953,000	22	5/20/13
14 BAILIWICK WOODS CIR	CONTEMP	2838	1984		3	2	1	0.46	1,295,000	1,150,000	223	5/23/13
15 STANWICH RD	CAPECOD	2767	1979		4	4		0.31	1,150,000	1,150,000	223	5/31/13
15 LONDONDERRY DR	COLONIL	3452	1963		4	3	1	2.01	1,395,000	1,245,000	33	5/3/13
33 HARKIM RD	MEDITRN	2792	1975	1985	4	3		1.5	1,400,000	1,262,000	262	5/16/13
99 STANWICH RD	CRGHSE	3000	1925	2010	5	3	1	0.49	1,399,000	1,385,000	328	5/24/13
19 CONNECTICUT AV	COLONIL		2013		3	2	1	0.11	1,650,000	1,625,000	18	5/7/13
25 MIDWOOD DR	COLONIL	4301	1976		5	3	1	2.01	1,995,000	1,775,000	163	5/30/13
29 HUNTING RIDGE RD	COLONIL	4159	1956	2012	5	3	1	4	1,950,000	1,825,000	353	5/31/13
235 N MAPLE AVE	COLONIL	3316	1940		5	3	2	0.86	2,100,000	1,950,000	107	5/24/13
336 STANWICH RD	FARMHSE	6549	1859	2004	5	4	2	2.24	2,095,000	2,008,000	349	5/22/13
3 BYFIELD LN	COLONIL	5109	1963	2013	4	4	2	2.19	2,195,000	2,050,000	31	5/23/13
55 WILL MERRY LN	COLONIL	8200	1998	2010	5	6	2	2.41	2,995,000	2,800,000	248	5/6/13
828 NORTH ST	COLRANC	7405	1953		7	7	1	4.31	3,750,000	3,000,000	694	5/13/13
329 SHORE RD	COLONIL	5566	2006		5	4	1	0.59	3,495,000	3,090,000	188	5/15/13
59 DINGLETOWN RD	CONTEMP	5642	1983		4	3	1	2.86	3,750,000	3,261,104	337	5/10/13
17 COPPER BEECH RD	ENGLMNR	6805	1920	2008	5	4	1	1.58	3,995,000	3,600,000	14	5/6/13
126 PARSONAGE RD	COLONIL	5546	2000		5	4	2	1.4	3,925,000	3,620,000	266	5/6/13
11 BROAD RD	COLONIL	5352	1998		5	4	2	0.86	5,299,000	4,850,000	207	5/17/13
19 ANGUS LN	COLONIL	9800	2012		5	6	1	1.91	4,995,000	4,945,000	20	5/6/13
3 ASHTON DR	NORMNDY	10078	2001		5	6	2	2.5	7,250,000	6,875,000	223	5/28/13
435 LAKE AV	GEOGCOL	8122	1926	2008	6	6	2	2.15	8,500,000	7,925,000	95	5/13/13

May 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
230 VALLEY RD	FARMHSE		1900		4	1		0.35	629,000	565,000	307	5/3/13
21 HAROLD ST	CAPECOD	1957	1956		4	2		0.14	525,000	565,000	16	5/10/13
141 CAT ROCK RD	CAPECOD	2502	1959	1998	4	3	1	2.19	1,295,000	1,175,000	57	5/20/13
21 RIDGE RD	CAPECOD	2174	1950	2005	3	2		0.25	1,195,000	1,190,000	111	5/7/13
31 BUTLER ST	COLONIL	2688	1994		4	3	1	0.34	1,385,000	1,270,000	49	5/6/13
11 RELAY PL # B	COLONIL	3771	1989	2005	5	3	1	0.38	1,350,000	1,300,000	13	5/28/13
76 VALLEYWOOD RD	COLONIL	2870	1929	2006	4	3	1	0.22	1,495,000	1,429,350	53	5/30/13
4 OLD CAMP LN	CONTEMP		1987		3	4	1	2	1,595,000	1,550,000	15	5/1/13
318 VALLEY RD	SHLSTYL	3346	2012		3	3	2	0.28	1,795,000	1,700,000	378	5/14/13
26 DAFFODIL LN	COLONIL	4997	1965	2012	5	5	2	2	2,175,000	1,900,000	96	5/8/13
56 FRONTIER RD	COLONIL	6296	2003		5	5	2	2.01	3,195,000	3,100,000	278	5/15/13

May 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
207 SHEEPHILL RD	CAPECOD	1326	1952		3	1	1	0.37	499,000	455,000	425	5/15/13
52 LEONARD AV	RANCH	1795	1976	1987	3	3		0.35	649,000	640,000	274	5/20/13
9 BONWIT RD	CAPECOD	1854	1955		3	2		0.18	799,000	730,000	28	5/31/13
11 MILTIADES AV	COLONIL	1956	1927	1999	3	2	1	0.32	1,295,000	1,260,000	89	5/14/13
38 BRAMBLE LN	COLONIL	2118	1953		4	3		0.27	1,595,000	1,535,000	12	5/13/13
89 SUMMIT RD	COLONIL		2006		5	5	1	0.24	2,199,000	1,875,000	213	5/3/13
152 LOCKWOOD RD	COLONIL	4336	1956	2004	5	4	1	0.42	1,995,000	1,980,000	57	5/15/13
76 RIVERSIDE LN	COLONIL	4904	2002	2004	5	5	1	0.29	2,195,000	2,125,000	71	5/22/13
17 DORCHESTER LN	COLONIL	3401	2007		5	4	1	0.27	2,825,000	2,825,000	62	5/31/13
8 BRADBURY PL	COLONIL	3856	2006		5	4	1	0.29	2,850,000	2,900,000	7	5/16/13
19 WESTON HILL RD	COLONIL	4834	2013		7	6	1	0.43	3,995,000	3,995,000	31	5/31/13
63 WINTHROP DR	COLONIL	7800	2012		7	7	3	0.42	4,395,000	4,150,000	54	5/21/13
36 DAWN HARBOR LN	SHLSTYL	8830	2006		5	5	3	0.97	6,495,000	6,200,000	397	5/9/13

