

Greenwich Real Estate Monthly Market Report – January 2014
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January 2014 Summary

| | |
|-----------------------------|-------------|
| Single Family Homes Sold | 47 |
| Average Original List Price | \$3,267,277 |
| Average List Price | \$3,091,149 |
| Average Sale Price | \$2,859,516 |
| Average Days on Market | 168 |

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.

January 2014 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 | 28 | \$3,888,143 | \$3,635,071 | \$3,321,545 | 91.37% | 213 |
| COS COB | 1 | \$1,295,000 | \$1,295,000 | \$1,250,000 | 96.53% | 112 |
| RIVERSIDE | 12 | \$2,460,000 | \$2,412,000 | \$2,316,167 | 96.03% | 98 |
| OLD GREENWICH | 6 | \$2,313,167 | \$2,210,500 | \$2,058,333 | 93.12% | 105 |
| ALL AREAS AVG. | 47 | \$3,267,277 | \$3,091,149 | \$2,859,516 | 92.51% | 168 |

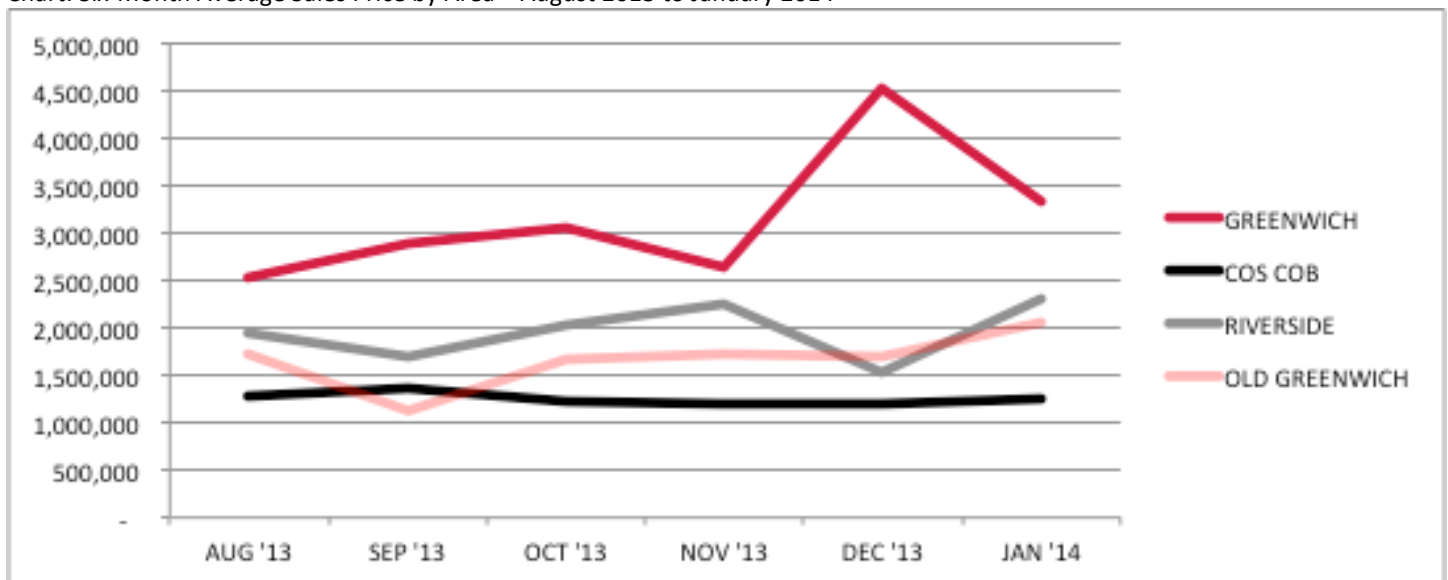
January 2014 Single Family Homes Sold by Price Range

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | TOTAL |
|-----------------------|------------------|----------------|------------------|----------------------|--------------|
| Under \$1M | 2 | 0 | 1 | 1 | 4 |
| \$1M - \$2M | 5 | 1 | 4 | 2 | 12 |
| \$2M - \$3M | 11 | 0 | 4 | 2 | 17 |
| \$3M - \$4M | 4 | 0 | 2 | 0 | 6 |
| \$4M - \$5M | 2 | 0 | 0 | 1 | 3 |
| \$5M - \$7.5M | 2 | 0 | 1 | 0 | 3 |
| \$7.5M - \$10M | 0 | 0 | 0 | 0 | 0 |
| \$10M+ | 2 | 0 | 0 | 0 | 2 |
| TOTAL | 28 | 1 | 12 | 6 | 47 |

