

**Greenwich Real Estate Monthly Market Report – April 2014**  
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**April 2014 Summary**

Single Family Homes Sold	44
Average Original List Price	\$7,448,455
Average List Price	\$5,916,045
Average Sale Price	\$5,510,392
Average Days on Market	150

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.

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

**These statistics include the \$120 Million sale of Copper Beech Farm. Monthly figures are shown below both with and without this significant sale.**

	<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>	24	\$11,618,080	\$8,959,840	\$8,270,910	92.31%	167
<b>w/o Copper Beech</b>	23	\$4,367,478	\$4,086,783	\$3,772,728	92.32%	167
<b>COS COB</b>	4	\$810,250	\$785,250	\$799,000	101.75%	70
<b>RIVERSIDE</b>	8	\$2,184,375	\$2,159,375	\$2,122,625	98.30%	150
<b>OLD GREENWICH</b>	8	\$2,070,500	\$1,986,750	\$1,938,438	97.57%	120
<b>ALL AREAS AVG.</b>	<b>67</b>	<b>\$7,448,455</b>	<b>\$5,916,045</b>	<b>\$5,510,392</b>	<b>93.14%</b>	<b>150</b>

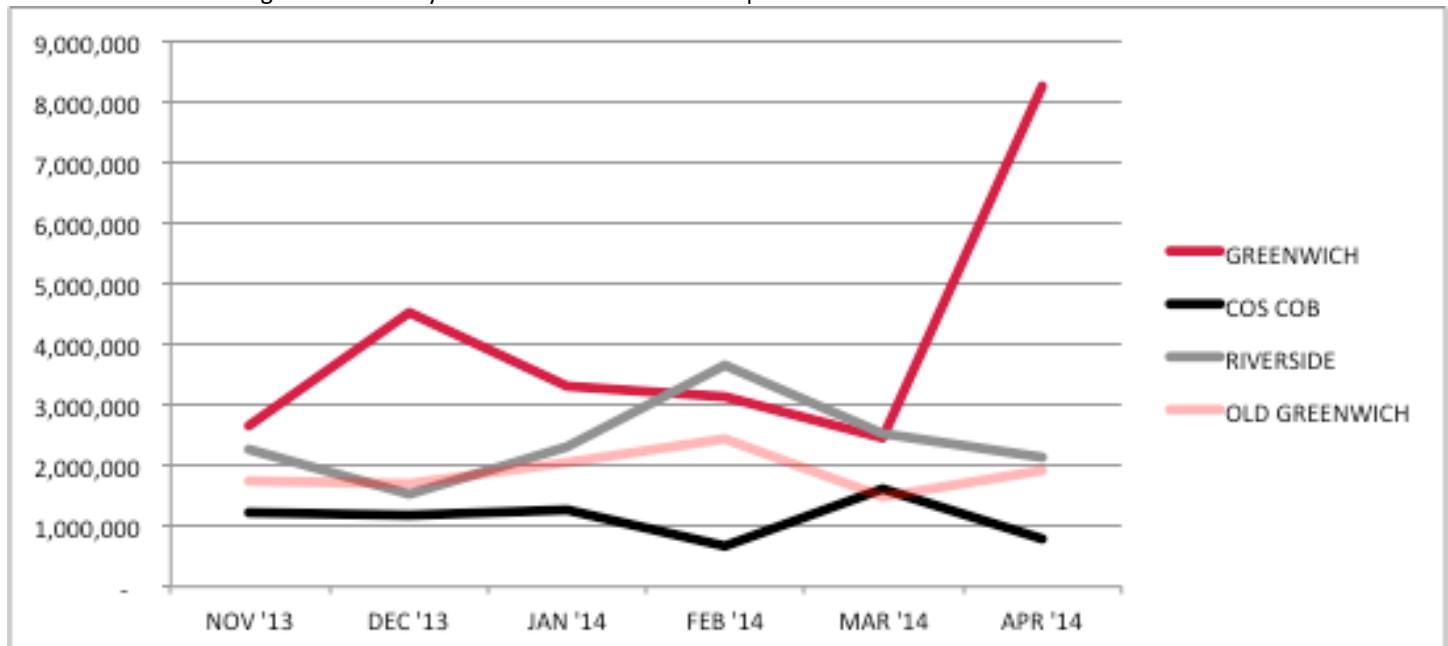
## April 2014 Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	4	1	2	11
\$1M - \$2M	7	0	2	3	12
\$2M - \$3M	2	0	3	1	6
\$3M - \$4M	3	0	2	2	7
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	0	0	0	0	0
\$7.5M - \$10M	2	0	0	0	2
\$10M+	3	0	0	0	3
<b>TOTAL</b>	<b>24</b>	<b>4</b>	<b>8</b>	<b>8</b>	<b>44</b>

