

# Greenwich Real Estate Monthly Market Report December 2013 and Year-End Statistics

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## December 2013 Summary

Single Family Homes Sold	51
Average Original List Price	\$3,688,371
Average List Price	\$3,492,782
Average Sale Price	\$3,293,700
Average Days on Market	137

## 2013 Annual Summary

Single Family Homes Sold	623
Average Original List Price	\$2,531,774
Average List Price	\$2,395,789
Average Sale Price	\$2,250,505
Average Days on Market	155

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.

## December 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	30	\$5,086,100	\$4,807,800	\$4,539,767	94.43%	201
COS COB	4	\$1,229,500	\$1,229,500	\$1,199,375	97.55%	103
RIVERSIDE	11	\$1,779,182	\$1,651,454	\$1,526,836	92.45%	81
OLD GREENWICH	6	\$1,839,150	\$1,802,317	\$1,698,833	94.26%	90
<b>ALL AREAS AVG.</b>	<b>51</b>	<b>\$3,688,371</b>	<b>\$3,492,782</b>	<b>\$3,293,700</b>	<b>94.30%</b>	<b>137</b>

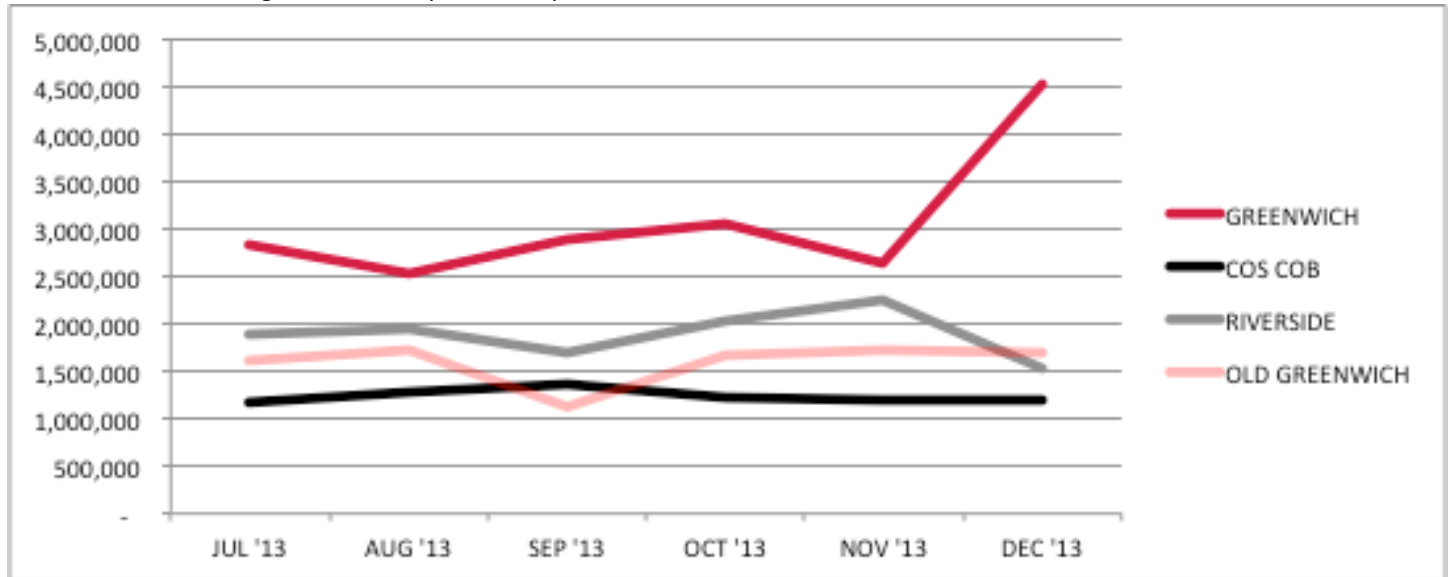
## December 2013 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	2	3	1	8
\$1M - \$2M	6	2	6	2	16
\$2M - \$3M	7	0	2	3	12
\$3M - \$4M	2	0	0	0	2
\$4M - \$5M	5	0	0	0	5
\$5M - \$7.5M	5	0	0	0	5
\$7.5M - \$10M	1	0	0	0	1
\$10M+	2	0	0	0	2
<b>TOTAL</b>	<b>30</b>	<b>4</b>	<b>11</b>	<b>6</b>	<b>51</b>

