

Greenwich Real Estate Monthly Market Report – February 2014

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February 2014 Summary

Single Family Homes Sold	21
Average Original List Price	\$3,663,357
Average List Price	\$3,231,000
Average Sale Price	\$3,051,402
Average Days on Market	269

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.

February 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	14	\$3,742,607	\$3,385,429	\$3,137,817	92.69%	287
COS COB	1	\$799,000	\$730,000	\$670,000	91.78%	93
RIVERSIDE	4	\$4,385,000	\$3,636,250	\$3,650,000	100.38%	286
OLD GREENWICH	2	\$3,097,500	\$2,590,000	\$2,440,000	94.21%	192
ALL AREAS AVG.	21	\$3,663,357	\$3,231,000	\$3,051,402	94.44%	269

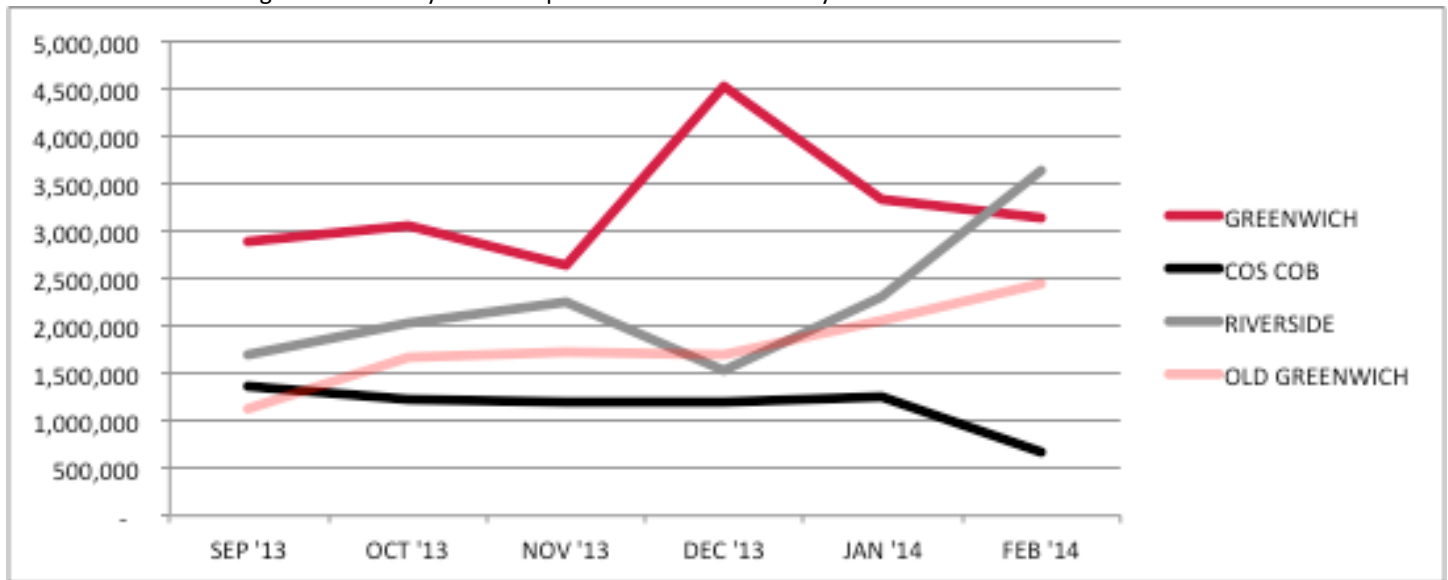
February 2014 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	0	1	6
\$1M - \$2M	1	0	1	0	2
\$2M - \$3M	4	0	0	1	5
\$3M - \$4M	1	0	1	0	2
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	1	0	1	0	2
\$7.5M - \$10M	0	0	0	0	0
\$10M+	1	0	0	0	1
TOTAL	14	1	4	2	21

Six-Month Average Sales Price by Area – September 2013 through February 2014

	SEP '13	OCT '13	NOV '13	DEC '13	JAN '14	FEB '14
GREENWICH	2,894,412	3,059,100	2,636,705	4,539,767	3,321,545	3,137,817
COS COB	1,356,250	1,220,833	1,210,575	1,199,375	1,250,000	670,000
RIVERSIDE	1,700,000	2,025,000	2,250,625	1,526,836	2,316,167	3,650,000
OLD GREENWICH	1,126,500	1,659,733	1,723,125	1,698,833	2,058,333	2,440,000
ALL AREAS AVG.	2,398,864	2,587,736	2,587,736	3,293,700	3,293,700	3,051,402

