

# Greenwich Real Estate Monthly Market Report – November 2013

## Carolyn Sarsen, David Ogilvy & Associates, Christie's International Real Estate

75 Arch Street, Greenwich, CT 06830 | 203-253-0441 | csarsen@gmail.com

### November 2013 Summary

Single Family Homes Sold	43
Average Original List Price	\$2,421,395
Average List Price	\$2,326,186
Average Sale Price	\$2,196,120
Average Days on Market	139

This report provides monthly statistics and commentary on the Greenwich, Cos Cob, Riverside, and Old Greenwich Real Estate Sales on Single Family Homes. Condos and Co-ops are not included in these statistics however; the most recent monthly sales are listed on the last page of this report. If you have any questions, comments, or if you would like to have an additional statistic included in this report, please contact me.

### November 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	21	\$2,968,333	\$2,833,333	\$2,635,705	93.02%	157
COS COB	8	\$1,329,813	\$1,294,188	\$1,210,575	93.54%	117
RIVERSIDE	10	\$2,386,650	\$2,291,850	\$2,250,625	98.20%	133
OLD GREENWICH	4	\$1,820,000	\$1,813,500	\$1,723,125	95.02%	104
<b>ALL AREAS AVG.</b>	<b>43</b>	<b>\$2,421,395</b>	<b>\$2,326,186</b>	<b>\$2,196,120</b>	<b>94.41%</b>	<b>139</b>

### November 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	3	5	1	11
\$1M - \$2M	7	4	0	2	13
\$2M - \$3M	7	1	3	1	12
\$3M - \$4M	3	0	1	0	4
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	0	0	0	0	0
\$7.5M - \$10M	0	0	1	0	1
\$10M+	1	0	0	0	1
<b>TOTAL</b>	<b>21</b>	<b>8</b>	<b>10</b>	<b>4</b>	<b>43</b>

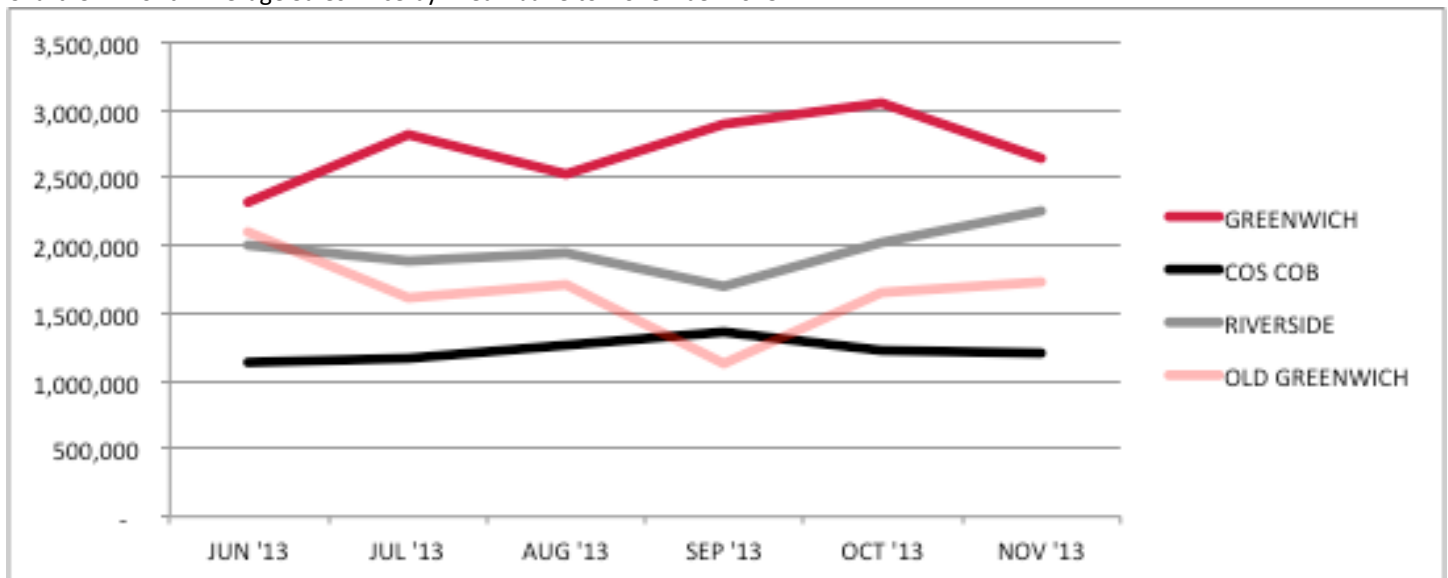
For the second straight month, single-family homes sold for under \$2M represented 53% of November sales volume, down from 74% in September. Although this does indicate a continued strengthening of the mid-market, this shift in sales volume to higher priced homes may be the result of shrinking inventory under \$2M.