Six-Month Average Sales Price by Area – August 2013 through January 2014

| | AUG '13 | SEP '13 | OCT '13 | NOV '13 | DEC '13 | JAN '14 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| GREENWICH | 2,531,773 | 2,894,412 | 3,059,100 | 2,636,705 | 4,539,767 | 3,321,545 |
| COS COB | 1,274,789 | 1,356,250 | 1,220,833 | 1,210,575 | 1,199,375 | 1,250,000 |
| RIVERSIDE | 1,941,175 | 1,700,000 | 2,025,000 | 2,250,625 | 1,526,836 | 2,316,167 |
| OLD GREENWICH | 1,712,914 | 1,126,500 | 1,659,733 | 1,723,125 | 1,698,833 | 2,058,333 |
| ALL AREAS AVG. | 2,289,417 | 2,398,864 | 2,587,736 | 2,587,736 | 3,293,700 | 3,293,700 |

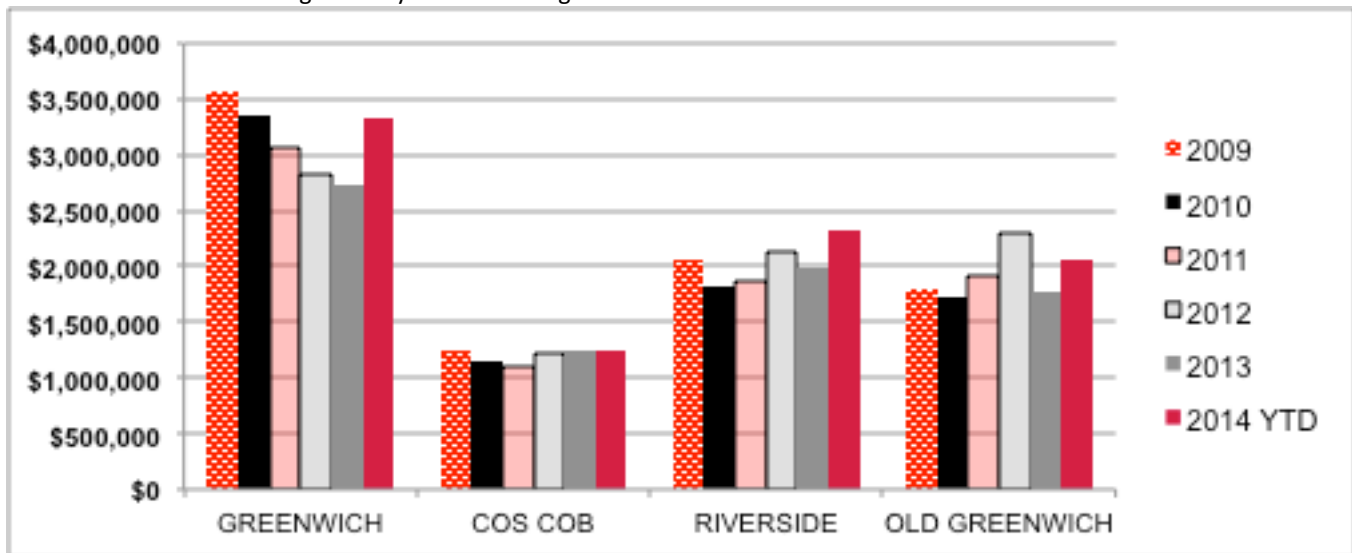
Chart: Six-Month Average Sales Price by Area – August 2013 to January 2014



2009 – 2014 YTD Single Family Homes Average Sales Price

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | AVERAGE |
|-----------------|------------------|----------------|------------------|----------------------|--------------------|
| 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 | \$2,740,674 | \$1,238,549 | \$1,990,640 | \$1,760,693 | \$2,250,505 |
| 2014 YTD | \$3,321,545 | \$1,250,000 | \$2,316,167 | \$2,058,333 | \$2,859,516 |

