

# Greenwich Real Estate Monthly Market Report – September 2014

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## September 2014 Summary

Single Family Homes Sold	31
Average Original List Price	\$2,526,177
Average List Price	\$2,437,790
Average Sale Price	\$2,306,850
Average Days on Market	165

This report provides monthly statistics and commentary on the Greenwich, Cos Cob, Riverside, and Old Greenwich Real Estate Sales of 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. Our firm closed on Copper Beech, 499 Indian Field Road, Greenwich, CT for \$120 million. This unique sale is excluded from this report so as not to skew results.

## September 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	\$2,408,143	\$2,296,357	\$2,134,718	92.96%	239
COS COB	5	\$1,675,000	\$1,628,000	\$1,584,500	97.32%	121
RIVERSIDE	7	\$1,815,357	\$1,713,929	\$1,679,829	98.01%	69
OLD GREENWICH	5	\$4,703,000	\$4,657,000	\$4,389,000	94.25%	138
<b>ALL AREAS AVG.</b>	<b>31</b>	<b>\$2,526,177</b>	<b>\$2,437,790</b>	<b>\$2,306,850</b>	<b>94.62%</b>	<b>165</b>

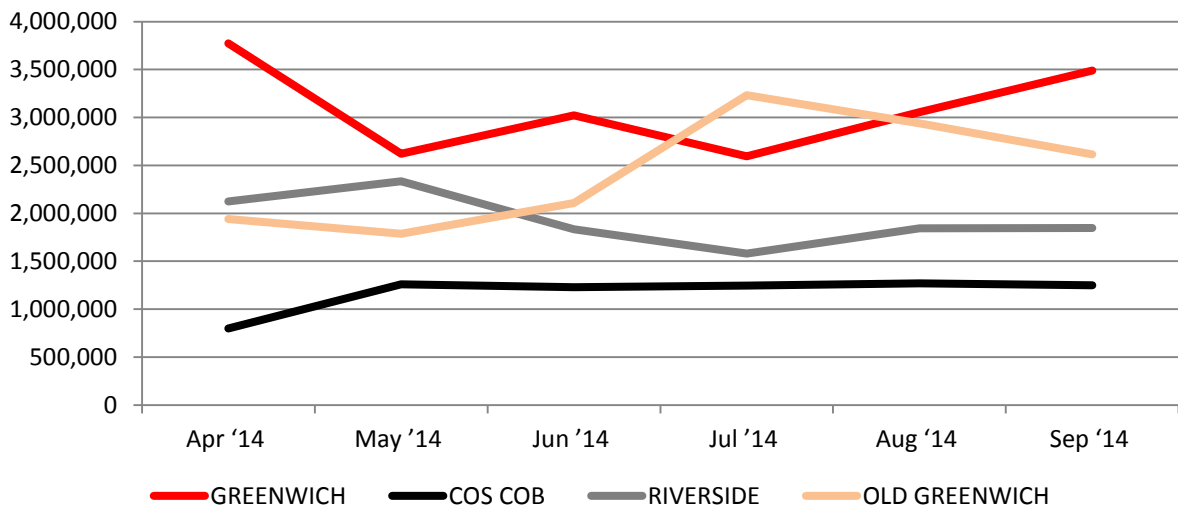
## September 2014 Single Family Homes Average Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	2	1	0	5
\$1M - \$2M	6	2	4	1	13
\$2M - \$3M	3	1	2	2	8
\$3M - \$4M	1	0	0	0	1
\$4M - \$5M	2	0	0	0	2
\$5M - \$7.5M	0	0	0	1	1
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	1	1
<b>TOTAL</b>	<b>14</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>31</b>

