

Greenwich Real Estate Monthly Market Report – July 2013

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July 2013 Summary

Single Family Homes Sold	84
Average Original List Price	\$2,562,297
Average List Price	\$2,439,523
Average Sale Price	\$2,289,417
Average Days on Market	147

July 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	44	\$3,249,568	\$3,048,068	\$2,824,131	92.65%	159
COS COB	6	\$1,259,500	\$1,247,000	\$1,173,167	94.08%	120
RIVERSIDE	23	\$1,978,259	\$1,938,172	\$1,880,554	97.03%	162
OLD GREENWICH	11	\$1,745,000	\$1,704,091	\$1,614,318	94.73%	83
ALL AREAS AVG.	84	\$2,562,297	\$2,439,523	\$2,289,417	93.85%	147

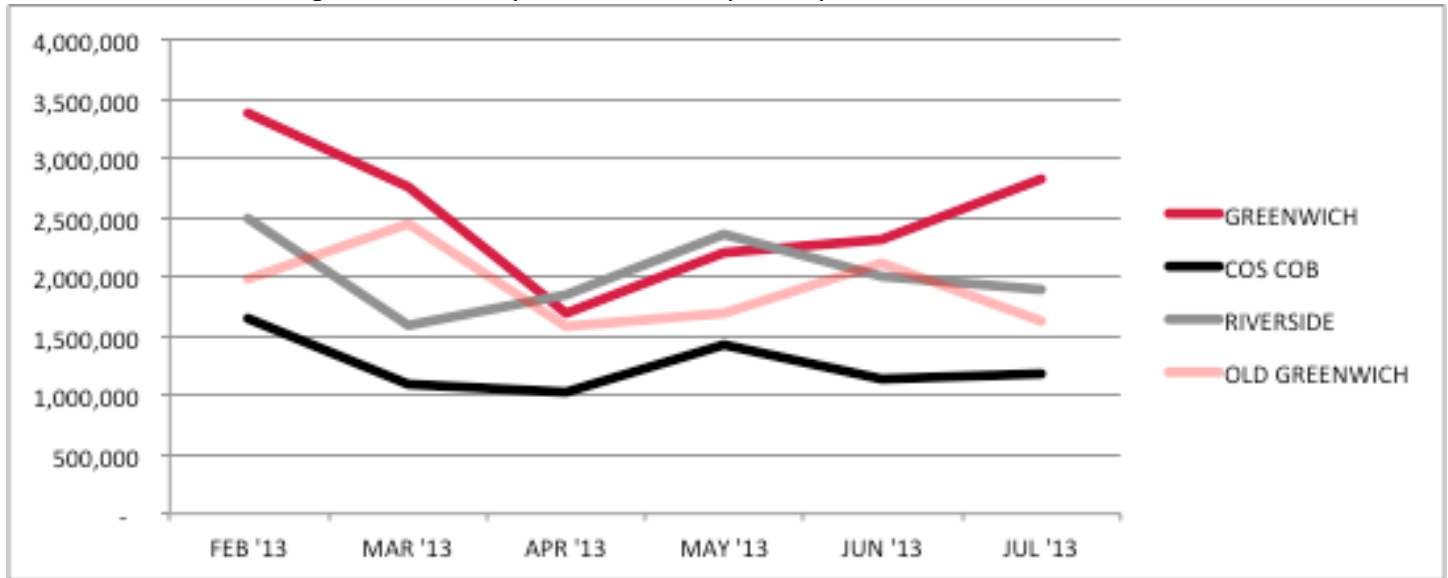
July 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	2	6	4	17
\$1M - \$2M	13	4	7	3	27
\$2M - \$3M	11	0	8	2	21
\$3M - \$4M	6	0	1	2	9
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	5	0	1	0	6
\$7.5M - \$10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	44	6	23	11	84

Six-Month Average Sales Price by Area – February through July 2013

	FEB '13	MAR '13	APR '13	MAY '13	JUN '13	JUL '13
GREENWICH	3,381,219	2,746,964	1,680,602	2,205,165	2,321,108	2,824,131
COS COB	1,655,000	1,097,940	1,023,500	1,431,305	1,138,800	1,173,167
RIVERSIDE	2,494,905	1,588,557	1,848,680	2,359,231	2,004,714	1,880,554
OLD GREENWICH	1,981,714	2,439,111	1,569,724	1,691,179	2,104,750	1,614,318
ALL AREAS AVG.	2,802,108	2,169,763	1,658,229	2,006,535	2,060,048	2,289,417