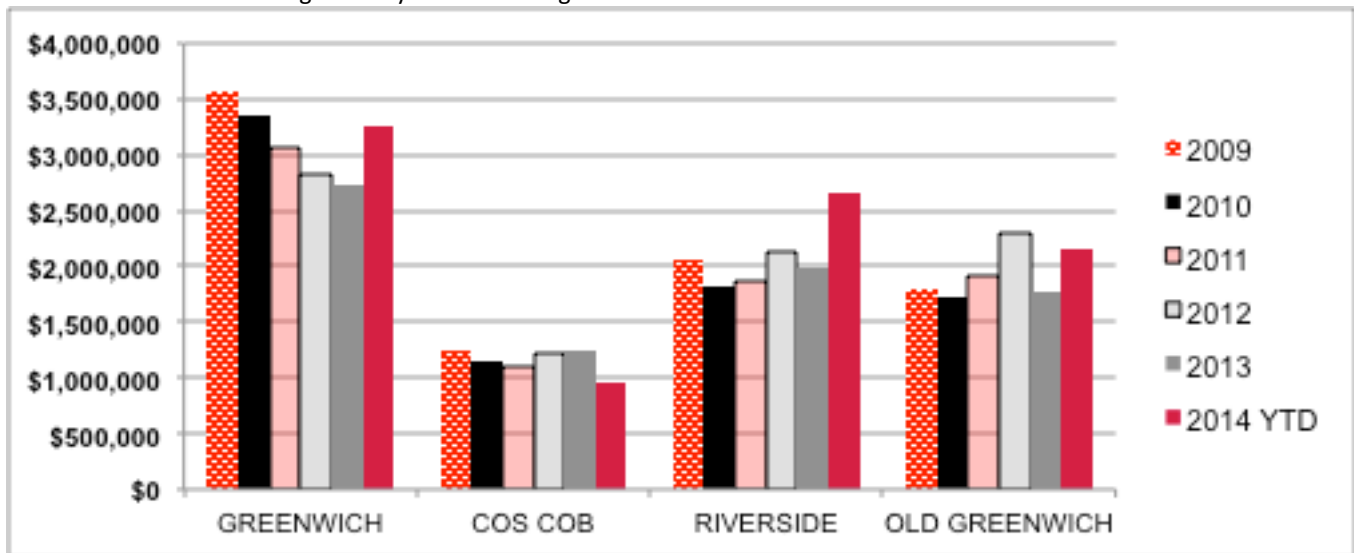
Chart: Six-Month Average Sales Price by Area – September 2013 to February 2014



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	\$3,260,302	\$960,000	\$2,649,625	\$2,153,750	\$2,918,775

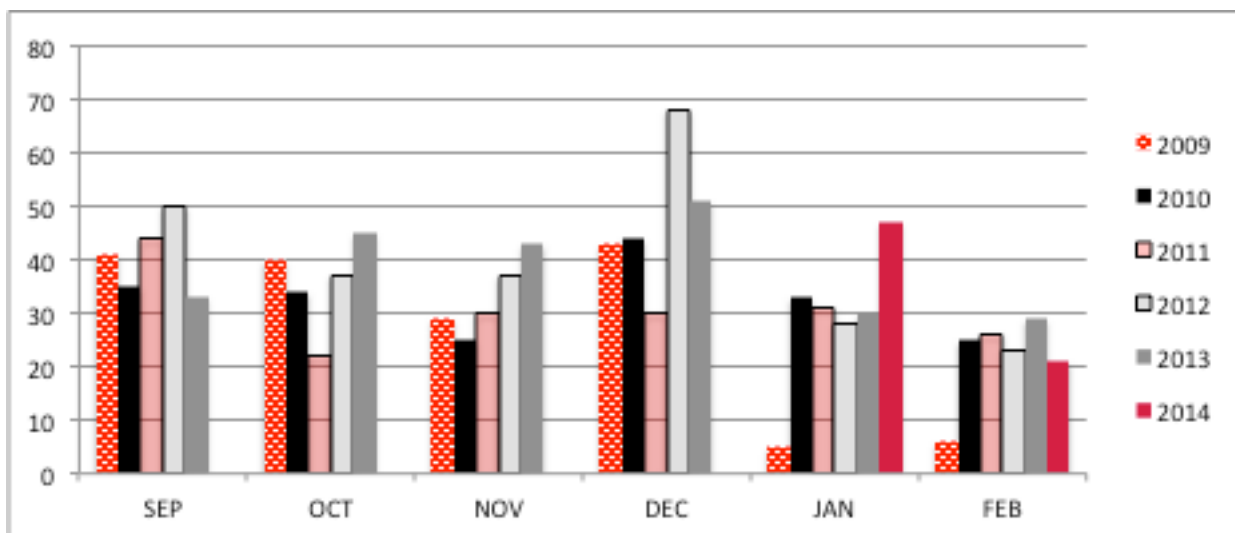
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



Single Family Homes Sold by Area, 2009-2014 YTD

	SEP	OCT	NOV	DEC	JAN	FEB
2009	41	40	29	43	5	6
2010	35	34	25	44	33	25
2011	44	22	30	30	31	26
2012	50	37	37	68	28	23
2013	33	45	43	51	30	29
2014					47	21