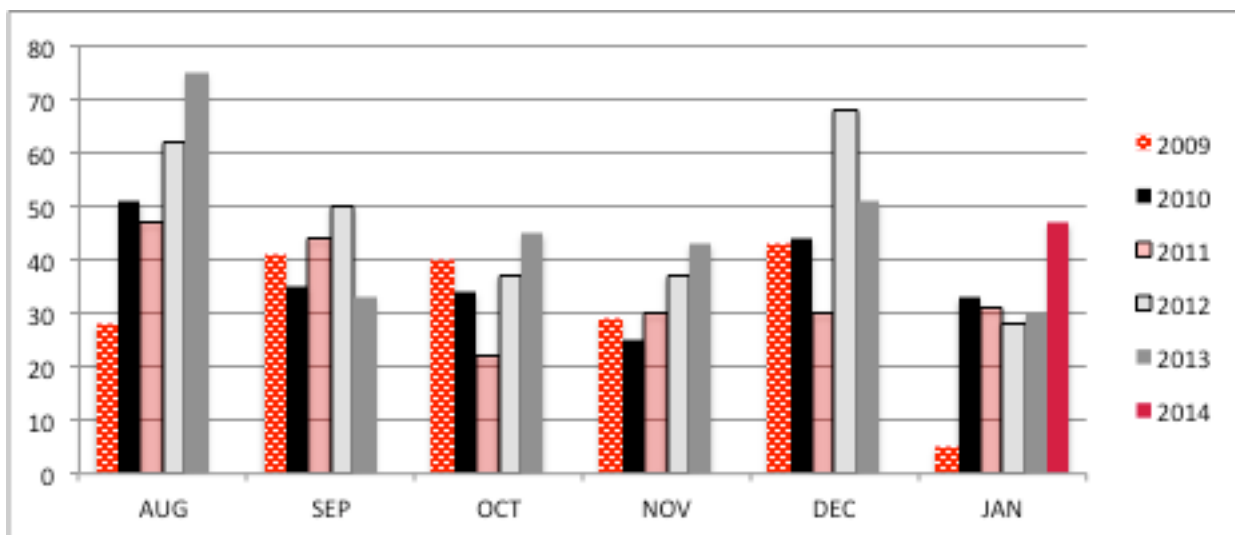
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



Single Family Homes Sold by Area, 2009-2014 YTD

| | AUG | SEP | OCT | NOV | DEC | JAN |
|-------------|------------|------------|------------|------------|------------|------------|
| 2009 | 28 | 41 | 40 | 29 | 43 | 5 |
| 2010 | 51 | 35 | 34 | 25 | 44 | 33 |
| 2011 | 47 | 44 | 22 | 30 | 30 | 31 |
| 2012 | 62 | 50 | 37 | 37 | 68 | 28 |
| 2013 | 75 | 33 | 45 | 43 | 51 | 30 |
| 2014 | | | | | | 47 |

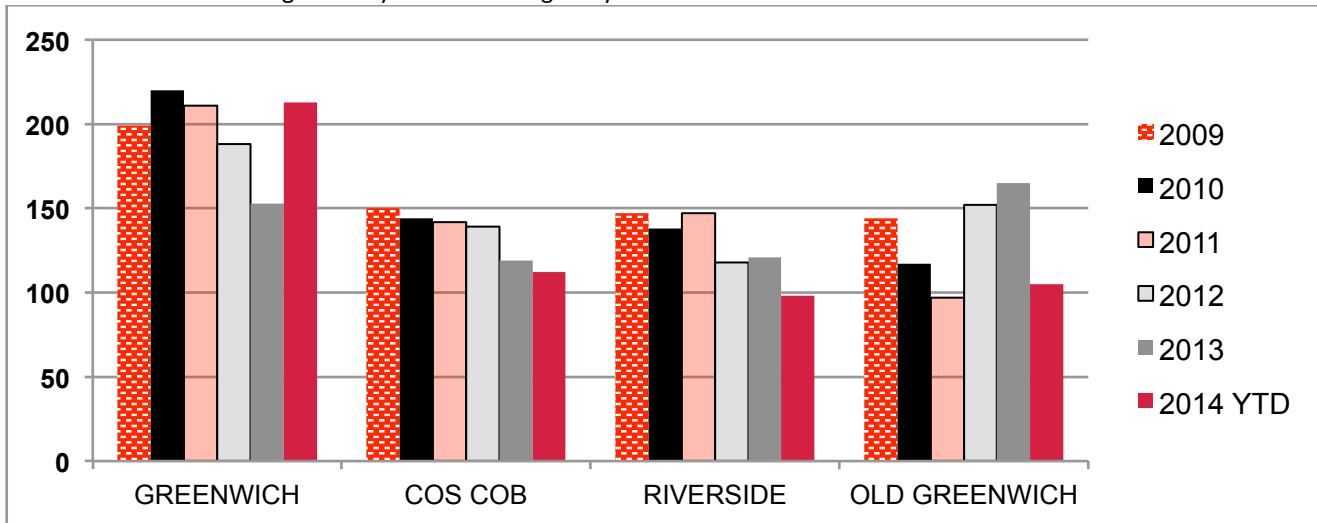
Chart: Single Family Homes Sold by Area, 2009-2014YTD