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

	<b>JUL '13</b>	<b>AUG '13</b>	<b>SEP '13</b>	<b>OCT '13</b>	<b>NOV '13</b>	<b>DEC '13</b>
<b>GREENWICH</b>	2,824,131	2,531,773	2,894,412	3,059,100	2,636,705	4,539,767
<b>COS COB</b>	1,173,167	1,274,789	1,356,250	1,220,833	1,210,575	1,199,375
<b>RIVERSIDE</b>	1,880,554	1,941,175	1,700,000	2,025,000	2,250,625	1,526,836
<b>OLD GREENWICH</b>	1,614,318	1,712,914	1,126,500	1,659,733	1,723,125	1,698,833
<b>ALL AREAS AVG.</b>	<b>2,289,417</b>	<b>2,289,417</b>	<b>2,398,864</b>	<b>2,587,736</b>	<b>2,587,736</b>	<b>3,293,700</b>

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

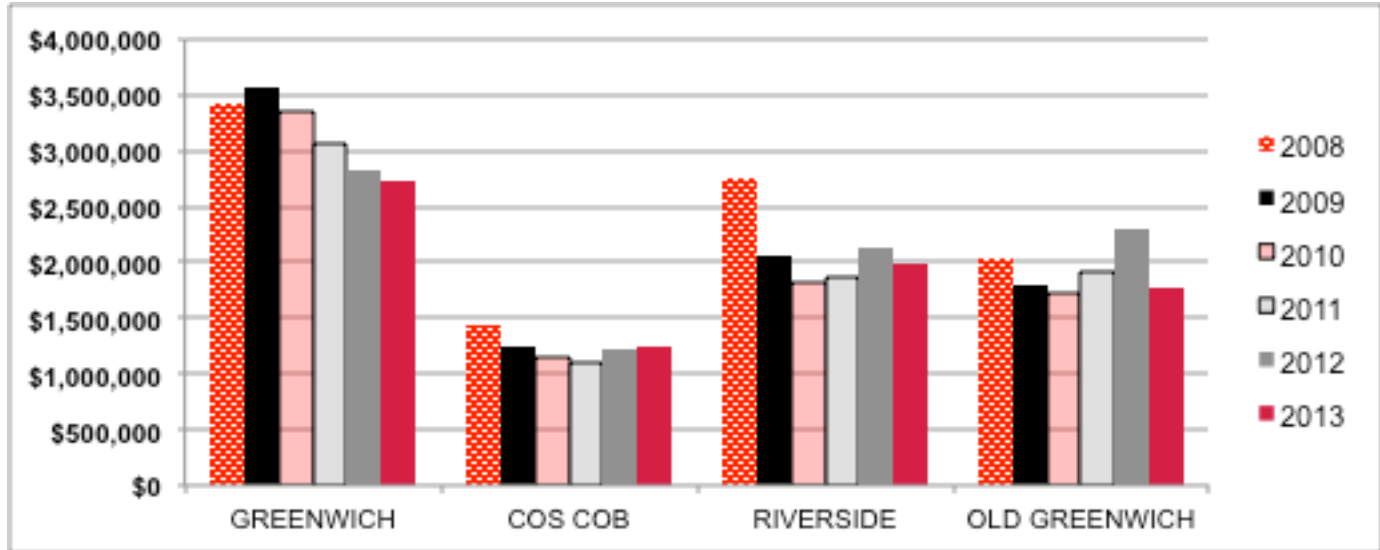


## 2008 – 2013 Single Family Homes Average Sales Price

	<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</b>	\$2,740,674	\$1,238,549	\$1,990,640	\$1,760,693	<b>\$2,250,505</b>

Average home prices in Greenwich have begun to stabilize, while they 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. 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.

