

Greenwich Real Estate Monthly Market Report – October 2014

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October 2014 Summary

Single Family Homes Sold	42
Average Original List Price	\$2,816,705
Average List Price	\$2,688,293
Average Sale Price	\$2,577,760
Average Days on Market	167

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.

October 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	24	\$3,514,871	\$3,330,750	\$3,171,758	90.23%	221
COS COB	8	\$1,347,250	\$1,284,875	\$1,227,906	91.14%	69
RIVERSIDE	3	\$1,646,667	\$1,613,333	\$1,568,333	95.24%	66
OLD GREENWICH	7	\$2,568,333	\$2,527,167	\$2,506,282	97.59%	138
ALL AREAS AVG.	42	\$2,816,705	\$2,688,293	\$2,577,760	91.51%	167

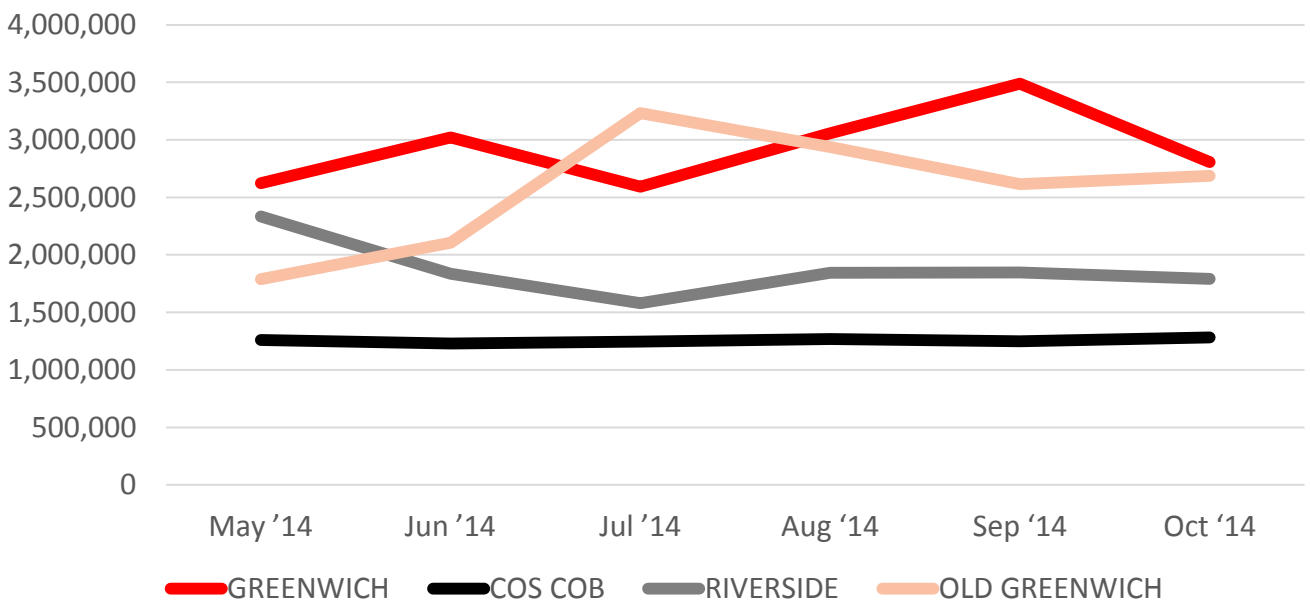
October 2014 Single Family Homes Average Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	7	3	1	1	12
\$1M - \$2M	6	4	1	0	11
\$2M - \$3M	2	1	1	5	9
\$3M - \$4M	2	0	0	1	3
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	4	0	0	0	4
\$7.5M – 10M	1	0	0	0	1
\$10M+	1	0	0	0	1
TOTAL	24	8	3	7	42

Six-Month Average Sales Price by Area – May 2014 through October 2014

	May '14	Jun '14	Jul '14	Aug '14	Sep '14	Oct '14
GREENWICH	2,622,202	3,020,879	2,592,962	3,056,603	3,487,942	2,806,232
COS COB	1,258,333	1,228,571	1,245,307	1,267,731	1,248,195	1,282,971
RIVERSIDE	2,332,917	1,834,208	1,579,250	1,842,917	1,846,988	1,790,672
OLD GREENWICH	1,787,889	2,105,532	3,230,913	2,937,350	2,615,406	2,687,543
ALL AREAS AVG.	2,370,577	2,482,126	2,371,364	2,507,137	2,794,377	2,435,329

