

# Greenwich Real Estate Monthly Market Report – August 2013

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## August 2013 Summary

Single Family Homes Sold	75
Average Original List Price	\$2,318,947
Average List Price	\$2,205,387
Average Sale Price	\$2,081,506
Average Days on Market	132

## August 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	33	\$2,941,212	\$2,746,242	\$2,531,773	92.19%	156
COS COB	9	\$1,377,222	\$1,338,778	\$1,274,789	95.22%	156
RIVERSIDE	20	\$2,012,650	\$1,974,250	\$1,941,175	98.32%	98
OLD GREENWICH	13	\$1,862,538	\$1,788,000	\$1,712,914	95.80%	104
<b>ALL AREAS AVG.</b>	<b>75</b>	<b>\$2,318,947</b>	<b>\$2,205,387</b>	<b>\$2,081,506</b>	<b>94.38%</b>	<b>132</b>

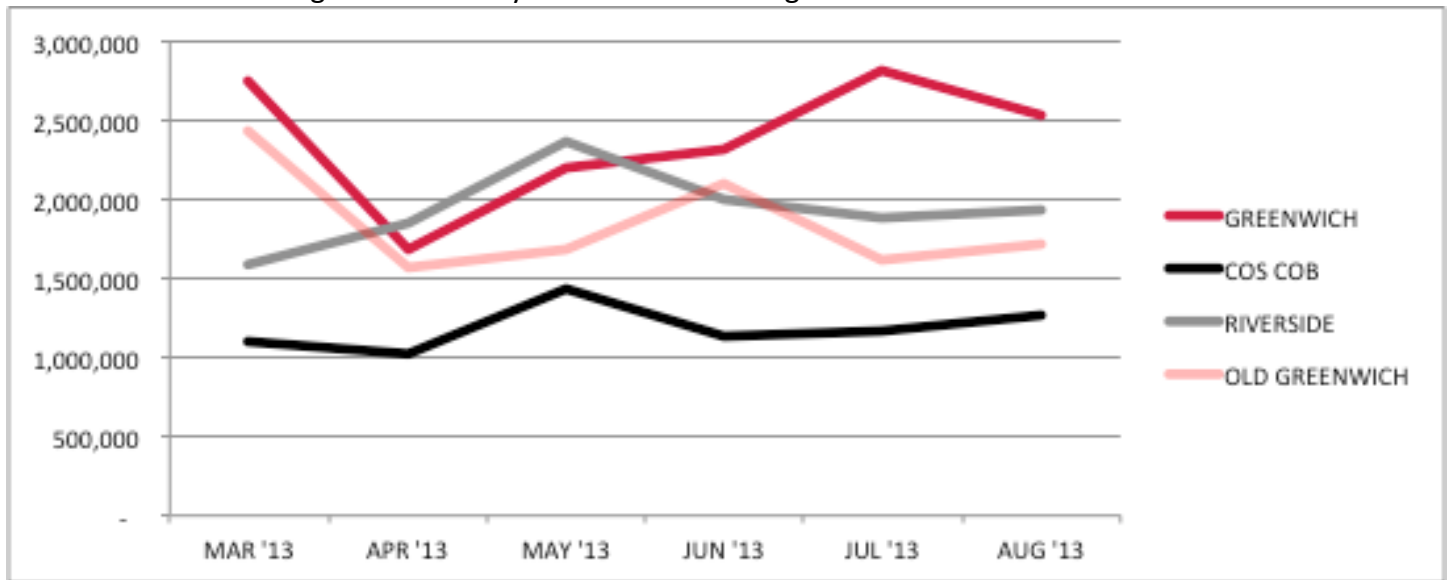
## August 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	7	3	3	2	15
\$1M - \$2M	9	6	6	7	28
\$2M - \$3M	8	0	8	2	18
\$3M - \$4M	5	0	3	2	10
\$4M - \$5M	0	0	0	0	0
\$5M - \$7.5M	3	0	0	0	3
\$7.5M - \$10M	1	0	0	0	1
\$10M+	0	0	0	0	0
<b>TOTAL</b>	<b>33</b>	<b>9</b>	<b>20</b>	<b>13</b>	<b>75</b>