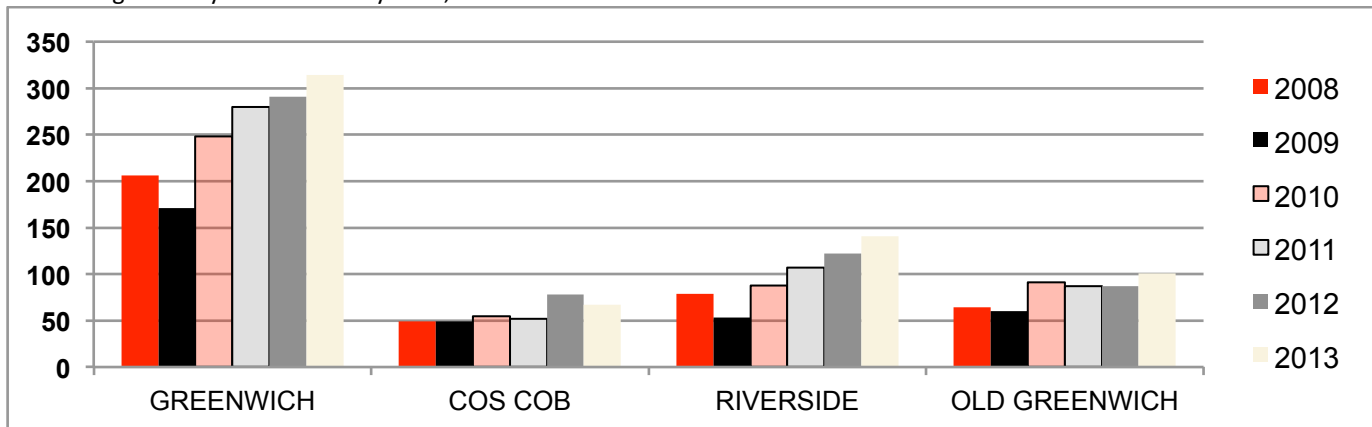
Chart: 2008 – 2013 Single Family Homes Average Sales Price



### Single Family Homes Sold by Area, 2008 – 2013

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
<b>2008</b>	206	49	79	64	<b>398</b>
<b>2009</b>	171	49	53	60	<b>333</b>
<b>2010</b>	248	55	88	91	<b>482</b>
<b>2011</b>	280	52	107	87	<b>526</b>
<b>2012</b>	291	78	122	87	<b>578</b>
<b>2013</b>	314	67	141	101	<b>623</b>

Chart: Single Family Homes Sold by Area, 2008 – 2013



## Single Family Homes Sold by Month, 2008 – 2013

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>2008</b>	36	27	34	42	40	52	51	47	21	24	11	13	<b>398</b>
<b>2009</b>	5	6	15	21	17	33	55	28	41	40	29	43	<b>333</b>
<b>2010</b>	33	25	35	38	40	67	55	51	35	34	25	44	<b>482</b>
<b>2011</b>	31	26	37	50	57	105	46	48	44	22	30	30	<b>526</b>
<b>2012</b>	28	23	38	37	52	72	74	62	50	37	37	68	<b>578</b>
<b>2013</b>	30	29	31	48	69	85	84	75	33	45	43	51	<b>623</b>