2009 – 2014 YTD Single Family Homes Average Days on Market

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | AVERAGE |
|-----------------|------------------|----------------|------------------|----------------------|----------------|
| 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 | 153 | 119 | 121 | 165 | 155 |
| 2014 YTD | 213 | 112 | 98 | 105 | 168 |

Chart: 2009-2014 YTD Single Family Homes Average Days on Market



January 2014 Single Family Homes Sold: Greenwich

| Address | Style | SqFt | YrBlt | YrRnv | Bds | FBths | HBths | Ac | List Price | Sale Price | DOM | CD |
|-----------------------|------------|-------|-------|-------|-----|-------|-------|-------|------------|------------|-----|---------|
| 15 Nedley Lane | Split | | 1960 | | 3 | 2 | 1 | 0.21 | 679000 | 625000 | 178 | 1/28/14 |
| 27 Deep Gorge Road | Split | 2982 | 1960 | 2012 | 4 | 3 | 2 | 1 | 1149000 | 990000 | 471 | 1/23/14 |
| 236 Bedford Road | FarmHse | 2559 | 1758 | 2009 | 3 | 3 | 1 | 3.1 | 1595000 | 1450000 | 68 | 1/15/14 |
| 33 Wildwood Drive | Colonial | 2677 | 1975 | 1996 | 4 | 2 | 1 | 0.4 | 1590000 | 1465000 | 56 | 1/10/14 |
| 38 Circle Drive | Colonial | 3700 | 2009 | | 4 | 3 | 2 | 0.35 | 1695000 | 1570000 | 90 | 1/30/14 |
| 36 Widgeon Way | Ranch | 1894 | 1955 | 2006 | 3 | 2 | 1 | 0.47 | 1635000 | 1580000 | 135 | 1/6/14 |
| 88 Birch Lane | Colonial | 2954 | 1954 | 2000 | 4 | 3 | 1 | 1.02 | 2050000 | 1900000 | 252 | 1/2/14 |
| 25 River Avenue | Colonial | 5946 | 2008 | | 5 | 4 | 1 | 0.68 | 2195000 | 2000000 | 444 | 1/27/14 |
| 70 Baldwin Farms | Colonial | 4565 | 1966 | 2002 | 5 | 4 | 2 | 2.2 | 2195000 | 2000000 | 109 | 1/10/14 |
| 23 Laurel Lane | Colonial | 4166 | 1953 | | 4 | 3 | 1 | 1.8 | 2295000 | 2080000 | 238 | 1/30/14 |
| 2 Roberta Lane | Colonial | 4880 | 1981 | 2011 | 5 | 3 | 1 | 1 | 1895000 | 2150000 | 24 | 1/22/14 |
| 64 Howard Road | Colonial | 4404 | 1970 | 2004 | 4 | 3 | 2 | 4.03 | 2550000 | 2250000 | 117 | 1/10/14 |
| 37 Day Road | Contemp | 3383 | 1952 | | 5 | 4 | 2 | 5 | 2395000 | 2295000 | 313 | 1/27/14 |
| 75 Connecticut Avenue | ShingleSty | 4574 | 2007 | | 4 | 4 | 1 | 0.14 | 2699000 | 2550000 | 18 | 1/31/14 |
| 51 Baldwin Farms | Colonial | 4561 | 1964 | 1999 | 5 | 4 | 2 | 2.52 | 2600000 | 2557000 | 268 | 1/30/14 |
| 10 Blanchard Road | Colonial | 6264 | 1994 | 2006 | 5 | 5 | 1 | 1.79 | 2790000 | 2611257 | 376 | 1/17/14 |
| 65 Buckfield Lane | Colonial | 4778 | 1929 | 2011 | 6 | 4 | 2 | 2.34 | 2850000 | 2675000 | 399 | 1/15/14 |
| 111 Dingtletown Road | Colonial | 5236 | 1976 | 2005 | 5 | 5 | 1 | 2 | 3195000 | 2800000 | 55 | 1/17/14 |
| 595 Steamboat Road | Victorian | 3679 | 1997 | 2013 | 5 | 4 | 1 | 0.18 | 3395000 | 3035000 | 98 | 1/29/14 |
| 7 Dwight Lane | Contemp | 7653 | 1986 | 2010 | 6 | 7 | 1 | 5.1 | 3750000 | 3300000 | 567 | 1/30/14 |
| 394 Stanwich Road | Colonial | 8602 | 1944 | 2000 | 6 | 6 | 1 | 2.3 | 3950000 | 3675000 | 261 | 1/15/14 |
| 43 Richmond Hill Road | ShingleSty | 10258 | 2005 | | 5 | 5 | 2 | 4 | 3950000 | 3700000 | 85 | 1/31/14 |
| 22 Perkins Road | Colonial | 10947 | 1949 | 2006 | 7 | 8 | 2 | 3 | 4550000 | 4150000 | 301 | 1/24/14 |
| 538 Round Hill Road | Colonial | 6205 | 1953 | 2006 | 4 | 5 | 1 | 4.98 | 4995000 | 4800000 | 189 | 1/13/14 |
| 12 Baldwin Farms | Colonial | 9013 | 2007 | | 6 | 7 | 4 | 2.58 | 5295000 | 5125000 | 66 | 1/3/14 |
| 90 Round Hill Road | Federal | 6484 | 1938 | 2010 | 5 | 5 | 3 | 2.5 | 7350000 | 6250000 | 238 | 1/21/14 |
| 5 Conyers Farm Drive | Colonial | 14706 | 1994 | 2011 | 8 | 8 | 1 | 12.77 | 11995000 | 11500000 | 30 | 1/15/14 |
| 45 John Street | Colonial | 7995 | 1900 | 2001 | 6 | 7 | 2 | 11.47 | 14500000 | 11920000 | 528 | 1/17/14 |