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

	<b>Apr '14</b>	<b>May '14</b>	<b>Jun '14</b>	<b>Jul '14</b>	<b>Aug '14</b>	<b>Sep '14</b>
<b>GREENWICH</b>	3,772,728	2,622,202	3,020,879	2,592,962	3,056,603	3,487,942
<b>COS COB</b>	799,000	1,258,333	1,228,571	1,245,307	1,267,731	1,248,195
<b>RIVERSIDE</b>	2,122,625	2,332,917	1,834,208	1,579,250	1,842,917	1,846,988
<b>OLD GREENWICH</b>	1,938,438	1,787,889	2,105,532	3,230,913	2,937,350	2,615,406
<b>ALL AREAS AVG.</b>	<b>5,510,392</b>	<b>2,370,577</b>	<b>2,482,126</b>	<b>2,371,364</b>	<b>2,507,137</b>	<b>2,794,377</b>

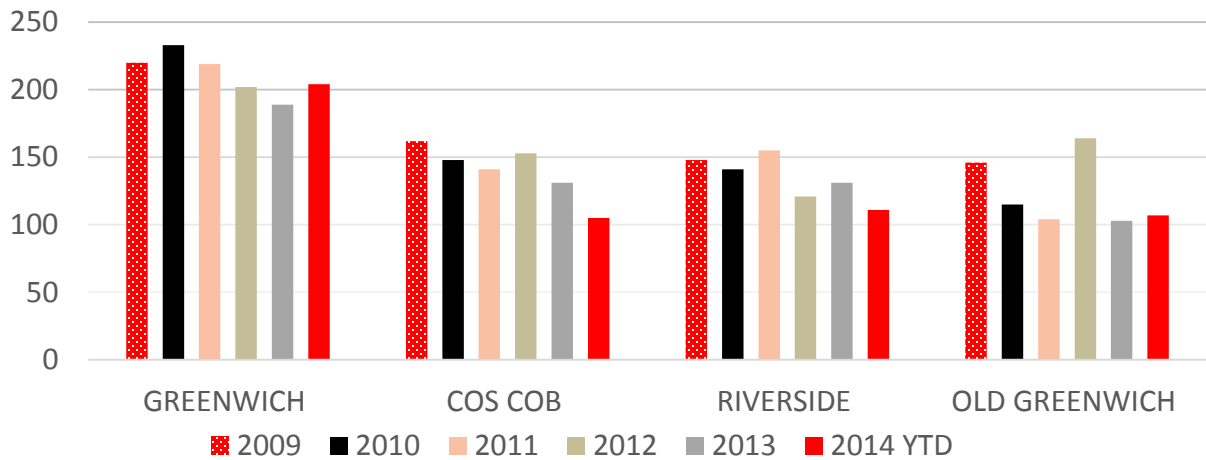
Chart: Six-Month Average Sales Price by Area – April 2014 through September 2014



## 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>	3,573,405	1,249,104	2,049,818	1,785,979	<b>2,664,992</b>
<b>2010</b>	3,343,793	1,141,637	1,825,870	1,736,841	<b>2,511,007</b>
<b>2011</b>	3,058,461	1,116,709	1,856,570	1,905,612	<b>2,429,922</b>
<b>2012</b>	2,833,234	1,224,822	2,135,382	2,271,284	<b>2,383,910</b>
<b>2013</b>	2,743,872	1,241,224	1,962,381	1,753,566	<b>2,247,021</b>
<b>2014 YTD</b>	<b>3,382,016</b>	<b>1,281,125</b>	<b>2,499,107</b>	<b>2,374,772</b>	<b>2,767,017</b>

