

**Greenwich Real Estate Monthly Market Report – March 2014**  
**Carolyn Sarsen, David Ogilvy & Associates, Christie's International Real Estate**  
 75 Arch Street, Greenwich, CT 06830 | 203-253-0441 | csarsen@gmail.com

**March 2014 Summary**

Single Family Homes Sold	28
Average Original List Price	\$2,405,993
Average List Price	\$2,279,171
Average Sale Price	\$2,109,464
Average Days on Market	144

This report provides monthly statistics and commentary on the Greenwich, Cos Cob, Riverside, and Old Greenwich Real Estate Sales on Single Family Homes. If you have any questions, comments, or if you would like to have an additional statistic included in this report, please contact me.

**March 2014 Single Family Homes Average Sales Price by Area**

	<b>TOTAL SOLD</b>	<b>ORIG AVG LIST PRICE</b>	<b>AVERAGE LIST PRICE</b>	<b>AVERAGE SALE PRICE</b>	<b>% SALE TO LIST PRICE</b>	<b>AVG DOM</b>
<b>GREENWICH</b>	14	\$2,897,286	\$2,704,071	\$2,456,607	90.85%	187
<b>COS COB</b>	6	\$1,748,833	\$1,716,167	\$1,624,167	94.64%	89
<b>RIVERSIDE</b>	3	\$2,814,967	\$2,714,967	\$2,525,833	93.03%	164
<b>OLD GREENWICH</b>	5	\$1,573,580	\$1,503,580	\$1,470,000	97.77%	78
<b>ALL AREAS AVG.</b>	<b>28</b>	<b>\$2,405,993</b>	<b>\$2,279,171</b>	<b>\$2,109,464</b>	<b>92.55%</b>	<b>144</b>

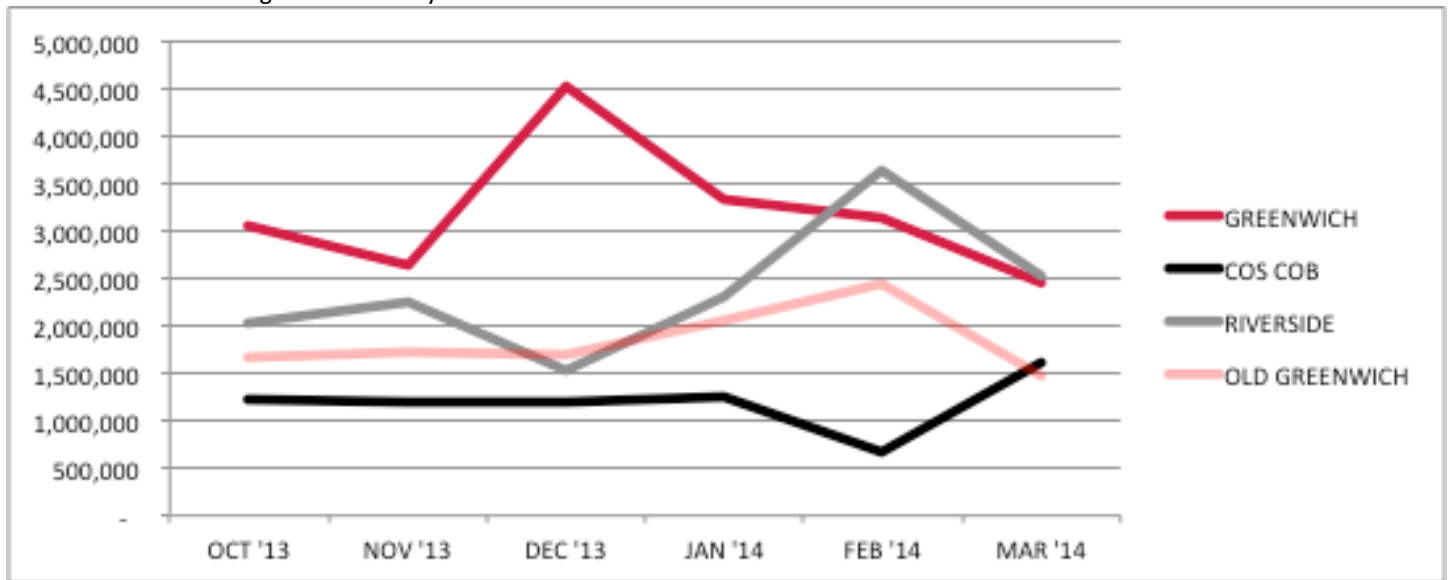
**March 2014 Single Family Homes Sold by Price Range**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	3	4	1	3	11
<b>\$1M - \$2M</b>	3	2	0	1	6
<b>\$2M - \$3M</b>	3	0	1	0	4
<b>\$3M - \$4M</b>	3	0	1	1	5
<b>\$4M - \$5M</b>	0	0	0	0	0
<b>\$5M - \$7.5M</b>	2	0	0	0	2
<b>\$7.5M - \$10M</b>	0	0	0	0	0
<b>\$10M+</b>	0	0	0	0	0
<b>TOTAL</b>	<b>14</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>28</b>