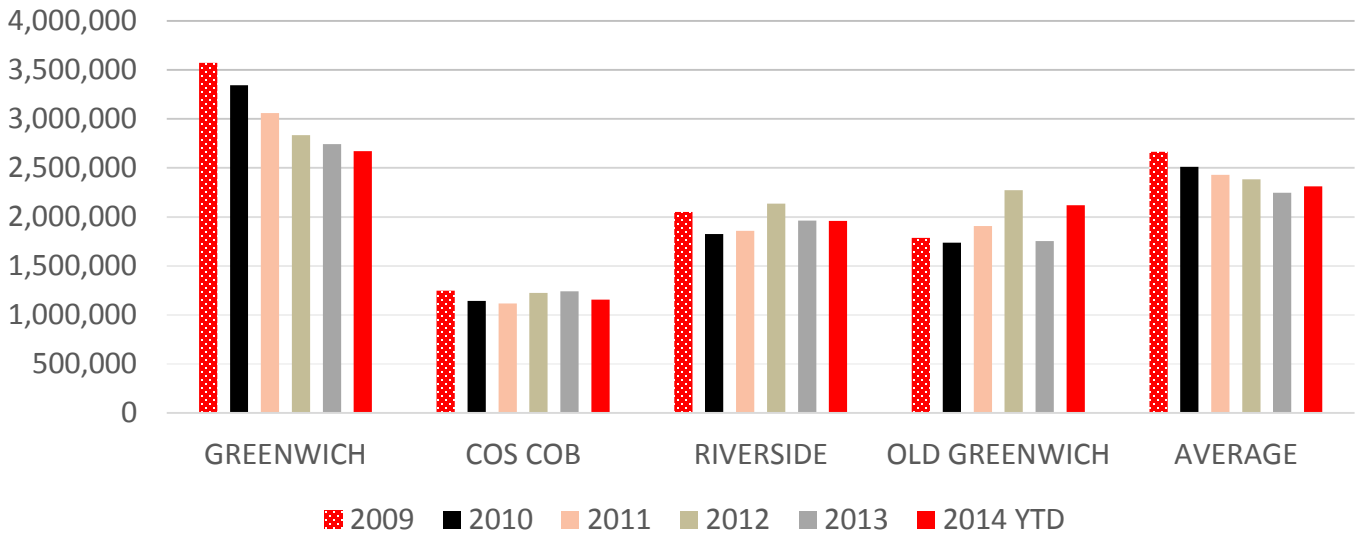
Chart: Six-Month Average Sales Price by Area – May 2014 through October 2014



2009 – 2014 YTD Single Family Homes Average Sales Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2009	3,573,405	1,249,104	2,049,818	1,785,979	2,664,992
2010	3,343,793	1,141,637	1,825,870	1,736,841	2,511,007
2011	3,058,461	1,116,709	1,856,570	1,905,612	2,429,922
2012	2,833,234	1,224,822	2,135,382	2,271,284	2,383,910
2013	2,743,872	1,241,224	1,962,381	1,753,566	2,247,021
2014 YTD	\$2,672,318	\$1,155,377	\$1,959,115	\$2,119,876	\$2,313,212

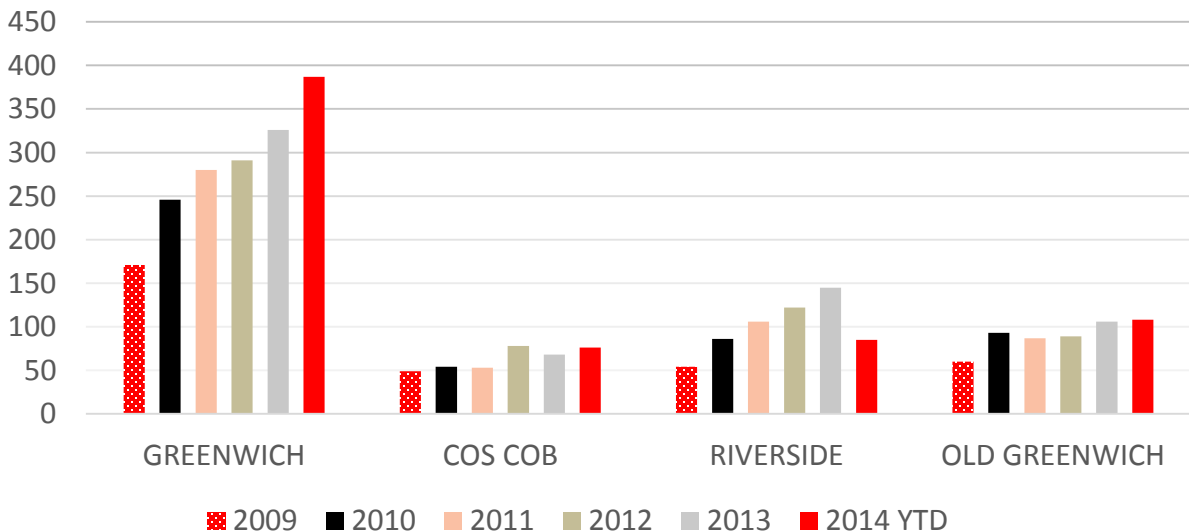
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2009	171	49	54	60	334
2010	246	54	86	93	479
2011	280	53	106	87	526
2012	291	78	122	89	580
2013	326	68	145	106	645
2014 YTD	387	76	85	108	656