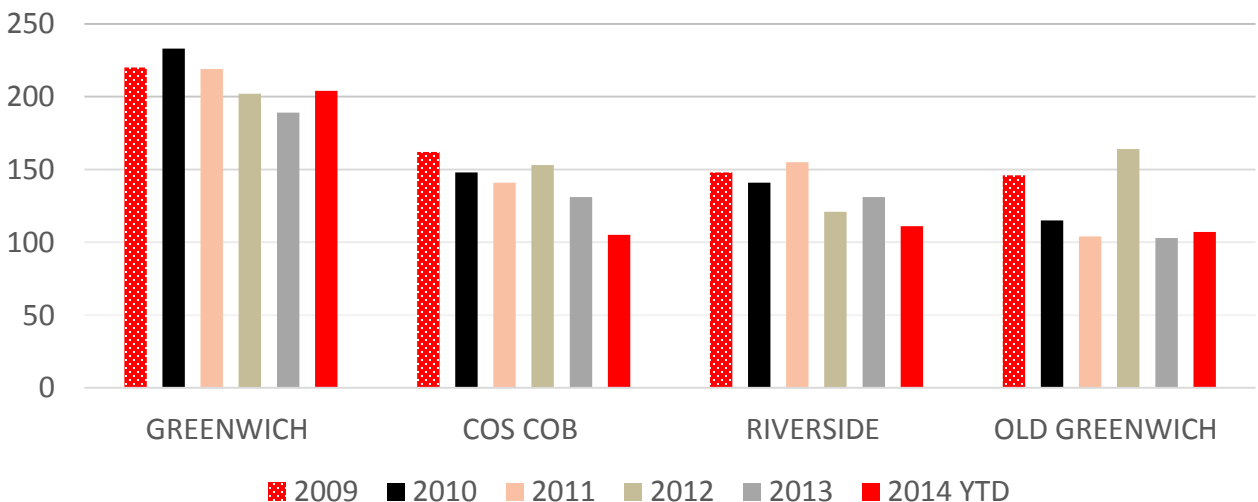
**Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price**



**2009 – 2014 YTD Number of Single Family Homes Sold by Area**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2009</b>	171	49	54	60	<b>334</b>
<b>2010</b>	246	54	86	93	<b>479</b>
<b>2011</b>	280	53	106	87	<b>526</b>
<b>2012</b>	291	78	122	89	<b>580</b>
<b>2013</b>	326	68	145	106	<b>645</b>
<b>2014 YTD</b>	251	51	78	81	<b>461</b>

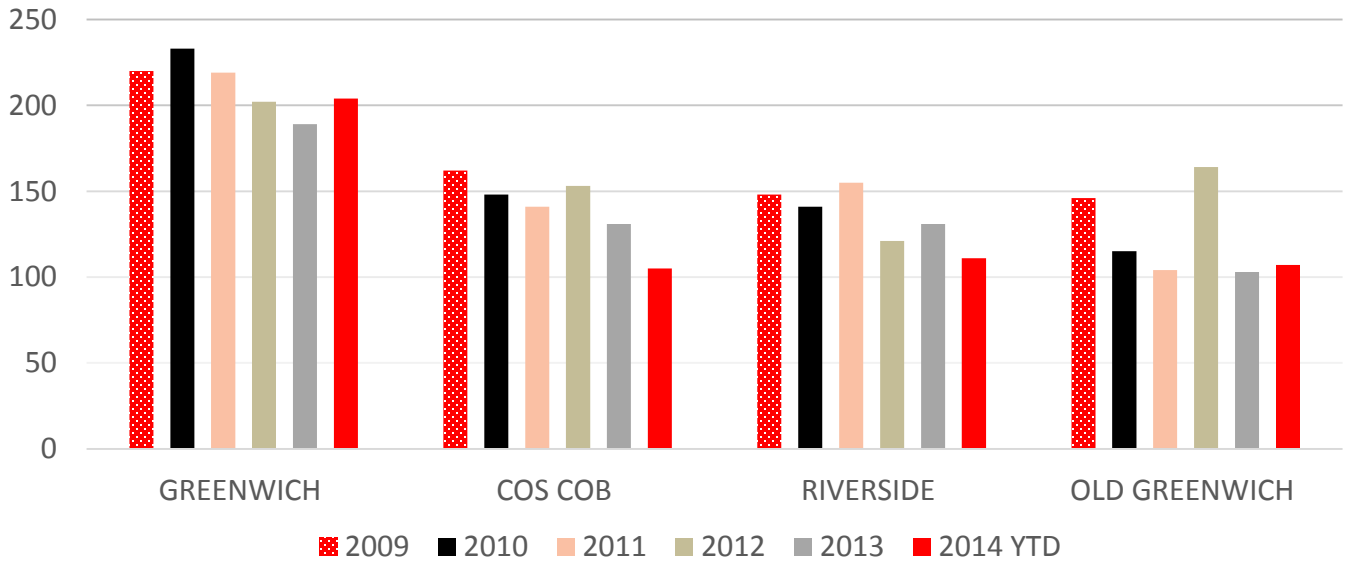
**Chart: 2009 – 2014 YTD Number of Single Family Homes Sold by Area**