**Six-Month Average Sales Price by Area – June through November 2013**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
Under \$1M	2	3	5	1	11
\$1M - \$2M	7	4	0	2	13
\$2M - \$3M	7	1	3	1	12
\$3M - \$4M	3	0	1	0	4
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	0	0	0	0	0
\$7.5M - \$10M	0	0	1	0	1
\$10M+	1	0	0	0	1
<b>TOTAL</b>	<b>21</b>	<b>8</b>	<b>10</b>	<b>4</b>	<b>43</b>

Sales volume in all areas of town continues to be stronger than last year and significantly stronger than volume between 2008 and 2011. Through November 572 single-family homes have sold. We are on track to exceed 600 sales for the first time since 2007 (629) and 2006 (600).

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

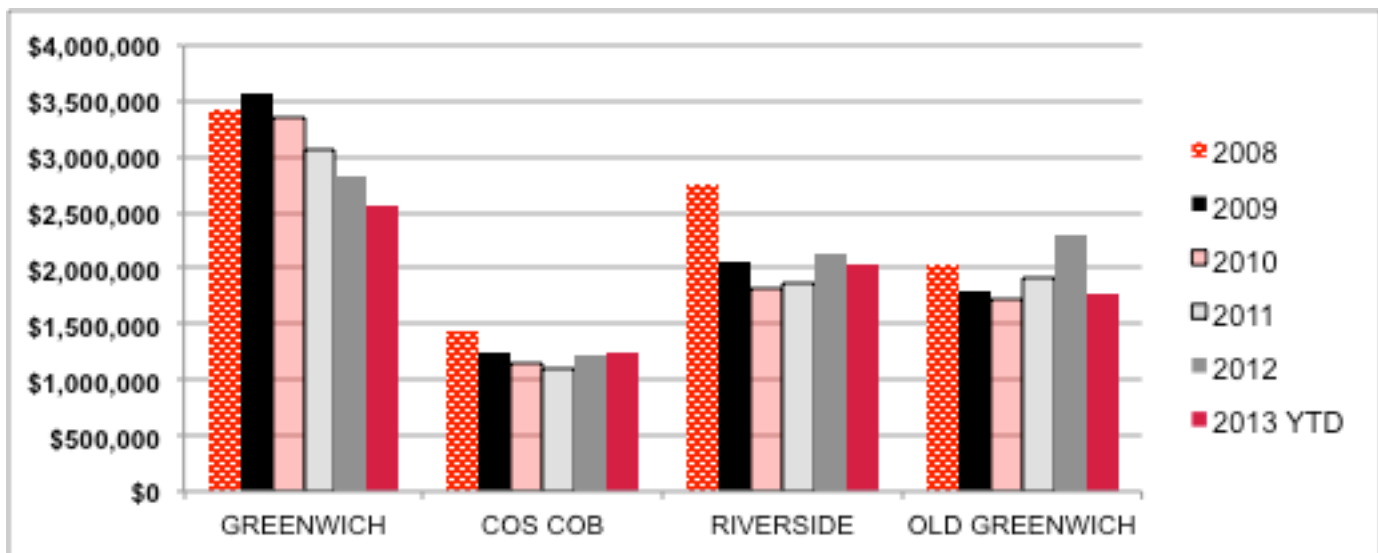


## 2008 – 2013 Single Family Homes Average Sales Price

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<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>	\$2,550,629	\$1,241,036	\$2,029,885	\$1,764,600	<b>\$2,157,493</b>

Average home prices in Greenwich have dipped considerably since 2009, while prices have remained relatively consistent in Cos Cob, Riverside, and Old Greenwich. This is the result of a significant increase in sales volume at the lower price ranges in Greenwich and a slowing of sales volume at the high end. This is not indicative of widespread drops in value on homes sold between 2009 and 2013. Area, condition, and price point play a major factor in home values. For example, demand for new or updated homes in good locations valued at under \$3M have increased in value.