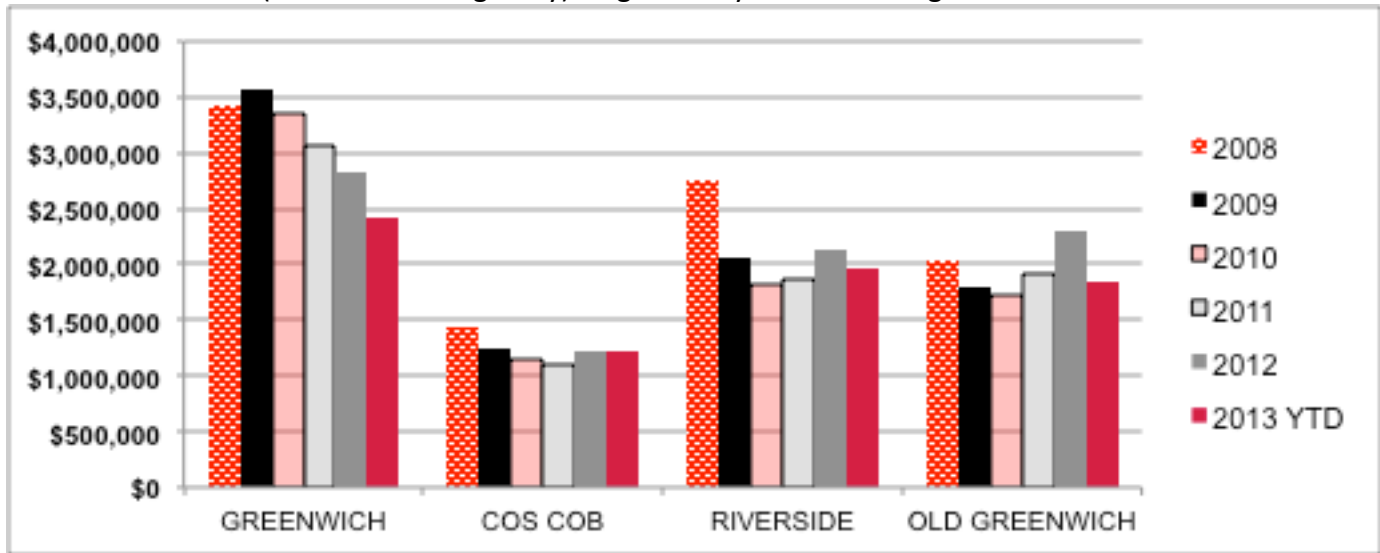
Chart: Six-Month Average Sales Price by Area – February to July 2013



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	\$2,428,975	\$1,229,232	\$1,973,114	\$1,842,290	\$2,095,557

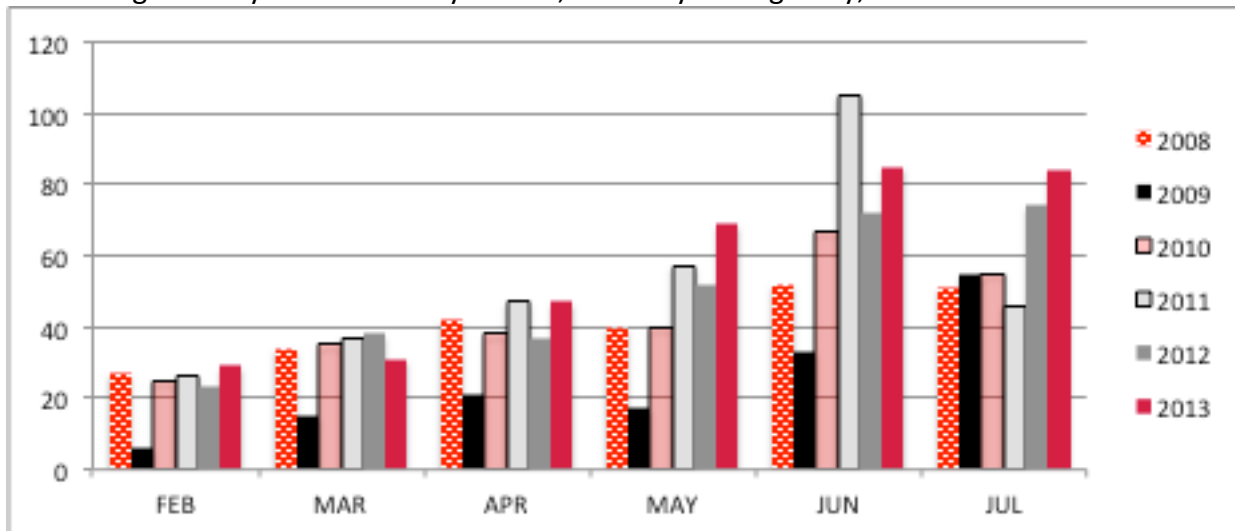
Chart: 2008 – 2013 (2013 YTD through July) Single Family Homes Average Sales Price