## Six-Month Average Sales Price by Area – November 2013 through April 2014

	NOV '13	DEC '13	JAN '14	FEB '14	MAR '14	APR '14
GREENWICH	2,636,705	4,539,767	3,321,545	3,137,817	2,456,607	8,270,910
COS COB	1,210,575	1,199,375	1,250,000	670,000	1,624,167	799,000
RIVERSIDE	2,250,625	1,526,836	2,316,167	3,650,000	2,525,833	2,122,625
OLD GREENWICH	1,723,125	1,698,833	2,058,333	2,440,000	1,470,000	1,938,438
<b>ALL AREAS AVG.</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>	<b>2,109,464</b>

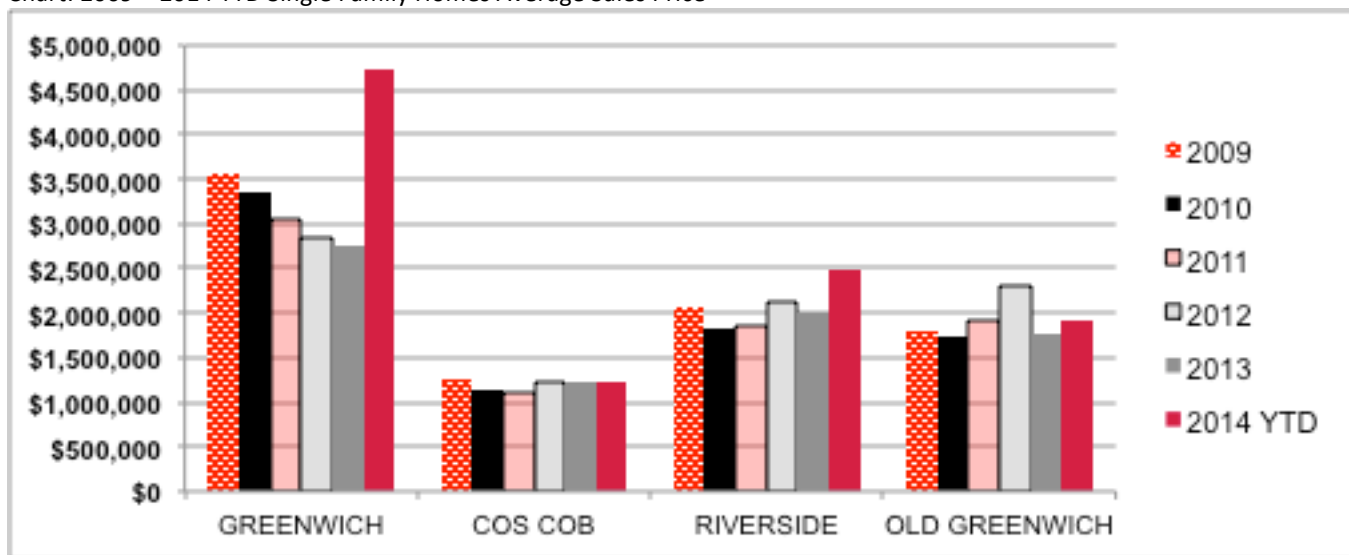
Chart: Six-Month Average Sales Price by Area – November 2013 to April 2014