## Six-Month Average Sales Price by Area – March through August 2013

	MAR '13	APR '13	MAY '13	JUN '13	JUL '13	AUG '13
GREENWICH	2,746,964	1,680,602	2,205,165	2,321,108	2,824,131	2,531,773
COS COB	1,097,940	1,023,500	1,431,305	1,138,800	1,173,167	1,274,789
RIVERSIDE	1,588,557	1,848,680	2,359,231	2,004,714	1,880,554	1,941,175
OLD GREENWICH	2,439,111	1,569,724	1,691,179	2,104,750	1,614,318	1,712,914
<b>ALL AREAS AVG.</b>	<b>2,169,763</b>	<b>1,658,229</b>	<b>2,006,535</b>	<b>2,060,048</b>	<b>2,289,417</b>	<b>2,289,417</b>

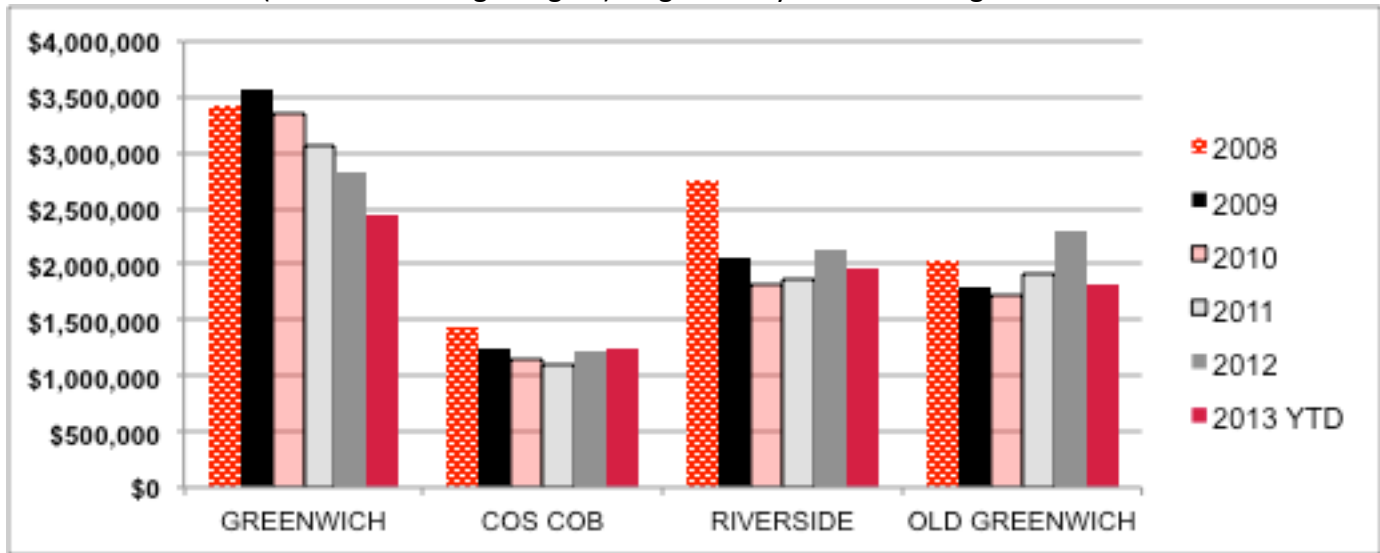
Chart: Six-Month Average Sales Price by Area – March to August 2013



## 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	<b>\$2,822,185</b>
2009	\$3,575,890	\$1,249,104	\$2,054,154	\$1,785,979	<b>\$2,668,805</b>
2010	\$3,358,195	\$1,140,153	\$1,827,964	\$1,732,860	<b>\$2,518,863</b>
2011	\$3,058,461	\$1,098,761	\$1,858,377	\$1,905,612	<b>\$2,429,922</b>
2012	\$2,833,234	\$1,224,822	\$2,135,382	\$2,294,359	<b>\$2,387,773</b>
2013 YTD	\$2,444,680	\$1,237,774	\$1,967,307	\$1,820,447	<b>\$2,093,220</b>