January 2014 Single Family Homes Sold: Cos Cob

| Address | Style | SqFt | YrBlt | YrRnv | Bds | FBths | HBths | Ac | List Price | Sale Price | DOM | CD |
|---------------------|---------|------|-------|-------|-----|-------|-------|------|------------|------------|-----|--------|
| 49 Indian Mill Road | Contemp | 2176 | 1977 | | 4 | 2 | 1 | 2.15 | 1295000 | 1250000 | 112 | 1/7/14 |

January 2014 Single Family Homes Sold: Riverside

| Address | Style | SqFt | YrBlt | YrRnv | Bds | FBths | HBths | Ac | List Price | Sale Price | DOM | CD |
|----------------------|-----------|------|-------|-------|-----|-------|-------|------|------------|------------|-----|---------|
| 45 Sheephill Road | Tudor | 1774 | 1928 | 2008 | 4 | 2 | 1 | 0.22 | 699000 | 610000 | 170 | 1/21/14 |
| 56 Long Meadow Road | Split | 3200 | 1956 | 1990 | 3 | 3 | 1 | 0.43 | 1300000 | 1212000 | 167 | 1/22/14 |
| 19 Hendrie Lane | Colonial | 1879 | 1938 | 2005 | 3 | 2 | 1 | 0.18 | 1350000 | 1330000 | 65 | 1/23/14 |
| 226 Riverside Avenue | FarmHse | | 1887 | 2013 | 4 | 3 | 1 | 0.14 | 1595000 | 1490000 | 73 | 1/14/14 |
| 21 Hendrie Avenue | Victorian | 2644 | 1897 | 2006 | 4 | 3 | 0 | 0.35 | 1780000 | 1775000 | 47 | 1/15/14 |
| 2 Spring Street | Colonial | 3657 | 1952 | 1978 | 4 | 4 | 2 | 0.53 | 2395000 | 2175000 | 106 | 1/4/14 |
| 1 Lake Drive | Colonial | 3456 | 1952 | 2003 | 4 | 4 | 2 | 0.52 | 2295000 | 2225000 | 28 | 1/7/14 |
| 19 Crescent Road | Colonial | | 1935 | 2009 | 4 | 3 | 1 | 0.47 | 2395000 | 2300000 | 100 | 1/24/14 |
| 16 Lakeview Drive | Colonial | 6326 | 2008 | 2010 | 5 | 4 | 1 | 0.34 | 2595000 | 2650000 | 248 | 1/2/14 |
| 20 Marks Road | Colonial | 6097 | 2013 | | 5 | 4 | 1 | 0.3 | 3595000 | 3327000 | 54 | 1/27/14 |
| 21 Winthrop Drive | Colonial | 2664 | 1948 | | 4 | 3 | 1 | 0.74 | 3450000 | 3700000 | 45 | 1/27/14 |
| 4 Pilot Rock Lane | Colonial | 3766 | 1956 | | 4 | 4 | 2 | 1.09 | 5495000 | 5000000 | 78 | 1/15/14 |