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

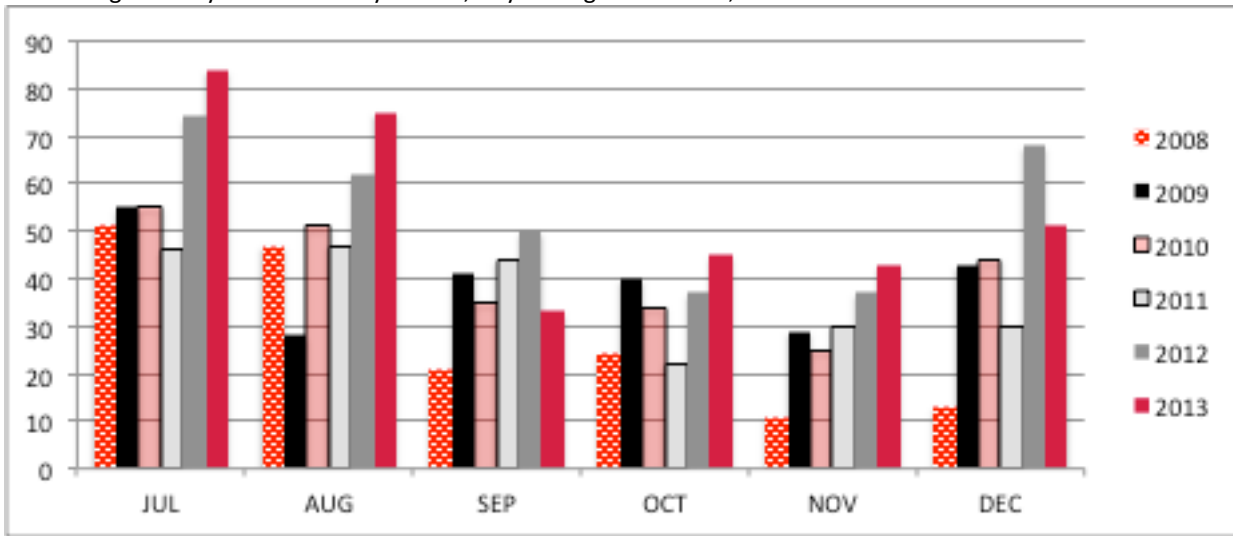
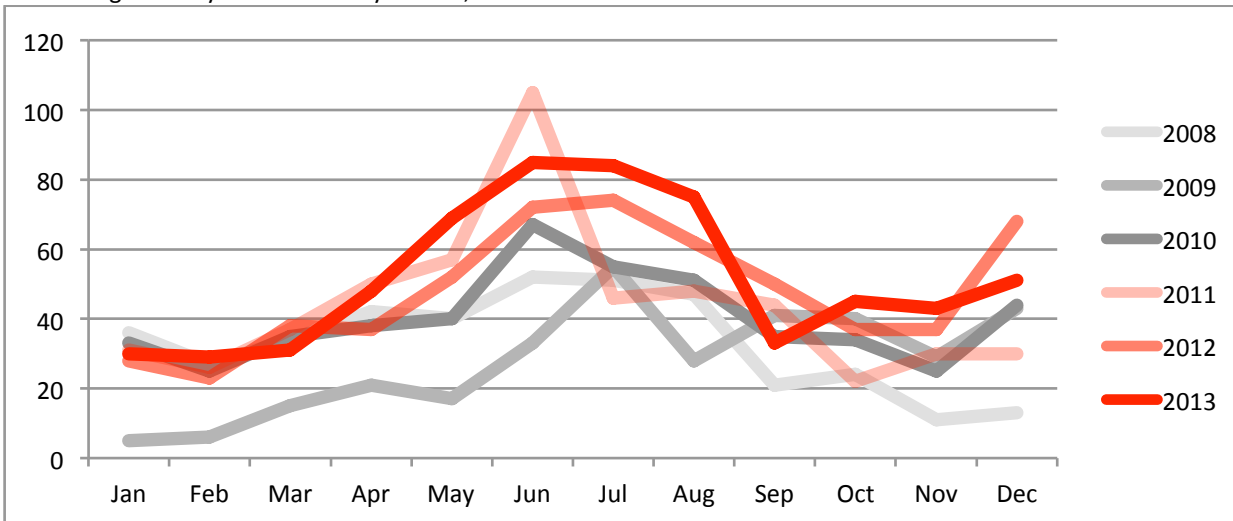


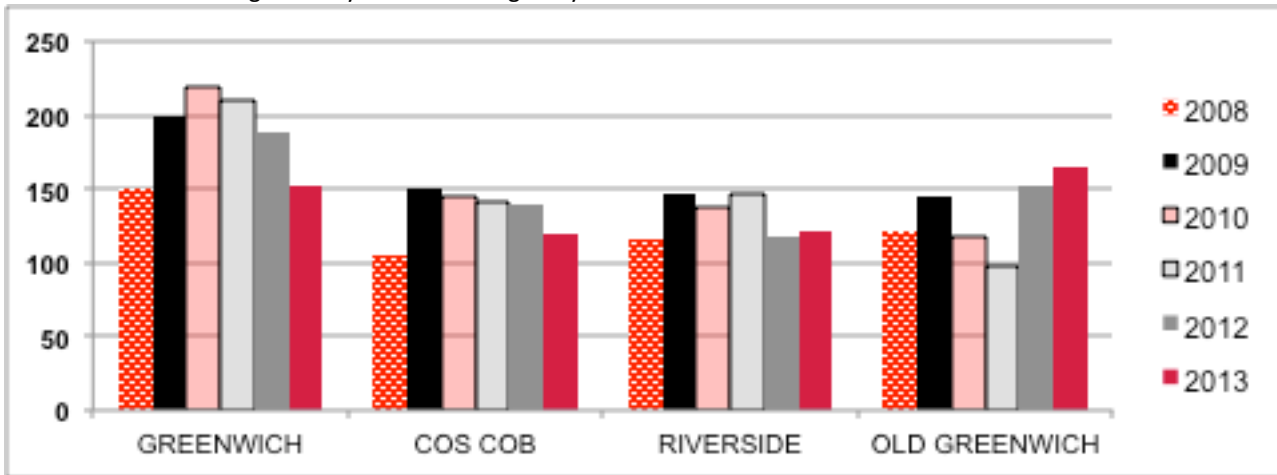
Chart: Single Family Homes Sold by Month, 2008 – 2013