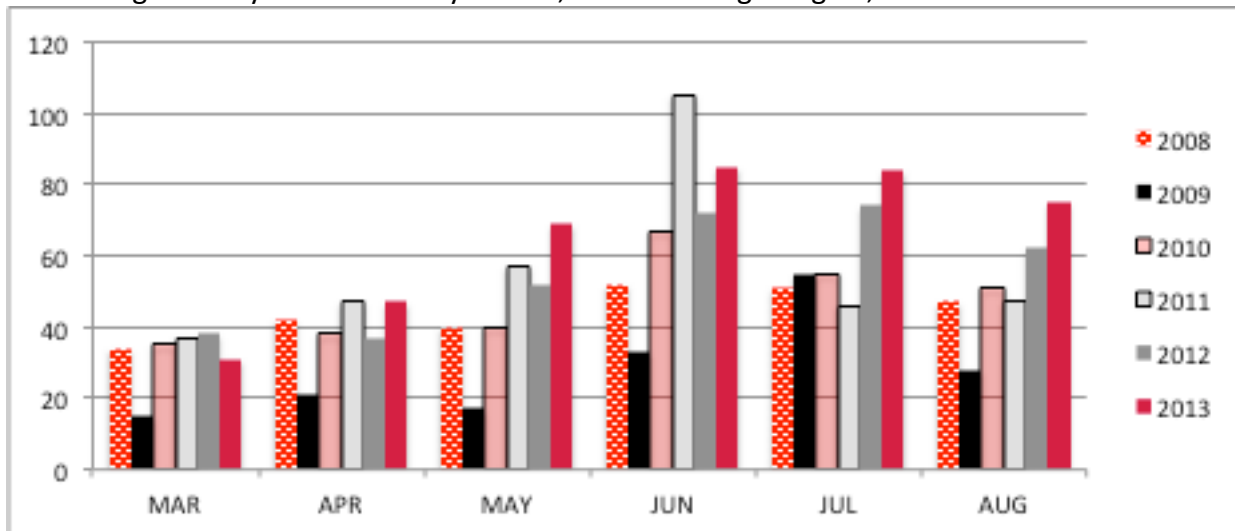
Chart: 2008 – 2013 (2013 YTD through August) Single Family Homes Average Sales Price



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

	MAR	APR	MAY	JUN	JUL	AUG
<b>2008</b>	34	42	40	52	51	47
<b>2009</b>	15	21	17	33	55	28
<b>2010</b>	35	38	40	67	55	51
<b>2011</b>	37	47	57	105	46	47
<b>2012</b>	38	37	52	72	74	62
<b>2013</b>	31	47	69	85	84	75

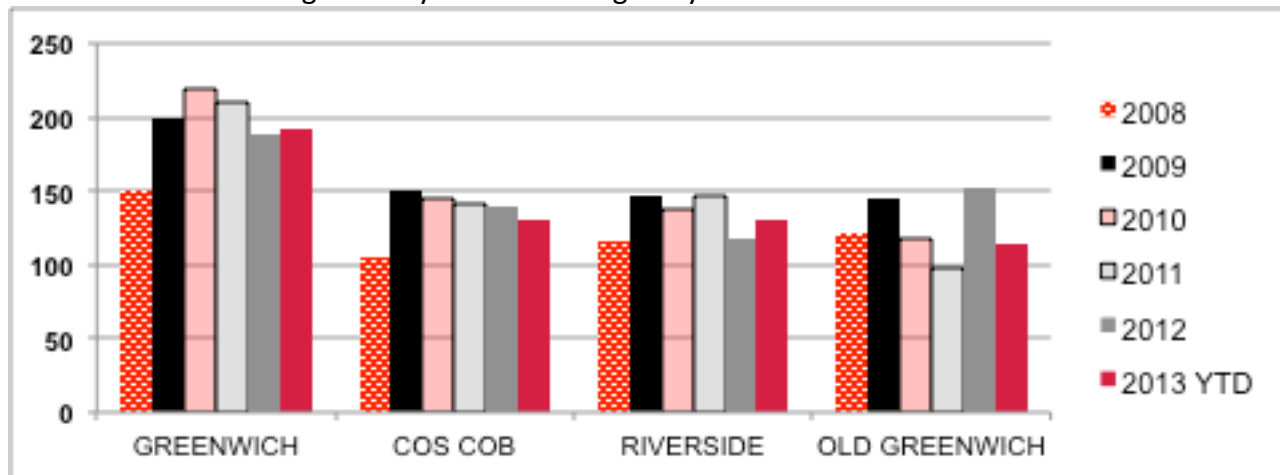
Chart: Single Family Homes Sold by Month, March through August; 2008 – 2013