## 2009 – 2014 YTD Single Family Homes Average Days on Market

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2009	220	162	148	146	169
2010	233	148	141	115	159
2011	219	141	155	104	155
2012	202	153	121	164	160
2013	189	131	131	103	139
2014 YTD	204	105	111	107	160

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



## September 2014 Condos and Co-ops Sold: All of Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	List Price	Sold Price	DM	CD
1535 E Putnam Avenue 405	HiRise	467	1975		1	1	1	185,000	170,000	413	9/5/2014
50 Lafayette Place 1j	HiRise	500	1956	2008	1	1	0	259,000	245,000	116	9/29/2014
1525 E Putnam Avenue 203	HiRise	665	1975		1	1	0	260,000	260,000	581	9/19/2014
194 Putnam Park	GeorgCol		1950		1	1	0	375,000	337,500	37	9/19/2014
1465 E Putnam Avenue 633	Contemp	880	1977		1	1	0	375,000	375,000	4	9/2/2014
191 Putnam Park	Colonial		1950	2014	1	1	0	457,500	435,000	23	9/5/2014
20 Church Street B66	HiRise	1,038	1945	2014	1	1	0	499,000	459,287	176	9/29/2014
20 Church Street A12	HiRise	1,318	1945		2	2	0	550,000	522,500	131	9/19/2014
5 Glen Street 204	Contemp	1,804	1984	2005	2	2	1	640,000	630,000	51	9/10/2014
28 Rippowam Road A	Townhouse	1,746	1971	2011	3	2	0	659,900	617,000	106	9/24/2014
33 W Putnam Avenue 3g	GeorgCol	1,291	1993		2	2	0	735,000	720,000	124	9/3/2014
78 River Road 4	Colonial	2,370	1985		3	2	1	892,000	892,000	33	9/25/2014
117 W Lyon Farm Drive 117	Contemp	2,236	1975		3	2	1	925,000	875,000	177	9/26/2014
15 E Lyon Farm Drive 15	Contemp	2,110	1974	2011	3	3	1	1,195,000	1,155,000	1,144	9/10/2014
611 W Lyon Farm Drive 611	Townhouse	2,226	1977	2009	3	3	0	1,200,000	1,175,000	0	9/8/2014
223 Milbank Avenue B	Colonial	3,177	2002	2014	3	4	1	1,875,000	1,770,000	47	9/3/2014
661 Steamboat Road B	ShoreCol	2,700	1820	2013	4	3	1	2,150,000	2,150,000	109	9/22/2014
680 Steamboat Road 4	Contemp		1978	2000	3	3	1	2,700,000	2,450,000	257	9/25/2014
90 Connecticut Avenue S	Colonial	3,500	2005		3	3	1	2,795,000	2,637,500	64	9/2/2014