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

	FEB	MAR	APR	MAY	JUN	JUL
2008	27	34	42	40	52	51
2009	6	15	21	17	33	55
2010	25	35	38	40	67	55
2011	26	37	47	57	105	46
2012	23	38	37	52	72	74
2013	29	31	47	69	85	84

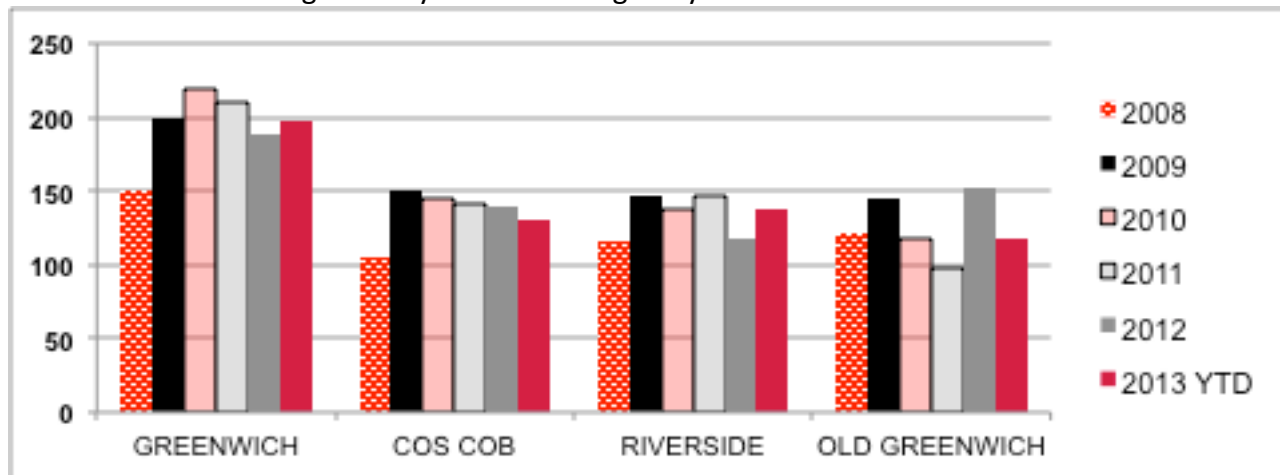
Chart: Single Family Homes Sold by Month, February through July; 2008 – 2013