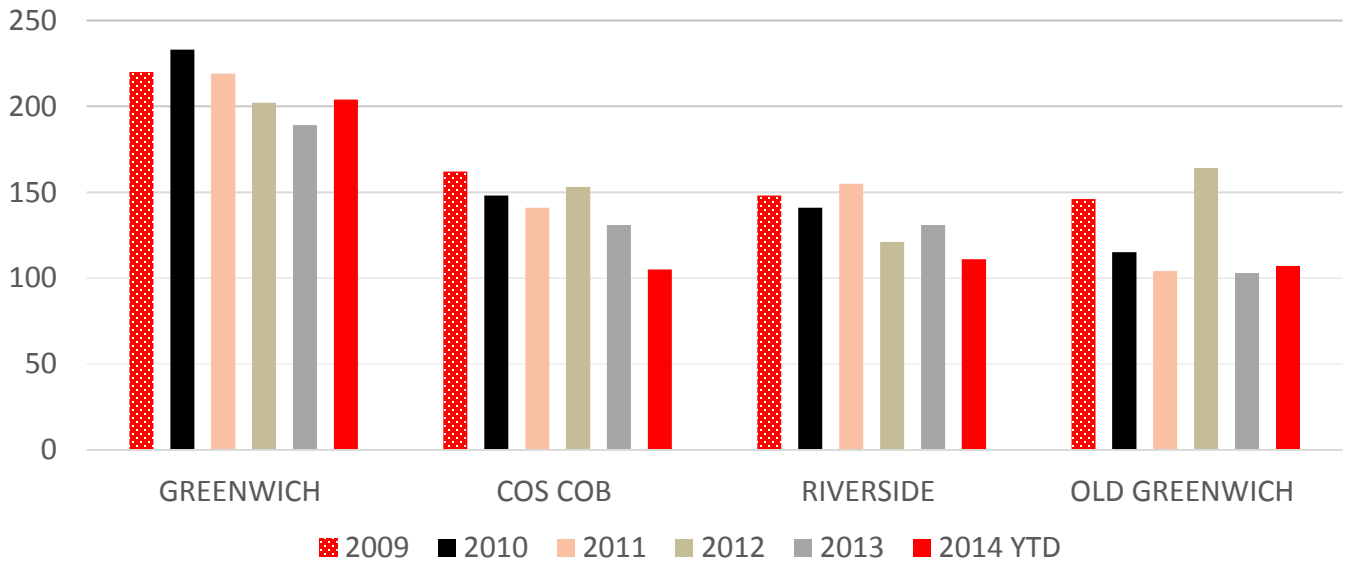
Chart: 2009 – 2014 YTD Number of Single Family Homes Sold by Area



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	190	115	111	108	158

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



October 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

October 2014 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
122 S Lancer Road	Colonial	1,764	1967	2014	4	1	1	0.18	895,000	875,000	143	10/23/2014
12 Hidden Brook Road	Cape Cod	1,960	1927		4	2	0	0.32	1,495,000	1,400,000	17	10/17/2014
7 Highgate Road	Colonial	3,668	1958	2005	5	3	1	0.68	2,450,000	2,430,000	22	10/14/2014