## 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</b>	153	119	121	165	<b>155</b>

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



## December 2013 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
21 High Street		1570	1926		3	2		0.14	549000	530000	161	12/6/13
12 Circle Drive	Ranch	1425	1951	1962	4	2		0.31	695000	665000	74	12/3/13
8 Bailiwick Woods Circle	Contemp	2628	1984		2	2		0.56	1395000	1350000	14	12/2/13
46 Bowman Drive	SeeRmks	3506	1967	2013	5	3	1	1.13	1495000	1352500	52	12/5/13
424 Stanwich Road	Colonial	3808	1970		4	3	1	2.21	1395000	1413000	95	12/23/13
51 Stanwich Road	Colonial	2200	1900	2007	3	1	1	0.95	1575000	1425000	18	12/19/13
52 Ridge Street	Colonial	1968	1909		4	1	1	0.33	1525000	1525000	0	12/31/13
22 Wildwood Drive	Cape Cod		1950	2006	4	5	1	0.35	1950000	1840000	53	12/9/13
407 Round Hill Road	Contemp	4789	1980	2010	6	4	2	7.34	2775000	2300000	190	12/6/13
6 Guinea Road	Colonial	4977	1996	2012	4	4	2	2.49	2650000	2575000	283	12/16/13
530 North Street	Colonial	5322	1984	2012	5	4	1	2	2795000	2587500	134	12/2/13
25 Woodside Drive	Tudor	5280	1927	2001	4	4	2	0.67	2900000	2600000	849	12/4/13
3 Parsonage Lane	GeorgCol	4167	1930	2012	6	3	2	2.5	3155000	2925000	419	12/23/13
93 Orchard Drive	Colonial	4199	2006		5	4	1	0.31	3295000	2930000	118	12/19/13
16 Francine Drive	Colonial	3892	2013		4	4	1	0.28	2975000	2975000	41	12/27/13
167 Bedford Road	EurSty		1997		4	4		5	3695000	3350000	190	12/6/13
291 Round Hill Road	GeorgCol	4553	1935	2001	5	6	1	1.73	3790000	3650000	184	12/9/13
1038 Lake Avenue	GeorgCol	9648	1999	2013	5	7	1	4.19	4295000	4025000	260	12/5/13
44 Glenville Road	Cotswold	5035	1929	2005	4	3	3	1.8	4450000	4300000	38	12/9/13
34 Burying Hill Road	Colonial	6377	1960	1998	5	5	2	6.31	4995000	4750000	35	12/30/13
85 Richmond Hill Road	Colonial	10006	2005		8	9	2	4	5495000	4825000	1027	12/10/13
16 Dingtletown Road	ShingleSty	10000	2008		6	6	3	1.63	5095000	4950000	190	12/4/13
16 Midwood Drive	GeorgCol		1924	2003	7	4	1	2.01	4750000	5000000	0	12/4/13
197 Otter Rock Drive	Colonial	3136	1964	2010	5	3	1	1.01	5500000	5400000	1	12/9/13
15 Otter Rock Drive	Victorian		1892	2012	7	6	2	0.9	6800000	6200000	297	12/2/13
717 Riversville Road	GeorgCol	9068	2007		6	9	3	5	7250000	6500000	154	12/5/13
196 Stanwich Road	ShingleSty	7888	2012		6	6	2	3.75	7500000	7400000	0	12/13/13
2 Broad Road	EngMan	6248	1932	2007	5	5	1	1.52	8495000	8450000	0	12/4/13
44 Conyers Farm Drive	GeorgCol	12716	1999		6	6	2	14.49	14500000	13400000	558	12/2/13
555 Lake Avenue	GeorgCol	18954	2001		8	11	2	8.23	26500000	25000000	4	12/16/13