## 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>	\$4,726,224	\$1,238,417	\$2,479,722	\$1,908,929	<b>\$3,571,421</b>

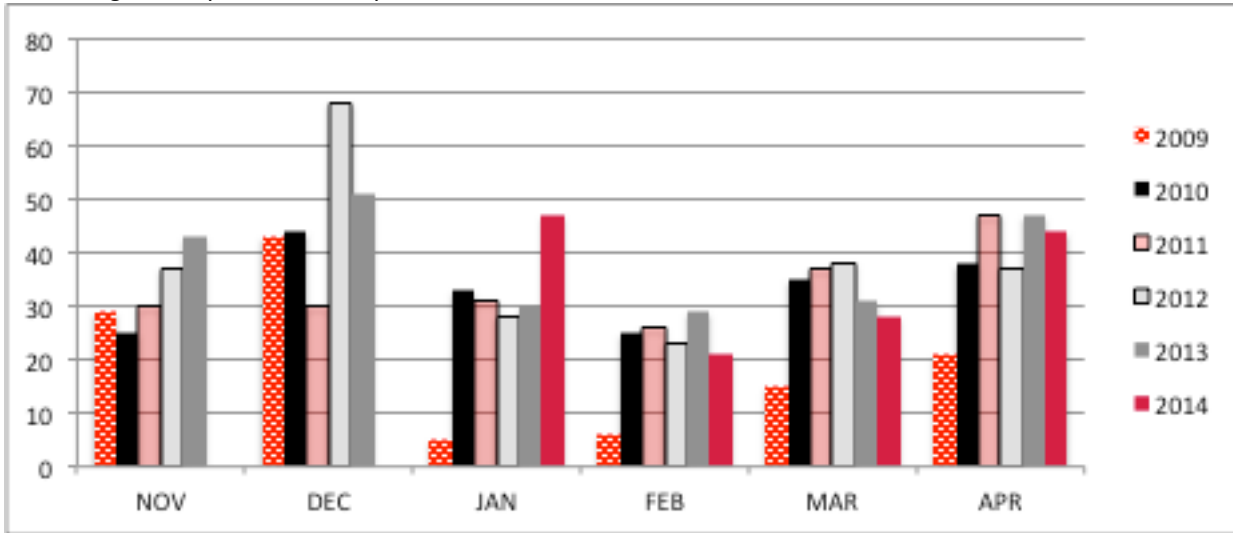
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



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

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

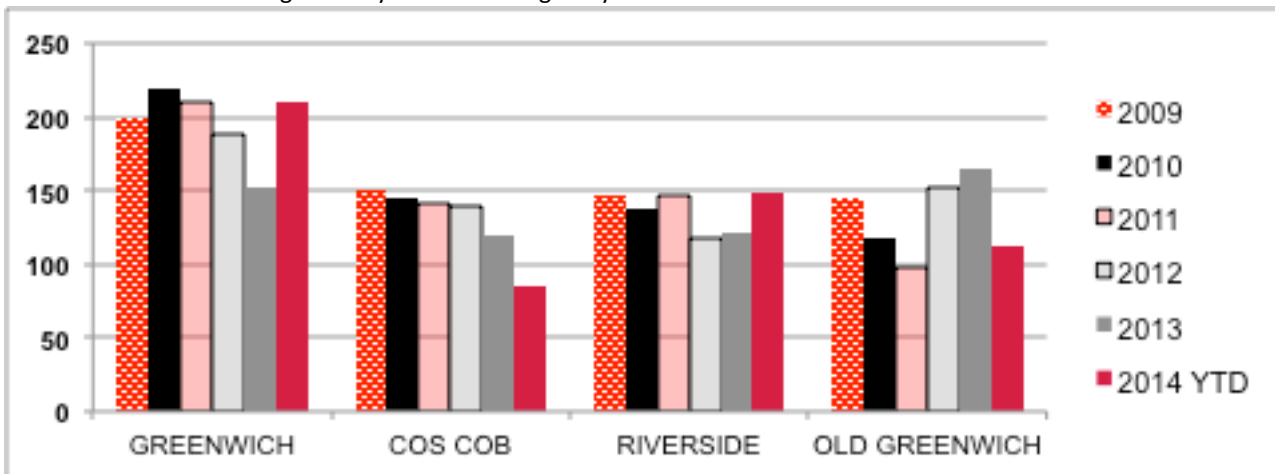
Chart: Single Family Homes Sold by Area, 2009-2014YTD