May 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
62 HALSEY DR	RANCH	1246	1951	2010	3	1		0.22	759,000	759,000	51	5/15/13
22 NIMITZ PL	CAPECOD	1710	1952		4	2		0.28	869,000	875,000	9	5/1/13
1 MORTIMER DR	SHORCOL	1792	1916	1995	4	1	1	0.12	1,050,000	970,000	69	5/6/13
16 WEBB AV	COLONIL	1320	1910	1985	3	3		0.2	1,078,000	1,100,000	18	5/3/13
108 HILLCREST PARK RD	COLONIL	2209	1970	2009	4	2	1	0.28	1,195,000	1,150,000	42	5/28/13
16 NORTON LN	CONTEMP	3336	1966	2008	4	2	1	1.01	1,395,000	1,275,000	353	5/10/13
19 NORTON LN	COLONIL	2308	1967		4	2	1	1.03	1,295,000	1,315,000	14	5/8/13
22 ARNOLD ST	COLONIL	3500	2013		4	4	1	0.19	1,695,000	1,650,000	51	5/10/13
13 IRVINE RD	SHORCOL	2771	1997		5	3	1	0.15	2,195,000	2,121,000	23	5/30/13
9 SHORELANDS CT	COLONIL	2860	1982	2007	4	3	1	0.28	2,295,000	2,196,500	48	5/20/13
11 GRIMES RD	COLONIL	3924	2003		5	4	1	0.26	2,495,000	2,350,000	587	5/28/13
11 PARK AV	COLONIL		2004	2010	4	4	2	0.27	2,395,000	2,350,000	163	5/14/13
50 HILLCREST PARK RD	COLONIL	4900	2004		6	5	2	1.3	2,699,000	2,565,000	117	5/16/13
6 LEDGE RD	SHORCOL	3836	1892	2003	6	4	1	0.55	3,250,000	3,000,000	90	5/10/13

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

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
1465 E PUTNAM AV # 411	COLONIL		1977	2010	1	1			359,000	339,500	363	5/7/13
73 PUTNAM PARK # 73	COLONIL		1950	2000	1	1			370,000	355,000	195	5/9/13
20 CHURCH ST # A55	HIRISE	1284	1945	2003	2	2			428,900	420,000	11	5/13/13
79 PEMBERWICK RD # B	COLONIL	2212	1986	2010	3	3	1		499,000	475,000	390	5/10/13
3 PUTNAM HILL # 2H	HIRISE	1428	1956		3	2			499,000	480,000	65	5/22/13
333 PALMER HILL RD # 1E	COLONIL	1528	1989		2	2			489,000	494,000	65	5/24/13
150 PROSPECT ST # 27	TWNHSE	1268	1992	2005	2	2	1		512,000	500,000	60	5/31/13
100 STRICKLAND RD # 1	TWNHSE		1980	2012	2	2	1	0.66	595,000	560,000	86	5/13/13
25 INDIAN HARBOR DR # 6	TWNHSE	1660	1979	2010	3	2	1		649,000	607,500	65	5/6/13
25 W ELM ST # 10	FEDERAL	1250	1938	1996	2	2			650,000	615,000	144	5/31/13
104 GREENWICH HILLS DR #	COLONIL	2005	1976	2008	3	2	1		650,000	645,000	351	5/28/13
15 RIVER RD # 211	CONTEMP	1150	1979	2005	2	2			719,000	707,000	91	5/6/13
47 LAFAYETTE PL # 1E	TUDOR	1529	1956	2004	3	2			769,000	755,000	79	5/20/13
16 WINDY KNOLLS # A	COLONIL	2608	2001		3	2	1		782,000	763,000	64	5/8/13
49 INDIAN HARBOR DR # 3	TWNHSE	1414	1982	2003	2	3			825,000	770,000	182	5/23/13
50 CHURCH ST # 7	TWNHSE	1520	1985	2007	3	2	1		925,000	890,000	364	5/14/13
61 ORCHARD PL # B	TWNHSE	1707	2001		3	2	1		975,000	961,000	38	5/6/13
1 MILBANK AV # 1B	CONTEMP	1727	1985	2000	2	2			1,000,000	962,500	70	5/9/13
40 SOUND VIEW DR # 40B	SHLSTYL	4271	2009		4	4	1		1,999,000	1,900,000	1405	5/13/13
50 SOUND VIEW DR # A	SHLSTYL	4404	2009		5	5	1		2,395,000	2,200,000	2012	5/9/13

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