## 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>	192	130	131	115	<b>163</b>

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



## August 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
64 ANGELUS DR	SPLIT	1640			3	1	1	0.38	635,000	575,000	67	8/29/13
17 REX ST	COLONIL	1624	1929	2006	3	2		0.12	669,000	640,000	67	8/27/13
48 HAWTHORNE ST	COLONIL	1554	1883	2005	4	2		0.11	785,000	800,000	39	8/14/13
5 BENDERS DR - 5 1/2		1877	1976	2000	3	2		0.42	835,000	805,000	47	8/26/13
58 BOWMAN DR	SPLIT	2642	1955	2009	4	3		1.02	1,025,000	950,000	91	8/15/13
40 COACHLAMP LN	RR	2740	1966		4	2	1	0.54	985,000	955,000	86	8/15/13
16 ANNJIM DR	SPLIT	1838	1957		3	1	1	0.36	995,000	970,000	28	8/17/13
64 HAWTHORNE ST NO	CAPECOD	1923	1940		4	2		0.67	1,150,000	1,001,000	86	8/2/13
15 BISHOP DR	COLONIL	2986	2008		4	3	1	0.187	1,185,000	1,130,000	126	8/8/13
11 LONDONDERRY DR	COLONIL	4600	1978	1999	5	4	1	2.1	1,595,000	1,300,000	523	8/13/13
584 RIVERSVILLE RD	COLRANC	3044	1955	1983	4	2	1	2	1,525,000	1,375,000	123	8/12/13
1050 KING ST,1050 & 1052	COLONIL	3264	1900	2009	5	4	1	2	1,469,000	1,375,000	87	8/30/13
22 STANWICH LN	COTSWLD	2729	1929	1993	5	3	2	0.405	1,425,000	1,550,000	67	8/8/13
191 NORTH ST	FRSTYLE	2906	1968		4	2	1	2.02	1,675,000	1,600,000	205	8/2/13
169 STANWICH RD	CRGHSE	3948	1929	1950	4	4		1.31	1,750,000	1,675,000	62	8/23/13
93 E ELM ST	COLONIL	2383	1907	1980	6	4		0.24	1,795,000	1,950,000	11	8/23/13
98 LOWER CROSS RD	COLONIL	3401	1994	2012	5	4	1	0.56	1,950,000	2,050,000	14	8/13/13
28 BRYNWOOD LN	GEOGCOL	12069			8	7	2	2.07	2,650,000	2,050,000	41	8/20/13
11 BYRAM DOCK ST	COLONIL	3533	2008		4	3	1	0.24	2,849,000	2,595,000	43	8/5/13
59 BEDFORD RD	COLONIL	5704	2006		5	4	2	4.14	2,695,000	2,610,000	392	8/5/13
12 CHIEFTANS RD	ENGLMNR	4175	2000	2012	3	4	1	0.88	2,795,000	2,650,000	104	8/12/13
230 BEDFORD RD	COTSWLD	8339	1935	2007	4	4	2	4	2,995,000	2,800,000	722	8/6/13
21 MOUNTAIN WOOD DR		5909	1977	2000	4	4	1	2	2,995,000	2,800,000	91	8/13/13
21 MACKENZIE GLEN	COLONIL		1957	2007	4	6	1	1.34	3,100,000	2,900,000	79	8/7/13
328 LAKE AV	VICTORN	4605	1909	2012	5	3	1	1.1	3,195,000	3,000,000	99	8/1/13
313 STANWICH RD	COLONIL	9093	1928	2011	8	6	2	3.17	3,400,000	3,255,000	766	8/15/13
4 MAHER CT	COLONIL	3900	1925	2010	4	3	1	0.41	3,599,000	3,317,500	30	8/5/13
558 ROUND HILL RD	RANCH	3074	1952	1988	4	3	1	8.04	3,995,000	3,500,000	43	8/5/13
1 SPARROW LN	GEOGCOL		1998	2004	6	6	2	1	4,495,000	3,995,000	70	8/8/13
33 BOULDER BROOK RD	GEOGCOL	10215	2009		6	7	2	1.7	5,495,000	5,050,000	139	8/23/13
66 GLENWOOD DR	VICTORN	8150	1889	2000	8	4	2	1.2	5,975,000	5,100,000	132	8/30/13
8 DEMPSEY LN	SHLSTYL	8549	2005		6	7	2	2.1	7,995,000	7,375,000	99	8/22/13
12 MEADOWCROFT LN	GEOGCOL	13391	2011		7	7	2	2	10,950,000	9,850,000	575	8/7/13