**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>	210	85	149	113	<b>173</b>

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



## April 2014 Single Family Homes Sold: Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
265 Bruce Park Avenue	Ranch	1056	1955		3	1	0	0.3	595000	532500	434	4/4/14
24 Caroline Place	Ranch	1302	2013	2013	3	2	0	0.17	795000	666250	196	4/11/14
17 Fletcher Avenue	Colonial	1937	2000	2013	3	2	1	0.12	699000	685000	89	4/25/14
103 Elm Street	Colonial	1710	1907		5	1	0	0.09	595000	723000	13	4/23/14
54 Hawthorne Street	FarmHse	2700	1910	2010	4	3	0	0.17	1250000	1100000	281	4/10/14
139 Lake Avenue	Colonial	1698	1909	2013	3	2	1	0.2	1239000	1175000	54	4/23/14
8 Lawn Lane	Colonial	4020	1960	1999	4	3	1	1.21	1275000	1240000	29	4/23/14
84 Indian Harbor Drive	Colonial	3576	1988	2006	4	4	1	0.32	1995000	1465000	294	4/28/14
2 Cotswood Road	Contemp	3114	1978	2000	4	3	2	1.04	1695000	1471000	137	4/23/14
33 Laub Pond Road	Colonial	3963	1962		5	4	1	4.01	1595000	1575000	14	4/16/14
14 Perryridge Road	Colonial	2706	1935	2001	3	2	1	0.18	1849000	1785000	32	4/22/14
47 Stanwich Road	Colonial		1979	2008	5	4	1	4.24	2299000	2100000	278	4/25/14
115 Old Church Road	Colonial	6254	1900		7	4	2	0.98	3250000	2975000	52	4/25/14
25 Windabout Drive	GeorgCol	5840	1964	2005	4	6	1	2.01	3495000	3150000	4	4/1/14
26 Frost Road	GeorgCol	6736	1981	2007	6	5	2	2.71	3995000	3650000	83	4/2/14
39 Patterson Avenue	Colonial	6785	1850	1986	7	6	1	0.86	3995000	3695000	20	4/22/14
79 West Brother Drive	EngMan	6098	2009	2013	6	7	2	0.34	4495000	4160000	21	4/21/14
415 Round Hill Road	Colonial	5725	1915	2007	5	4	2	1.33	5200000	4675000	639	4/14/14
26 Taconic Road	GeorgCol	7542	2006	2013	5	6	2	2.03	5450000	4850000	182	4/15/14
751 Lake Avenue	GeorgCol	10631	2013		6	7	2	2.33	8295000	7850000	116	4/11/14
31 Vista Drive	EurSty	5576	1962	2010	5	5	1	3.02	7995000	8500000	200	4/4/14
2 Wooddale Road	SeeRmks	13059	2014		7	6	3	5.24	11995000	11750000	55	4/4/14
11 Langhorne Lane	GeorgCol	26415	2011	2012	8	10	7	8.79	19950000	17000000	629	4/16/14
499 Indian Field Road	Victorian	13519	1898	1985	12	7	2	50.5	130000000	120000000	326	4/10/14