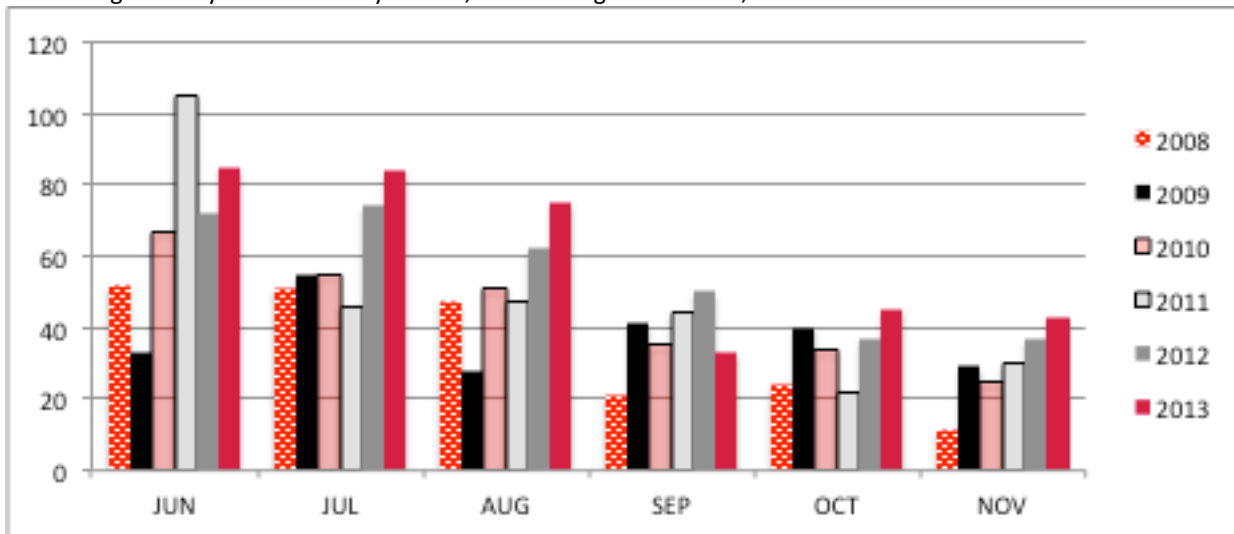
Chart: 2008 – 2013 (2013 YTD through November) Single Family Homes Average Sales Price



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

	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>
<b>2008</b>	52	51	47	21	24	11
<b>2009</b>	33	55	28	41	40	29
<b>2010</b>	67	55	51	35	34	25
<b>2011</b>	105	46	47	44	22	30
<b>2012</b>	72	74	62	50	37	37
<b>2013</b>	85	84	75	33	45	43