## December 2013 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
15 Cottontail Road	Ranch	1658	1953		3	1	1	1.66	999000	877500	67	12/27/13
70 Gregory Road	Split	2628	1961	2008	4	3		0.33	985000	985000	86	12/2/13
14 Licata Terrace	Ranch		1957	2006	3	2	1	0.29	1139000	1140000	61	12/6/13
32 Loughlin Avenue	Colonial	4450	2013		5	3	1	0.35	1795000	1795000	198	12/6/13

## December 2013 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
27 Juniper Lane	RaisdRnch		1969	2000	3	1	1	0.3	799999	815000	147	12/18/13
21 Sunshine Avenue	Cape Cod	1764	1956		3	2		0.29	895000	830000	11	12/3/13
11 Meyer Place	Ranch	3077	1961		4	3	1	0.26	939000	850000	28	12/11/13
10 Spezzano Drive	Colonial	3648	2007		4	3	1	0.31	1499000	1250000	35	12/30/13
4 Florence Road	Cape Cod	3408	1955	2008	4	2	2	0.39	1395000	1266200	162	12/9/13
15 Linwood Avenue	Colonial	2972	1945	2010	3	3	1	0.32	1599000	1485000	156	12/30/13
39 Hearthstone Drive	Colonial	2604	1958	2004	4	3	1	0.41	1795000	1645000	81	12/2/13
111 Lockwood Road	Cape Cod	2556	1951	2006	4	3	1	0.19	1849000	1800000	50	12/5/13
20 Lockwood Road	Victorian	3467	1858	1990	4	2	1	0.3	1950000	1819000	121	12/16/13
36 Winthrop Drive	Colonial	4254	1954	2013	5	4	1	0.45	2250000	2100000	59	12/30/13
40 Winthrop Drive	Colonial	4309	1996		5	4	1	0.92	3195000	2935000	38	12/18/13

## December 2013 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
36 Old Wagon Road	Ranch	1352	1953		2	2		0.47	849900	917500	30	12/3/13
24 Midbrook Lane	Split	1634	1957		3	1	1	0.3	1150000	1020500	27	12/2/13
11 Manor Road	Cape Cod	2168	1954		3	2	1	0.3	1149000	1055000	76	12/30/13
72 Hillcrest Park Road	Victorian	4180	1902	2012	5	4	1	1.65	2495000	2300000	44	12/3/13
18 Tomac Avenue	GreekRev	3249	1840	2008	4	3	1	0.37	2495000	2400000	188	12/4/13
12 Shore Road	ShoreCol	3866	2011		4	5	1	0.3	2675000	2500000	176	12/2/13

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

Address	Unit	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	List Price	Sale Price	DOM	CD
1535 Putnam Avenue	307	Townhouse	676	1975	2003	1	1	1	270000	254000	65	12/20/13
52 Lafayette Place	4H	HiRise	740	1956	1970	1	1		332000	330000	183	12/5/13
1465 Putnam Avenue	115	Contemp	912	1977		1	1		355000	340000	38	12/5/13
1465 Putnam Avenue	122	Townhouse	1344	1977	2011	2	1	1	449500	420000	245	12/6/13
90 Putnam Park	90	Colonial		1950	2013	3	2	2	499000	485000	30	12/9/13
25 Indian Harbor Drive	4	Townhouse	1831	1975	1994	3	2	1	649500	635000	141	12/4/13
61 Greenwich Hills Drive	61	Colonial	2059	1975	2013	3	2	1	675000	650000	88	12/3/13
78 River Road	11	Colonial	2024	1985	2012	3	2	1	839000	810000	42	12/5/13
78 River Road	10	Townhouse	2160	1985	2007	3	3	1	869000	850000	112	12/3/13
51 Forest Avenue	2	Colonial	2240	1990		2	2	1	885000	865000	82	12/26/13
523 Lyon Farm Drive		Contemp	2152	1977	2008	3	3	2	1250000	1200000	28	12/12/13
630 Steamboat Road	1A	HiRise		1957	1962	2	2	1	1395000	1380000	55	12/4/13
177 Railroad Avenue	C	ShingleSty	2645	2007		3	2	2	1495000	1425000	615	12/2/13
10 Edgewood Drive	7B	Cotswold	4365	2001	2007	3	4	1	3195000	3010000	240	12/12/13

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