## April 2014 Single Family Homes Sold: Cos Cob

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
102 Orchard Street	Ranch	1108	1968		3	1	1	0.45	628000	639000	62	4/15/14
14 Cat Rock Road	RaisdRnch	1896	1967	2000	3	2	0	0.57	739000	796000	8	4/3/14
4 Mianus View Terr	Split	1492	1957	2005	3	2	1	0.29	899000	875000	174	4/11/14
28 Meadow Drive	ShoreCol	1998	1922	2014	4	2	1	0.14	875000	886000	35	4/4/14

## April 2014 Single Family Homes Sold: Riverside

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
4 Wescott Court	Cottage	920	1929		2	1	0	0.17	499000	495000	13	4/8/14
27 Thornhill Road	Cape Cod	2662	1949	2007	4	3	0	0.17	1379000	1350000	50	4/25/14
68 Lockwood Road	Colonial	3406	1950	2006	4	4	1	0.36	1695000	1645000	272	4/30/14
48 Winthrop Drive	Colonial	3146	1949	2012	4	3	0	0.36	1975000	2025000	47	4/22/14
31 Chapel Lane	Victorian	4119	1900	2000	7	3	1	0.32	1995000	2025999	89	4/22/14
29 Wesskum Wood Road	Colonial	3751	1952	2001	4	3	2	0.41	2595000	2590000	49	4/18/14
101 Indian Head Road	Colonial	3647	1960		6	3	1	1.55	3172000	3050000	29	4/14/14
9 Tyler Lane	Colonial	5194	2006		6	6	2	0.52	3965000	3800000	649	4/4/14

## April 2014 Single Family Homes Sold: Old Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	Ac	List Price	Sale Price	DOM	CD
2 Nimitz Place	Ranch	1136	1949	2006	3	1	1	0.19	795000	725000	54	4/25/14
82 Halsey Drive	Cape Cod		1949	1996	3	2	1	0.18	890000	890000	0	4/3/14
6 Heusted Drive	ShoreCol	1691	1923	2012	4	1	1	0.11	1075000	1012500	179	4/25/14
12 Bryon Road	Colonial	1678	1936	1959	3	1	1	0.25	1695000	1550000	183	4/11/14
13 Richmond Drive	Colonial	2560	1929	2010	4	2	1	0.13	1695000	1605000	165	4/9/14
2 Fairgreen Lane	Colonial	2686	1921	2002	4	3	1	0.46	2299000	2350000	37	4/29/14
16 Binney Lane	Colonial	5017	1961	2013	5	5	1	0.33	3450000	3450000	138	4/10/14
7 Binney Lane	Colonial	5612	2007		7	6	2	0.42	3995000	3925000	200	4/28/14

## April 2014 Condos and Co-Ops Sold: All of Greenwich

Address	Style	SqFt	YrBlt	YrRnv	Bds	FBths	HBths	List Price	Sale Price	DOM	CD
1465 Putnam Avenue	Contemp	784	1977	2004	1	1	0	350000	317263	0	4/9/14
25 Elm Street	GeorgCol	584	1938	1996	1	1	1	355000	332500	160	4/30/14
1465 Putnam Avenue	Townhouse	912	1977	2007	1	1	0	385000	355000	139	4/4/14
154 Putnam Park	Colonial		1950		2	2	0	490000	460000	34	4/30/14
47 Lafayette Place	Tudor	809	1925	2013	1	1	0	495000	490000	141	4/14/14
4 Lafayette Court	HiRise	899	1930	2004	1	1	0	550000	541550	147	4/1/14
453 Putnam Avenue	Townhouse	1464	1991		2	2	1	545000	545000	213	4/18/14
11 River Road	Contemp	1270	1979	2011	2	2	0	685000	640000	73	4/3/14
25 Indian Harbor Drive	Townhouse	1912	1975		3	2	1	725000	675000	343	4/25/14
124 Greenwich Hills Drive	Colonial	2304	1976	2005	3	3	1	770000	785000	7	4/9/14
51 Forest Avenue	Townhouse	2131	1990	2005	3	2	1	998995	980000	167	4/21/14
116 Lyon Farm Drive	Contemp	2233	1975	2011	3	3	0	1195000	1100000	33	4/22/14

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