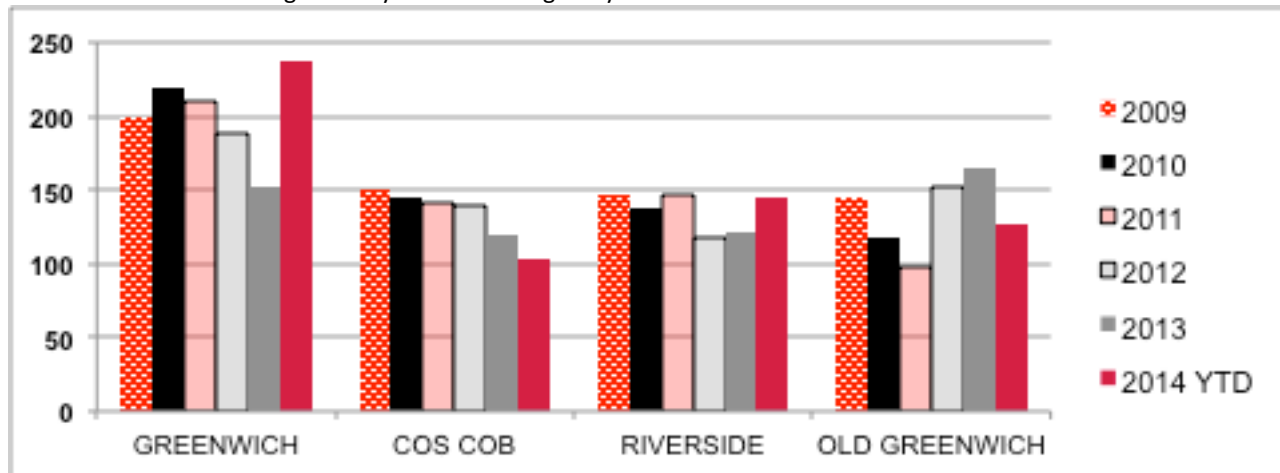
Chart: Single Family Homes Sold by Area, 2009-2014YTD



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	238	103	145	127	199

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



February 2014 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
46 Chapel Street	Cape Cod	1087	1947	2010	3	2	0	0.11	579000	560000	100	2/10/14
72 Weaver Street	Colonial	2300	1927	2011	3	2	1	0.11	588000	579000	23	2/28/14
397 Davis Avenue	Ranch		1919	2000	3	1	1	0.17	859000	815000	156	2/28/14
11 Idar Court	Tudor	2181	1927	2000	3	4	0	0.11	950000	950000	10	2/28/14
6 Lita Drive	Ranch	1907	1957		4	3	1	0.31	1395000	1271000	30	2/6/14
317 Stanwich Road	Colonial	5678	1929	2013	5	5	2	2.91	2495000	2169115	299	2/7/14
73 Glenville Road	Colonial	3935	1947	1999	5	3	2	1.02	2395000	2260000	120	2/21/14
14 Pierson Drive	Colonial	4045	1941	1989	4	4	1	5.89	2350000	2283525	49	2/28/14
5 Knollwood Drive	EngMan	4300	1926	2007	6	5	1	1.4	2950000	2730000	228	2/7/14
56 Dingtletown Road	Colonial	6899	1991		5	5	1	1.56	3695000	3500000	155	2/6/14
150 Clapboard Ridge Road	FrenchSty	6595	1996	2012	4	4	2	2.5	4295000	4063000	144	2/14/14
29 Cliffdale Road	SeeRmks		2010		6	7	3	4.3	5245000	4725000	1164	2/20/14
29 Beechcroft Road	EurSty		2008		5	5	1	2.63	6650000	6123800	865	2/3/14
16 Hurlingham Drive	EurSty	11980	1988		6	8	2	10	12950000	11900000	681	2/20/14

February 2014 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
561 River Road	Colonial		1900	2000	5	2	2	0.28	730000	670000	93	2/21/14

February 2014 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
71 Riverside Lane	Colonial	4650	2013		5	4	1	0.24	1900000	1850000	364	2/14/14
120 Meadow Road	Col Ranch	4987	1956	2002	5	5	1	1.22	3450000	3450000	193	2/7/14
100 Club Road	EurSty		1961	2003	5	3	1	2.1	3999999	4250000	515	2/4/14
18 Shoal Point Lane	ShingleSty	5702	2004		5	5	1	0.58	5195000	5050000	73	2/4/14

February 2014 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
149 Shore Road	ShoreCol	3582	1976	1997	4	3	1	0.28	1995000	1800000	167	2/14/14
7 Middle Way	Colonial	4275	1889	1994	7	4	1	0.49	3185000	3080000	216	2/12/14

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