## Six-Month Average Sales Price by Area – October 2013 through March 2014

	<b>OCT '13</b>	<b>NOV '13</b>	<b>DEC '13</b>	<b>JAN '14</b>	<b>FEB '14</b>	<b>MAR '14</b>
<b>GREENWICH</b>	3,059,100	2,636,705	4,539,767	3,321,545	3,137,817	2,456,607
<b>COS COB</b>	1,220,833	1,210,575	1,199,375	1,250,000	670,000	1,624,167
<b>RIVERSIDE</b>	2,025,000	2,250,625	1,526,836	2,316,167	3,650,000	2,525,833
<b>OLD GREENWICH</b>	1,659,733	1,723,125	1,698,833	2,058,333	2,440,000	1,470,000
<b>ALL AREAS AVG.</b>	<b>2,587,736</b>	<b>2,587,736</b>	<b>3,293,700</b>	<b>3,293,700</b>	<b>3,051,402</b>	<b>2,109,464</b>

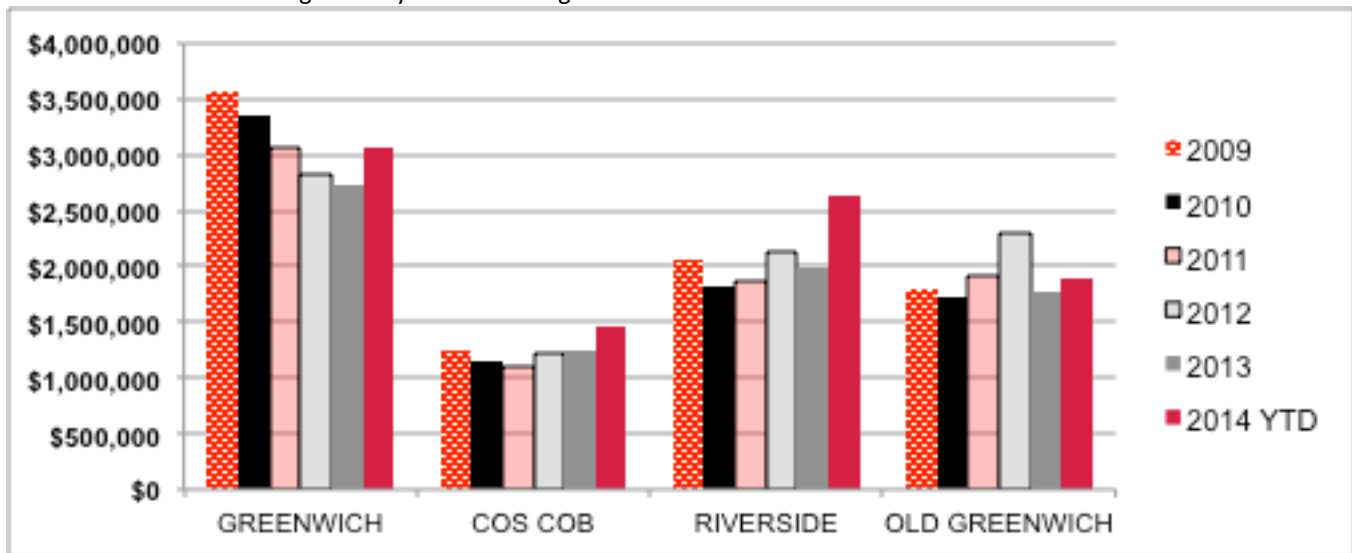
Chart: Six-Month Average Sales Price by Area – October 2013 to March 2014