## September 2014 Single Family Homes Sold: Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
27 Byram Terrace Drive	Cape Cod	1,500	1956	2002	4	2	0	0.11	560,000	534,000	432	9/15/2014
98 Riverdale Avenue	Cape Cod	1,910	1940	1984	3	2	1	0.12	625,000	570,000	533	9/12/2014
1 Lita Drive	Ranch	2,255	1952	1994	3	2	1	0.32	1,400,000	1,328,800	133	9/15/2014
11 Flower Lane	Split	3,415	1955	2013	4	3	1	1.58	1,700,000	1,631,250	350	9/26/2014
300 Taconic Road	Colonial	3,820	1920	2013	3	3	1	2	1,925,000	1,660,000	433	9/16/2014
9 Stepping Stone Lane	Colonial	3,795	1974		5	3	1	1	1,949,000	1,915,000	55	9/26/2014
269 Stanwich Road	FarmHse	3,338	1915	1997	4	3	1	1.2	1,950,000	1,665,000	113	9/18/2014
553 North Street	Colonial	3,270	1972		4	2	1	2.01	1,995,000	1,900,000	86	9/25/2014
110 Bowman Drive	SeeRmks	4,490	2006		4	4	1	1	2,000,000	2,000,000	0	9/18/2014
16 Maher Avenue	Colonial	3,184	1900	2005	7	3	2	0.31	2,350,000	2,150,000	24	9/22/2014
31 Fairfield Road	Colonial	6,295	1996	2012	5	3	1	0.9	2,550,000	2,407,000	95	9/3/2014
1 Ginkgo Lane	Colonial	4,768	1931	2006	5	4	3	1.95	3,225,000	3,000,000	153	9/29/2014
45 Londonderry Drive	ShingleSty	7,719	2004		5	6	2	2.5	4,925,000	4,525,000	69	9/8/2014
610 Round Hill Road	Colonial	4,648	1940	2006	5	5	1	8	4,995,000	4,600,000	879	9/3/2014

## September 2014 Single Family Homes Sold: Old Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
16 W End Avenue	Colonial	1,400	1798	1985	3	1	1	0.4	1,050,000	970,000	193	9/12/2014
92 Wesskum Wood Road	Colonial	3,154	1977	2007	4	3	1	0.28	2,395,000	2,325,000	70	9/15/2014
72 Shore Road	ShoreCol	5,302	2013		5	5	1	0.38	2,995,000	2,850,000	317	9/5/2014
19 Ford Lane	Colonial	5,493	2014		5	5	1	0.5	5,850,000	5,475,000	94	9/12/2014
25 E Point Lane	ShingleSty	6,455	2004		5	4	2	0.48	10,995,000	10,325,000	20	9/11/2014

## September 2014 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
41 Lockwood Lane	Colonial	1,544	1950		3	1	1	0.33	859,000	905,000	14	9/15/2014
9 Durkin Place	Cape Cod	2,213	1945		4	3	1	0.23	1,149,500	1,170,300	20	9/19/2014
18 Pierce Road	Colonial	2,624	1952	2012	4	3	1	0.29	1,699,000	1,660,000	63	9/11/2014
15 Spring Street	Colonial	3,125	1930	1999	5	3	0	0.24	1,950,000	1,900,000	154	9/15/2014
14 Dialstone Lane	Colonial	3,041	2001	2011	4	3	1	0.21	1,995,000	1,923,500	104	9/2/2014
6 Elizabeth Lane	Colonial	4,650	2013		5	4	1	0.23	2,100,000	2,050,000	8	9/18/2014
10 Palmer Terrace	Colonial	3,281	1957	2005	4	4	1	0.28	2,245,000	2,150,000	125	9/3/2014

## September 2014 Single Family Homes Sold: Cos Cob

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
33 Pleasant Street	Cape Cod		1925	2013	3	2	0	0.14	835,000	850,000	6	9/30/2014
26 Rippowam Road	Colonial	2,784	1985	2008	4	3	1	0.17	965,000	920,000	284	9/8/2014
671 River Road	Colonial	2,959	1965		3	3	1	2.38	1,450,000	1,392,500	68	9/1/2014
9 Frontier Road	Colonial	4,647	1969	1998	5	3	1	1.19	1,995,000	1,910,000	64	9/19/2014
57 Mimosa Drive	ShingleSty	6,995	2006		6	6	2	1	2,895,000	2,850,000	184	9/3/2014

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