January 2014 Single Family Homes Sold: Old Greenwich

| Address | Style | SqFt | YrBlt | YrRnv | Bds | FBths | HBths | Ac | List Price | Sale Price | DOM | CD |
|-----------------------|----------|------|-------|-------|-----|-------|-------|------|------------|------------|-----|---------|
| 35 Old Kings Hwy | Split | 1550 | 1962 | 2011 | 3 | 2 | 1 | 0.18 | 789000 | 780000 | 89 | 1/23/14 |
| 67 Sound Beach Avenue | Split | 1533 | 1960 | | 3 | 2 | 1 | 0.32 | 1250000 | 1115000 | 56 | 1/14/14 |
| 32 Edgewater Drive | ShoreCol | | 1923 | 2011 | 4 | 2 | 1 | 0.13 | 1200000 | 1170000 | 171 | 1/10/14 |
| 48 Highview Avenue | Colonial | 2648 | 1920 | 2003 | 4 | 2 | 1 | 0.45 | 2199000 | 2125000 | 183 | 1/13/14 |
| 10 Lockwood Avenue | Colonial | 3695 | 1928 | 2009 | 5 | 3 | 1 | 0.36 | 2875000 | 2760000 | 35 | 1/2/14 |
| 36 Keofferam Road | Colonial | 6183 | 1922 | 2012 | 5 | 4 | 1 | 0.55 | 4950000 | 4400000 | 98 | 1/13/14 |

January 2014 Condos and Co-Ops Sold: All of Greenwich

| Address | Unit | Style | SqFt | YrBlt | YrRnv | Bds | FBths | HBths | Ac | List Price | Sale Price | DOM | CD |
|--------------------|------|-------------|------|-------|-------|------|-------|-------|----|------------|------------|-----|---------|
| 1465 Putnam Avenue | 416 | Contemp | | 765 | 1977 | 2013 | 1 | 1 | 0 | 325000 | 316500 | 125 | 1/27/14 |
| 98 Valley Road | | Townhouse | | 1204 | 1975 | | 2 | 1 | 0 | 436000 | 410000 | 45 | 1/24/14 |
| 16 Putnam Park | 16 | Townhouse | | | 1950 | 2001 | 2 | 2 | 1 | 480000 | 465000 | 102 | 1/21/14 |
| 51 Forest Avenue | 131 | Ranch | | 1030 | 1994 | | 1 | 2 | 0 | 580000 | 580000 | 213 | 1/31/14 |
| 11 River Road | 122 | Townhouse | | 1104 | 1979 | 2011 | 2 | 2 | 1 | 699000 | 682000 | 84 | 1/7/14 |
| 1 Milbank Avenue | 3b | HiRise | | 1551 | 1985 | | 2 | 2 | 0 | 795000 | 700000 | 630 | 1/15/14 |
| 197 Sheephill Road | | D Townhouse | | 3077 | 1988 | 2008 | 3 | 2 | 1 | 799995 | 779000 | 140 | 1/17/14 |
| 35 Lyon Farm Drive | 35 | Contemp | | 2233 | 1974 | 2005 | 3 | 2 | 1 | 1095000 | 950000 | 211 | 1/9/14 |
| 51 Forest Avenue | 105 | Townhouse | | 2562 | 1997 | 2011 | 3 | 2 | 1 | 1150000 | 1035000 | 64 | 1/24/14 |

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