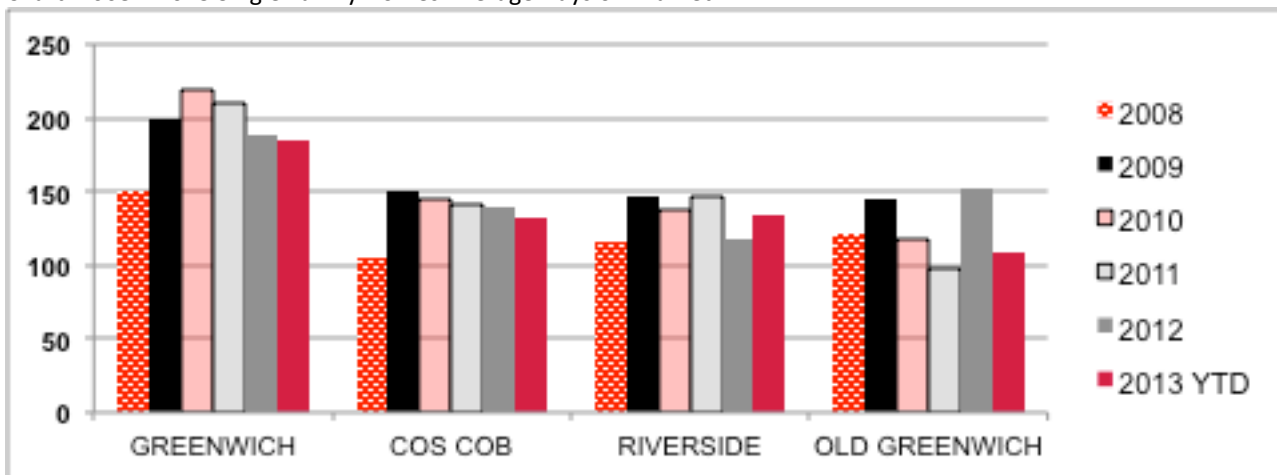
Chart: Single Family Homes Sold by Month, June through November; 2008 – 2013



## 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>	185	132	134	109	<b>155</b>

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



## November 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
43 GLENVILLE ST	RR	1790	1972		4	3		0.32	675,000	635,000	161	11/26/13
7 EDGEWOOD DR	CONTEMP	1959	1986		3	2	1	0.35	1,050,000	970,000	190	11/8/13
14 STAG LN	COLONIL	3020	1958	1990	4	3	1	4	1,195,000	1,100,000	146	11/15/13
72 STANWICH RD	RANCH	2924	1952		4	2	1	1.32	1,590,000	1,300,000	114	11/19/13
414 STANWICH RD	COLONIL	3956	1956	2000	4	3	1	2.15	1,525,000	1,550,000	11	11/8/13
6 STANWICH LN	COLONIL	2973	1929	1995	4	4	1	0.42	1,685,000	1,620,000	612	11/22/13
55 CUTLER RD	RANCH	3205	1976	2008	5	3	1	4.3	1,795,000	1,650,000	123	11/8/13
84 BURNING TREE RD	COLONIL	4544	1965	2000	5	4		2.28	1,975,000	1,775,000	179	11/19/13
57 BYRAM SHORE RD	COLONIL	3857	1920	2008	6	3	1	0.51	1,895,000	1,870,000	90	11/25/13
3 DINGLETOWN RD	COLONIL	4122	1957	2010	5	5		2	2,295,000	2,137,500	101	11/12/13
40 LINCOLN AV	COLONIL	2978	1923	2007	3	2	1	0.167	2,385,000	2,200,000	27	11/21/13
9 RIDGEVIEW AV	COLONIL	5309	2009		5	6	1	1	2,999,999	2,500,000	43	11/21/13
329 RIVERSVILLE RD	COLONIL	8702	2010	2013	6	6	3	1.58	2,695,000	2,575,000	65	11/14/13
375 STANWICH RD	COLONIL	4364	2006		4	4		1.15	2,750,000	2,600,000	155	11/15/13
1076 LAKE AV	SHLSTYL	6823	1991		6	7	1	4	3,295,000	2,875,000	263	11/15/13
5 MARTIN DALE	COLONIL	5089	1937	2013	5	4	1	0.56	3,200,000	2,925,300	169	11/22/13
9 ROBERTA LN	COLONIL	5062	2008		4	4	2	1	3,100,000	3,050,000	18	11/13/13
514 RIVERSVILLE RD	COLONIL	5155	1989	2008	6	5	1	4	3,550,000	3,175,000	161	11/20/13
542 NORTH ST	COLONIL	5792	1919	2013	6	6	1	1.86	3,995,000	3,960,000	29	11/25/13
337 NORTH ST	SHLSTYL	7500	2005		5	5	2	1	4,100,000	4,050,000	219	11/20/13
76 WINDING LN	GEOGCOL	16912	1998	2000	6	6	3	4.55	11,750,000	10,832,000	413	11/26/13