## August 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
85660 CC SINGLE 5 BUTLER ST	CAPECOD	1675	1948		4	2		0.28	835,000	842,100	41	8/23/13
83427 CC SINGLE 20 MAPLEWOOD DR	RANCH	1601	1957	2012	3	1	1	0.177	895,000	855,000	319	8/15/13
85305 CC SINGLE 57 GREGORY RD	SPLIT	1811	1959	1985	4	2		0.37	890,000	905,000	68	8/6/13
85234 CC SINGLE 74 VALLEYWOOD RD	TUDOR	1945	1929	2011	3	2	1	0.22	1,125,000	1,100,000	71	8/19/13
84518 CC SINGLE 2 HORSESHOE RD	CONTEMP	2980	1976	1998	4	3		1.17	1,385,000	1,275,000	107	8/7/13
84827 CC SINGLE 496 VALLEY RD		2579	1950	1994	3	3		1.02	1,525,000	1,441,000	138	8/30/13
84808 CC SINGLE 20 LIMERICK PL	COLONIL	3730	1998	2009	4	3	2	2.2	1,795,000	1,630,000	105	8/2/13
85542 CC SINGLE 91 VALLEYWOOD RD	COLONIL	3491	1925	2010	5	4		0.22	1,850,000	1,700,000	58	8/16/13
81842 CC SINGLE 320 VALLEY RD	SHLSTYL	3346	2012		3	3	2	0.28	1,749,000	1,725,000	498	8/15/13

## August 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
21 CARY RD	RANCH		1946		2	1		0.21	469,000	425,000	780	8/8/13
36 MEYER PL	FARMHSE	1620	1925	1998	4	3		0.28	865,000	800,000	113	8/15/13
75 SHEEPHILL RD	CAPECOD		1949	2013	4	2		0.2	789,000	825,000	51	8/22/13
26 BUXTON LN	COTTAGE	1773	1900	1993	3	3		0.5	1,065,000	1,045,000	61	8/14/13
2 GRIFFITH RD	COLONIL	2741	1968	2010	4	2	2	0.17	1,195,000	1,225,000	38	8/19/13
2 REVERE RD	COLONIL	2473	1969	2007	6	3		0.293	1,295,000	1,250,000	90	8/23/13
49 LOCKWOOD LN	COLONIL		1967	1975	4	2	1	0.32	1,350,000	1,291,000	27	8/15/13
16 SPLIT TIMBER PL	COLONIL	2666	1968	2013	4	2	1	0.28	1,395,000	1,325,000	18	8/8/13
15 PELL PL	COLONIL	2959	1954	2013	5	3	1	0.36	1,850,000	1,780,000	47	8/5/13
10 BOYD LN	COLONIL	4510	2013		4	3	1	0.33	2,178,000	2,112,500	167	8/23/13
12 WESSKUM WOOD RD	COLONIL	3760	1930	1998	5	3	2	0.49	2,225,000	2,150,000	46	8/1/13
74 OLD ORCHARD RD		4327	1948	2011	5	4	1	1.01	2,400,000	2,200,000	77	8/13/13
22 WELWYN RD	COLRANC	2270	1958	2010	4	3	1	0.49	2,499,000	2,375,000	17	8/1/13
24 TERRACE AV	SEE/RMK	3812	1952	2001	5	4	2	0.44	2,495,000	2,390,000	49	8/2/13
6 LOADING ROCK RD	SHLSTYL	5043	2008		5	4	1	0.29	2,450,000	2,400,000	106	8/8/13
50 HIDDEN BROOK RD	CAPECOD	2718	1954		4	3		0.5	2,050,000	2,435,000	24	8/9/13
45 CEDAR CLIFF	COLONIL		1986	2013	4	3	1	1.08	2,895,000	2,850,000	111	8/1/13
28 DRUID LN		5517	2006		5	4	1	0.29	3,375,000	3,100,000	72	8/1/13
11 OWENOKE WAY	COLONIL	5000	1937	2007	6	5	1	0.34	3,450,000	3,350,000	59	8/6/13
28 LEEWARD LN	CAPECOD	3484	1924	2007	5	4		1.31	3,195,000	3,495,000	10	8/2/13