## 2009 – 2014 YTD Single Family Homes Average Sales Price

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</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>
<b>2014 YTD</b>	\$3,059,379	\$1,458,125	\$2,630,079	\$1,890,769	<b>\$2,682,726</b>

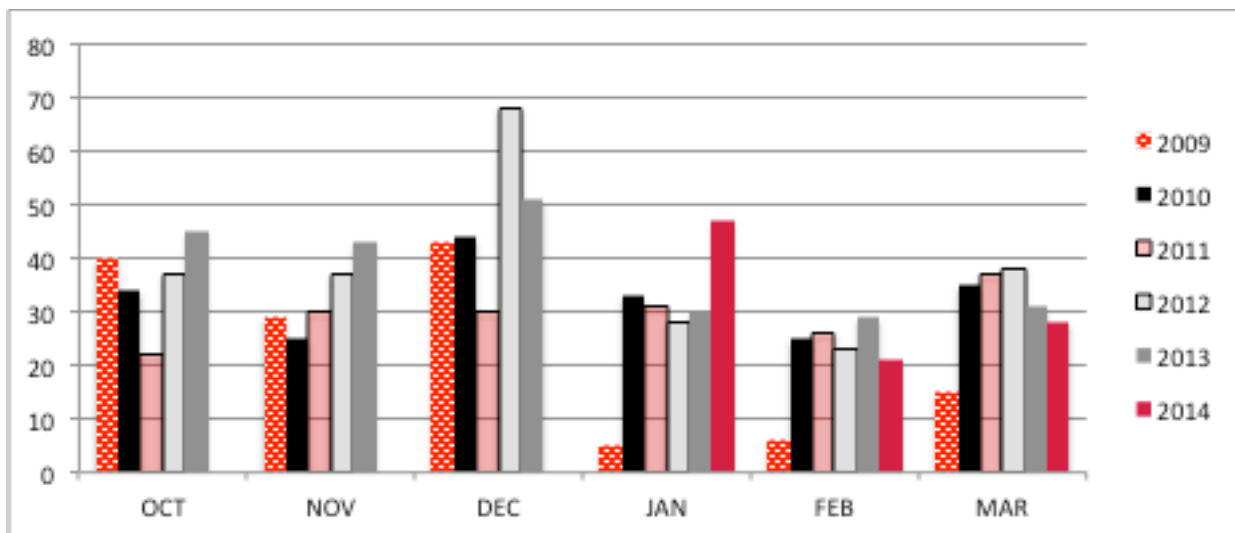
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



### Single Family Homes Sold by Area, 2009-2014 YTD

	OCT	NOV	DEC	JAN	FEB	MAR
<b>2009</b>	40	29	43	5	6	15
<b>2010</b>	34	25	44	33	25	35
<b>2011</b>	22	30	30	31	26	37
<b>2012</b>	37	37	68	28	23	38
<b>2013</b>	45	43	51	30	29	31
<b>2014</b>				47	21	28

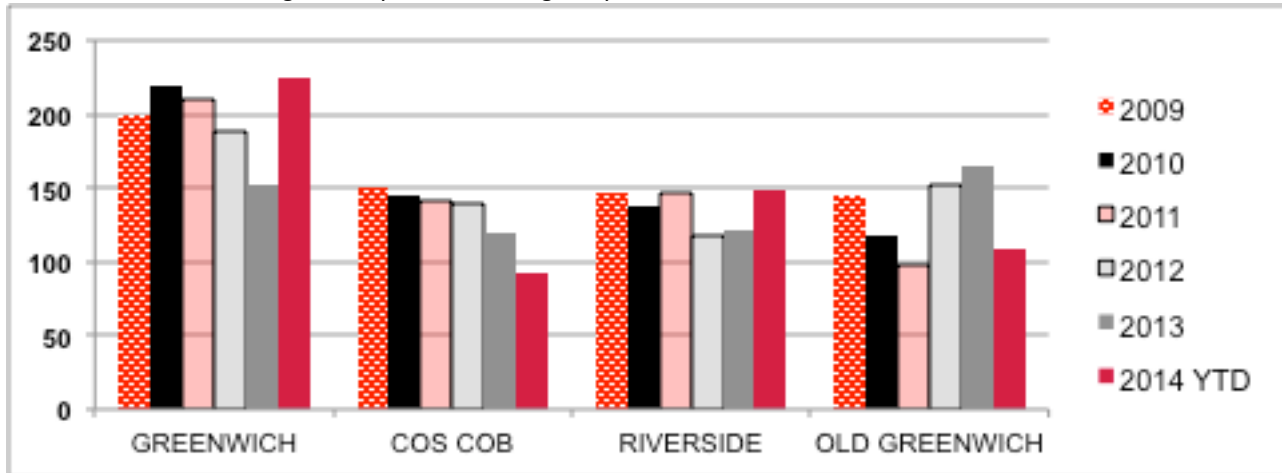
Chart: Single Family Homes Sold by Area, 2009-2014YTD