## November 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
18 CAT ROCK RD	RR	1430	1967		4	2	1	0.56	675,000	630,000	168	11/1/13
11 MEADOW DR	COLONIL	1656	1929		3	2		0.14	744,500	739,600	27	11/15/13
316 VALLEY RD	COLONIL	2814	1965	2002	3	3	1	0.22	960,000	900,000	161	11/22/13
171 COGNEWAUGH RD	COLONIL	3007	1800		3	4		2.15	1,289,000	1,000,000	154	11/7/13
11 MILL POND CT	COLONIL		1942	2008	3	3		0.15	1,345,000	1,315,000	14	11/6/13
28 MIANUS VIEW TERR	RANCH	2674	1952	2013	4	3	1	0.42	1,495,000	1,400,000	95	11/8/13
218 VALLEY RD	COLONIL	3480	1965	2013	4	2	1	0.344	1,595,000	1,525,000	145	11/20/13
335 VALLEY RD	CONTEMP	4324	1967	2012	4	3	1	1.19	2,250,000	2,175,000	169	11/7/13

## November 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
2 CARY RD	RANCH	1128	1948		3	1		0.16	429,000	410,000	327	11/26/13
18 SPEZZANO DR	RANCH	840	1946	2010	2	2		0.11	487,500	465,000	118	11/22/13
29 RIVERSIDE LN	CAPECOD	1836	1949	2004	3	2	1	0.2	829,000	781,250	42	11/13/13
16 ELIZABETH LN	CONTEMP	2000	1984		3	3	1	0.26	949,000	850,000	196	11/19/13
28 BONWIT RD	COLONIL	1716	1955	2011	3	2		0.18	899,000	875,000	145	11/1/13
22 OVAL AV	COLONIL	3316	1926	2012	5	3	1	0.19	2,225,000	2,110,000	107	11/8/13
10 KNOLL ST	COLONIL	3003	1942	2012	5	3		0.26	2,200,000	2,195,000	139	11/15/13
3 LONG MEADOW RD		3971	2006		4	4	1	0.28	2,275,000	2,200,000	179	11/15/13
3 HEARTHSTONE DR	COLONIL	5324	2013		5	5	1	0.31	3,125,000	3,120,000	59	11/25/13
73 CLUB RD	COLONIL	4492	1952		6	4	2	2.62	9,500,000	9,500,000	16	11/5/13

## November 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
19 STUART DR	SPLIT	1689	1963	2002	3	2		0.17	899,000	855,000	166	11/25/13
7 SHADY BROOK LN	COLONIL	3325	1977	2005	5	2	1	0.34	1,745,000	1,525,000	185	11/19/13
34 PARK AV	COLONIL		1929	2011	4	3	1	0.231	1,775,000	1,712,500	14	11/22/13
5 IRVINE RD	SHORCOL	4166	2004		5	4	1	0.21	2,835,000	2,800,000	52	11/7/13

## November 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 # 510	CONTEMP	728	1977	2007	1	1			339,000	316,500	75	11/27/13
1465 E PUTNAM AV # 419	TWNHSE	765	1977		1	1			339,000	320,000	72	11/26/13
1465 E PUTNAM AV # 625	CONTEMP	784	1977	2010	1	1			369,000	359,000	43	11/15/13
5 PUTNAM HILL # 4D	HIRISE		1956	1987	2	1			419,500	384,500	149	11/6/13
453 E PUTNAM AV # 3A	RANCH	1368	1991		2	2			474,500	450,000	230	11/7/13
282 BRUCE PARK AV # 1	VICTORN	3280	2005		3	4	1	0.15	1,039,000	975,000	509	11/22/13
73 WEAVER ST # 18	GEOGCOL	3527	1989	2004	4	4	1		1,195,000	1,065,000	552	11/21/13
633 STEAMBOAT RD # 1	VICTORN		1845	2005	3	2	1		1,300,000	1,100,000	443	11/14/13
20 CHURCH ST # B41	HIRISE	2060	1945	2004	3	3			1,250,000	1,204,500	59	11/21/13
340 VALLEY RD # 2	SHLSTYL	4136	2010		3	3	1		1,795,000	1,710,000	234	11/1/13
661 STEAMBOAT RD # A	SHORCOL	2468	1829	2013	3	3	1		2,450,000	2,450,000	111	11/1/13

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