## August 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
15 OLD KINGS HWY	CAPECOD	1864	1949	1999	4	2		0.2	849,000	816,000	34	8/22/13
39 EDGEWATER DR	COLONIL	1927	1915		3	1		0.15	780,000	876,000	16	8/1/13
29 ARNOLD ST	CAPECOD	2386	1948	2010	4	2		0.21	1,090,000	1,025,000	111	8/16/13
239 PALMER HILL RD	COLONIL	2408	1956		4	3		1.03	1,195,000	1,175,000	46	8/19/13
54 HAVEMEYER LN	COLONIL	3014	2008		4	3	1	0.21	1,295,000	1,210,000	96	8/15/13
55 LOCKWOOD AVE	RANCH	2013	1969	2002	4	2	1	0.43	1,375,000	1,275,000	151	8/13/13
7 PARK AV	CAPECOD	1968	1919	2003	4	2		0.25	1,497,000	1,500,000	27	8/26/13
23 SHORE ACRE DR	SHORCOL	3140	1956	1987	3	3		0.22	1,599,000	1,562,500	84	8/9/13
22 SHADY BROOK LN	SPLIT	3038	1958	2009	4	3		0.4	1,729,000	1,675,000	36	8/7/13
7 HENDRIE DR	RANCH	2905	1958		4	3		0.84	2,395,000	2,200,000	211	8/22/13
68 PARK AV SO	COLONIL	4142	2002	2012	6	5	1	0.35	2,895,000	2,765,000	78	8/2/13
9 SHORE ACRE DR	SHORCOL	3129	1925	2005	6	4	1	0.33	3,195,000	3,050,880	71	8/28/13
24 SUNSET RD	COLONIL	4948	1957	2009	6	4	1	0.37	3,350,000	3,137,500	385	8/23/13

## August 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 # 3E	HIRISE		1956	2007	2	1	1		489,000	445,000	138	8/5/13
351 PEMBERWICK RD # 813	TWNHSE	646	1991		1	1			349,500	339,000	58	8/7/13
11 LAFAYETTE CT # 5C	GEOGCOL	864	1930	2010	1	1	1		525,000	510,000	32	8/9/13
20 CHURCH ST - 6TH FLR # B63	COLONIL	1248	1948	1990	2	2			545,000	515,000	128	8/7/13
25 W ELM ST # 16	GEOGCOL	985	1938	2006	2	1			589,000	589,000	136	8/15/13
82 SILO CIR # 82	TWNHSE	1752	1976		3	2	1		659,000	607,500	402	8/27/13
33 W PUTNAM AV # 1B	GEOGCOL	1400	1993	2007	1	1	1		649,000	615,000	86	8/5/13
33 PUTNAM AV # 2B	GEOGCOL	1400	1993		1	1	1		649,000	617,500	85	8/26/13
111 W LYON FARM DR # 111	CONTEMP	1904	1975		2	3			769,000	700,000	149	8/16/13
10 WHIFFLETREE WAY	TWNHSE	1877	1978	2006	3	2	1		760,000	735,000	686	8/16/13
500 RIVER RD # 1	CONTEMP	1710	1984	2000	2	2			765,000	743,500	103	8/6/13
69 RIVERDALE AV # 504	TWNHSE	2400	2012		2	2	2		749,000	749,000	138	8/9/13
40 Ettl LN # 19	TWNHSE	1910	1984		3	3	1		810,000	780,000	107	8/26/13
603 STEAMBOAT RD # 2	TWNHSE	2208	1978		2	3	1		1,200,000	1,100,000	60	8/30/13
10 EDGEWOOD DR # 1A	COTTAGE	3883	2001		3	3	1		2,650,000	2,400,000	249	8/8/13

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