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	198	131	138	117	163

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



July 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
26 KIRBY ST	COLONIL	1660	1913		3	1	2	0.177	530,000	537,000	50	7/22/13
30 NICHOLAS AV	FARMHSE	1302	1928	2013	3	2		0.18	579,000	540,000	95	7/31/13
1 PUTNAM CT	COLONIL	1171	1908		2	1		0.08	595,000	615,000	44	7/17/13
127 LAKE AV	COLONIL	1822	1928	2005	3	3		0.13	895,000	848,250	166	7/23/13
16 HERONVUE RD	CONTEMP	2718	1976		4	2	1	2.32	999,000	930,000	32	7/31/13
24 MIDWOOD DR	CRGHSE	1708	1925		3	2		1.32	1,200,000	1,000,000	16	7/23/13
11 WATCH HILL DR	CONTEMP	2916	1968	2002	4	2		0.627	1,266,000	1,250,000	28	7/10/13
1 COACHLAMP LN	COLONIL	1862	1961		4	2	1	0.43	1,400,000	1,285,000	67	7/3/13
39 ANGUS LN	CONTEMP	3251	1975		4	3	1	0.8	1,449,000	1,325,000	479	7/12/13
205 SHORE RD	COLONIL	2651	1961		3	2	1	0.58	1,495,000	1,500,000	8	7/31/13
90 TACONIC RD	CONTEMP	3800	1961	1993	5	3	1	4.18	1,700,000	1,600,000	13	7/11/13
114 OVERLOOK DR	COLRANC	1954	1963	1990	3	2		0.42	1,595,000	1,647,000	18	7/12/13
2 MIDWOOD DR	CAPECOD	2932	1967		5	4		2.17	1,350,000	1,700,000	16	7/23/13
24 MARTIN DALE NO	CAPECOD	3038	1977		5	3	1	0.469	1,800,000	1,700,000	28	7/10/13
14 PERRYRIDGE RD	COLONIL		1935	2001	3	2	1	0.18	1,695,000	1,715,000	8	7/11/13
958 LAKE AV	CONTEMP	6061	1983		4	6	1	4	1,749,000	1,725,000	387	7/19/13
291 STANWICH RD	CAPECOD	4828	1920		8	6	1	2	1,625,000	1,800,000	184	7/18/13
14 SANDY LN	EURSTYL		1979	2002	4	3	1	4	1,899,000	1,842,000	65	7/26/13
120 VALLEY DR	COLONIL	4298	1955	2012	4	3	1	1.5	2,150,000	2,070,000	21	7/16/13
50 PORCHUCK RD	COLONIL	4082	1964	2010	5	5		4.03	2,595,000	2,245,000	430	7/1/13
115 BYRAM SHORE RD	VICTORN	4240	1895	2009	4	3	2	1.03	2,495,000	2,287,000	383	7/9/13
20 CHIEFTANS RD	ENGLMNR	4995	2000	2001	4	5		1.08	2,595,000	2,300,000	168	7/1/13
12 WYCKHAM HILL LN	EURSTYL	5080	1993	2013	5	4		4.31	2,395,000	2,350,000	69	7/26/13
32 COPPER BEECH RD	CAPECOD	5915	1965	2002	6	6	2	1.05	2,600,000	2,400,000	149	7/1/13
11 PINECROFT RD	COLONIL	5576	1959	1989	5	4	2	1.41	2,495,000	2,495,000	10	7/1/13
26 STAG LN	COLONIL	6701	2005		5	6	2	4.34	2,699,000	2,600,000	229	7/24/13
36 MONTGOMERY LN	COLONIL	6362	2008		5	5	1	1.16	3,295,000	2,825,000	112	7/30/13
10 LANGHORNE LN	COLRANC	5162	1969	1995	4	4	1	4.82	3,185,000	2,980,000	63	7/18/13
63 NORTH ST	FEDERAL	4526	1864	2012	4	3	3	0.81	2,995,000	2,995,000	19	7/31/13
32 GRAHAMPTON LN	COLONIL	2990	1949		5	3	1	2.53	3,500,000	3,050,000	111	7/22/13
557 ROUND HILL RD	CONTEMP	7365	1989	2007	7	6	3	4	3,800,000	3,275,000	422	7/30/13
81 BYRAM SHORE RD	SHLSTYL	6242	1992	2011	6	6	1	1.24	3,595,000	3,300,000	76	7/16/13
111 BROOKSIDE DR	SHLSTYL	5378	1905	1997	6	4	1	1.97	3,800,000	3,600,000	35	7/22/13
124 CLAPBOARD RIDGE RD	COLONIL	7065	1998	2005	5	4	2	1.04	3,945,000	3,647,000	357	7/17/13
62 STERLING RD	COLONIL	10008	2008		6	6	2	4.12	3,995,000	3,850,000	70	7/16/13
25 MAHER AV	COLONIL	5629	1913	2009	6	4	2	0.57	4,250,000	4,137,500	87	7/22/13
45 CLOSE RD	COTTAGE	3160	1900	2010	4	2	1	4.61	4,595,000	4,166,000	108	7/22/13
175 ZACCHEUS MEAD LN	GEOGCOL	8107	2000		5	5	2	1.76	4,975,000	4,730,000	323	7/19/13
487 NORTH ST	GEOGCOL	10140	1906	1950	10	6	1	3.07	5,495,000	5,100,000	271	7/12/13
23 RIDGEVIEW AV	COLONIL	8257	2004		6	6	2	1.02	5,800,000	5,500,000	23	7/1/13
548 STANWICH RD	SHLSTYL	10872	1997	2002	6	8	1	4.64	6,800,000	5,700,000	420	7/1/13
98 GLENWOOD DR	VICTORN	8071	1891	2010	6	6	3	0.9	8,995,000	6,950,000	893	7/1/13
27 OAKLEY LN	MEDITRN	11662	1930	2000	5	6	2	5.1	6,900,000	7,100,000	232	7/9/13
75 CLAPBOARD RIDGE RD	COLONIL		2005		6	6	3	2.5	10,350,000	9,050,000	224	7/3/13