## 2009 – 2014 YTD 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>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>
<b>2014 YTD</b>	225	92	148	108	<b>183</b>

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



### March 2014 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
150 Pemberwick Road	Split	1800	1964		3	1	1	0.32	495000	470000	84	3/6/14
8 Riverview Court	Ranch	992	1957		2	2	0	0.26	519000	510000	49	3/28/14
9 Melrose Avenue	Colonial	2306	2004		4	3	0	0.11	799000	725000	35	3/11/14
33 Maple Avenue	Ranch	2610	1960		5	3	1	0.44	1375000	1240000	192	3/17/14
55 Byram Shore Road	ShingleSty	3223	1896	2012	4	3	1	0.11	1649000	1590000	39	3/31/14
7 Ginkgo Lane	Colonial	2908	1950	2013	3	2	1	0.76	1775000	1685000	118	3/17/14
36 Perkins Road	Colonial	7689	1957	1994	5	6	2	2.52	2500000	2100000	28	3/5/14
81 Husted Lane	Colonial	3305	1938		4	3	1	2	1950000	2110000	19	3/4/14
15 Dearfield Lane	Colonial	5600	2013		5	5	1	0.3	2865000	2725000	668	3/2/14
40 Park Avenue	Colonial	3978	1919	2012	5	4	1	0.83	3495000	3050000	289	3/4/14
11 Simmons Lane	GeorgCol	5219	1942	2004	5	4	1	2.25	3750000	3200000	200	3/7/14
81 Round Hill Road	Colonial	5167	1959	2002	4	4	1	2.94	3695000	3337500	98	3/3/14
44 Hunting Ridge Road	EurSty	11647	2006		6	7	3	4.07	5295000	5000000	301	3/3/14
47 Round Hill Road	GeorgCol	10669	2004		7	9	2	2.87	7695000	6650000	501	3/18/14

### March 2014 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
25 Pleasant Street	Colonial	2472	1928	2011	3	3	1	0.14	1025000	1025000	70	3/3/14
11 Steep Hollow Lane	SeeRmks	3022	1980	2011	4	4	0	2.05	1349000	1150000	125	3/26/14
53 Valleywood Road	Cape Cod		1952	2013	3	2	0	0.19	1250000	1200000	58	3/27/14
277 Cognewaugh Road	Colonial	3006	1969	2012	4	2	1	1.12	1299000	1290000	165	3/21/14
65 Gregory Road	Colonial	3787	2006		5	5	1	0.37	2375000	2255000	18	3/31/14
76 Cat Rock Road	Colonial	6204	2000		5	4	1	1.01	2999000	2825000	98	3/3/14

### March 2014 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
13 Hoover Road	Cape Cod	1799	1949		4	1	1	0.17	769900	732500	271	3/12/14
241 Riverside Avenue	Victorian	4275	0	2003	5	4	2	0.43	3300000	2950000	214	3/14/14
24 Hearthstone Drive	Colonial	6000	2014		6	6	2	0.31	4075000	3895000	6	3/28/14

### March 2014 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
36 Rockmere Avenue	Cape Cod	1764	1955	2002	4	2	1	0.31	699900	650000	178	3/4/14
37 Hassake Road	Tudor	1567	1924	1974	3	1	1	0.24	675000	675000	11	3/6/14
68 Northridge Road	Cape Cod	2049	1958	1987	4	2	0	0.31	949000	975000	34	3/24/14
92 Shore Road	Tudor	1736	1927		3	1	0	0.25	1295000	1225000	13	3/7/14
20 End Avenue	ShoreCol	5914	2013		5	5	2	0.55	3899000	3825000	156	3/6/14

This report is based on data generated by Greenwich MLS. Property and statistical data is solely for your personal, non-commercial use and is deemed reliable but not guaranteed. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.