July 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
48 SINAWOY RD	VICTORN	1838	1910		4	3		0.35	769,000	769,000	18	7/16/13
16 CAT ROCK RD	SPLIT	1664	1967	2006	4	2	1	0.27	799,000	805,000	84	7/26/13
18 SCHUBERT LN	COLONIL	2650	1987	2010	4	2	1	0.23	1,125,000	1,050,000	81	7/25/13
6 CARRIAGE RD	RANCH	2988	1957	2005	4	3	1	1.07	1,499,000	1,420,000	173	7/1/13
24 SUNDANCE DR	COLONIL	3564	1998	2004	5	2	1	1.4	1,495,000	1,470,000	79	7/10/13
8 DARTMOUTH RD	CONTEMP	5333	1973		6	5	1	2.33	1,795,000	1,525,000	282	7/15/13

July 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
63 E SOUND BEACH AV EX	SPLIT	1771	1954		4	1	0	0.19	595,000	490,000	1465	7/8/13
23 HOOVER RD	COLONIL	1560	1938		3	3		0.13	649,000	690,000	49	7/23/13
58 RIVERSIDE AV	MEDITRN	1732	1971		3	2	1	0.34	749,000	705,000	135	7/19/13
12 LINWOOD AV	COLONIL	1104	1940		3	1		0.21	679,000	756,000	9	7/29/13
226 RIVERSIDE AV	FARMHSE	1777	1887	2011	3	2		0.14	799,950	853,000	13	7/22/13
135 LANCER RD SO	COLONIL	1969	1967	2007	4	2	1	0.177	949,000	949,000	8	7/1/13
44 HENDRIE AV	COLONIL	2464	1940	1989	3	2	1	0.19	1,195,000	1,117,000	59	7/19/13
19 MILTIADES AV	TUDOR		1929	2007	3	1	1	0.21	1,195,000	1,141,400	69	7/26/13
6 BIRDSONG PL	RR	2334	1963	2013	5	3		0.291	1,200,000	1,150,000	32	7/12/13
21 WESTON HILL RD	RANCH	2014	1957	2011	4	3		0.46	1,539,000	1,505,000	61	7/24/13
65 LOCKWOOD LN	COLONIL	2898	1967	2009	4	3	1	0.32	1,725,000	1,680,000	69	7/18/13
103 SUMMIT RD	CAPECOD	3090	1953	2003	5	3	1	0.48	1,795,000	1,795,000	10	7/16/13
20 CARRIGLEA DR	CAPECOD	2889	1974		3	2	1	1	1,995,000	1,800,000	26	7/2/13
20 MEADOW RD	TUDOR	3022	1924	2010	4	3	1	0.2	2,195,000	2,000,000	142	7/2/13
11 BAYSIDE TER		3574	1964	2013	4	3		0.38	2,095,000	2,020,000	51	7/19/13
7 VERONA DR	CAPECOD	2810	1953	2004	4	3		0.4	1,899,000	2,125,000	37	7/16/13
18 WELWYN RD	SEE/RMK	4158	1952	2004	5	4	1	0.54	2,495,000	2,309,250	341	7/31/13
20 STONEY RIDGE LN	COLONIL	5048	1953	2013	6	4		0.41	2,795,000	2,650,000	107	7/9/13
16 WILLOW RD	COLONIL	4543	1952	2010	6	5	1	0.5	2,795,000	2,760,000	49	7/17/13
39 HIDDEN BROOK RD	COLONIL	3664	1954	2005	5	3	1	0.53	2,895,000	2,925,000	10	7/17/13
25 DRUID LN		5629	2013		6	6	2	0.29	3,150,000	2,932,100	224	7/2/13
16 INDIAN HEAD RD	COLONIL	6742	1950	2006	6	6	1	0.82	3,999,000	3,900,000	518	7/1/13
22 CHERRY TREE LN	SHLSTYL	5221	2001		5	4	2	1.05	5,195,000	5,000,000	233	7/8/13

July 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
104 HAVEMEYER LN	RANCH	1040	1953		3	1		0.29	555,000	550,000	104	7/24/13
54 SOUND BEACH AV	CAPECOD	1313	1928		3	2		0.13	750,000	690,000	72	7/2/13
11 MACARTHUR DR	CAPECOD	1902	1948	2013	4	2		0.2	945,000	930,000	50	7/30/13
5 WEST END CT	COLONIL		1989	2004	3	2	1	0.109	970,000	960,000	48	7/26/13
20 MIDBROOK LN	SPLIT	1586	1957	2005	4	1	1	0.27	1,050,000	975,000	122	7/18/13
10 EDGEWATER DR	COLONIL		1915	2013	4	3		0.24	1,745,000	1,625,000	78	7/25/13
73 HILLCREST PARK RD	COTSWLD	2312	1938	2006	4	4	1	1.03	1,795,000	1,770,000	48	7/10/13
17 OLD WAGON RD	COLONIL	3241	2005	2012	4	4	1	0.27	2,050,000	1,950,000	83	7/22/13
4 BENNETT ST	COLONIL		1957	2010	6	3	2	0.3	2,395,000	2,200,000	84	7/31/13
187 SHORE RD	COLONIL	3276	1898	2009	5	4	1	0.49	3,195,000	2,937,500	165	7/30/13
6 RAYMOND ST	SHLSTYL	5400	2006		5	5	2	0.29	3,295,000	3,170,000	58	7/16/13

July 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 # 521	TWNHSE	750	1978		1	1			299,000	290,000	24	7/30/13
175 PUTNAM PARK # 175	COLONIL		1950	2002	1	1			330,000	307,500	308	7/11/13
169 MASON ST # 2E	COLONIL	685	1940	2012	1	1			339,000	322,000	146	7/25/13
1465 E PUTNAM AV # 630	CONTEMP	784	1977		1	1			326,500	326,500	55	7/2/13
1465 E PUTNAM AV # 324	CONTEMP	912	1977		1	1			369,500	346,000	31	7/15/13
20 CHURCH ST # A32	HIRISE	1318	1945	1990	2	2			525,000	455,000	85	7/16/13
51 FOREST AV # 132	GEOGCOL	1015	1994	2005	1	2			515,000	500,000	47	7/2/13
47 LAFAYETTE PL # 1I	TUDOR	1292	1956	1997	3	2			585,000	525,000	177	7/15/13
140 FIELD POINT RD # 5		1195	1973	2012	2	1	1		519,000	532,500	77	7/16/13
98 PUTNAM PARK # 98	TWNHSE	2025	1950	2012	4	3			629,000	610,000	322	7/26/13
77 SILO CIR	TWNHSE	1732	1976		3	2	1		649,000	627,000	70	7/31/13
39 GREENWICH HILLS DR # 39	COLONIL	1997	1975		3	2	1		650,000	650,000	36	7/26/13
40 W ELM ST # 2B	HIRISE	980	1939	2012	1	1	1		699,000	675,000	234	7/18/13
69 RIVERDALE AV # 502	TWNHSE	2400	2012		2	2	2		699,000	705,000	252	7/9/13
315 W LYON FARM DR # 315	CONTEMP	1480	1976	2001	3	2			750,000	705,000	207	7/1/13
528 W LYON FARM DR # 528	CONTEMP	1997	1977		2	2	1		725,000	725,000	31	7/18/13
69 RIVERDALE AV # 505	TWNHSE	2400	2012		2	2	2		779,000	735,000	114	7/9/13
26 CHURCH ST WEST # B	TWNHSE		2007		3	3	1	0.16	829,000	735,000	52	7/15/13
53 STIRRUP LN # 53	TWNHSE	1832	1979	2010	3	2	1		798,000	750,000	100	7/15/13
108 W LYON FARM DR	CONTEMP	1904	1975	1995	2	3			769,000	754,000	84	7/9/13
69 RIVERDALE AV # 501	TWNHSE	2400	2013		2	2	2		769,000	769,000	121	7/9/13
57 STIRRUP LN # 57	TWNHSE	2040	1978	2012	4	3	1		798,000	775,000	296	7/31/13
73 WEAVER ST # 13	GEOGCOL	3527	1989	2006	3	4	1		885,000	885,000	49	7/15/13
51 FOREST AV # 36	GEOGCOL	2297	1990	2006	2	2	1		989,000	925,000	61	7/16/13
500 RIVER RD # 5	CONTEMP	2320	1984	2008	3	2	1		1,020,000	950,000	211	7/23/13
81 SHERWOOD PL # D	VICTORN	3459	2007		3	3	1		1,425,000	1,325,000	275	7/1/13
85 SHERWOOD PL # E	TWNHSE	3590	2007		4	4	1		1,795,000	1,670,000	97	7/11/13
50 SOUND VIEW DR # B	SHLSTYL	4006	2009		4	4	1		2,195,000	2,050,000	243	7/8/13

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