October 2014 Single Family Homes Sold: Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
227 Hamilton Avenue	Cape Cod	1,904	1953	2008	3	2	0	0.12	609,000	600,000	64	10/15/2014
12 Cross Street	Cape Cod	1,417	1953	2007	3	3	0	0.12	689,000	679,000	69	10/14/2014
10 Rex Street	Cape Cod	1,390	1953	2007	3	3	0	0.12	725,000	675,000	37	10/6/2014
5 Cross Street	Colonial		1927	1995	4	2	0	0.12	749,000	725,000	15	10/3/2014
26 Hunt Terrace	Ranch	1,692	1952	2014	3	2	0	0.18	750,000	710,000	80	10/16/2014
6 Buena Vista Drive	Col Ranch	1,646	1951	2014	3	3	0	0.26	799,000	775,000	157	10/1/2014
30 Ettl Lane	Cape Cod	2,014	1955	2008	5	2	0	0.18	820,000	775,000	146	10/3/2014
51 Northfield Street	Colonial	2,574	1920	2001	6	2	2	0.2	1,195,000	1,005,000	40	10/31/2014
7 Plow Lane	Cape Cod	2,694	1950	1985	5	3	0	0.62	1,349,000	1,650,000	17	10/1/2014
469 Taconic Road	Colonial	4,496	1938	2011	4	4	1	1.95	1,499,000	1,343,750	347	10/17/2014
43 Stag Lane	Ranch	3,452	1959	1997	3	3	1	4.69	1,695,000	1,525,000	925	10/14/2014
190 Lake Avenue	Colonial	4,494	1900	1983	6	4	1	1	1,895,000	1,775,000	183	10/15/2014
10 Maher Avenue	ShoreCol	2,334	1933		5	2	1	0.19	1,950,000	1,881,200	85	10/20/2014
43 Sterling Road	Contemp	9,267	1952	1990	6	6	2	6.5	2,975,000	2,750,000	536	10/10/2014
3 Konittekock Road	Colonial	4,846	1957	1996	6	5	1	1.74	2,995,000	2,900,000	648	10/24/2014
23 Maher Avenue	Colonial		1924	2005	5	5	1	0.34	3,250,000	3,250,000	0	10/15/2014
108 Park Avenue	EngMan	5,033	1915	2012	6	5	1	0.71	4,150,000	3,800,000	203	10/15/2014
30 North Street	Colonial	4,576	2014		6	5	2	0.69	4,850,000	4,850,000	0	10/1/2014
27 Stillman Lane	GreekRev	6,700	2014		5	4	2	1.01	5,199,000	5,075,000	174	10/10/2014
5 Fox Run Lane	Colonial	6,900	0		5	4	2	3	6,350,000	5,993,000	547	10/13/2014
25 Windrose Way	Contemp	9,804	1991		7	8	2	2.09	6,450,000	5,585,250	158	10/27/2014
51 Glenwood Drive	GeorgCol	6,926	1925	2007	6	5	2	1.08	6,995,000	6,475,000	656	10/28/2014
749 Lake Avenue	GeorgCol	10,000	2014		6	6	2	2.26	8,600,000	8,175,000	190	10/31/2014
105 Conyers Farm Drive	ShingleSty	16,963	1996	2008	7	6	4	21.91	13,400,000	13,150,000	33	10/29/2014

October 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
17 Pleasant Street	ShoreCol		1915	2004	2	1	1	0.14	650,000	620,000	170	10/7/2014
3 Mill Pond Court	Cape Cod	1,297	1945	1980	3	2	0	0.15	769,000	775,750	28	10/28/2014
25 Tremont Street	FarmHse	1,258	1900	2005	2	1	0	0.16	795,000	770,000	39	10/31/2014
54 Dandy Drive	Colonial	2,199	1962		4	2	1	1	1,250,000	1,200,000	13	10/21/2014
16 Cross Lane	Colonial	2,446	1923	2005	5	3	1	0.2	1,350,000	1,325,000	49	10/15/2014
12 Serenity Lane	Colonial	2,574	1966		4	2	1	1.03	1,495,000	1,350,000	91	10/6/2014
46 Loughlin Avenue	Colonial	2,631	2007		5	5	1	0.15	1,675,000	1,675,000	32	10/31/2014
15 Lia Fail Way	Colonial	5,598	1997		5	5	0	1.16	2,295,000	2,107,500	131	10/7/2014

October 2014 Condos and Co-ops Sold: All of Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	List Price	Sold Price	DM	CD
85 Lindale Street 3	Victorian	712	1986		1	1	1	173,950	168,000	189	10/29/2014
1858 Summer Street 1858	Ranch	670	1947	2011	1	1	0	188,888	171,000	48	10/30/2014
1465 E Putnam Avenue 306	Townhouse	650	1977		0	1	0	309,000	265,000	29	10/8/2014
351 Pemberwick Road 110	GeorgCol	673	1990		1	1	1	329,500	323,750	480	10/30/2014
1465 E Putnam Avenue 403	Contemp	754	1977		1	1	0	335,000	335,000	10	10/2/2014
2 Homestead Lane 405	Ranch	714	2006		1	1	0	349,000	330,000	49	10/15/2014
36 Ferris Avenue A2	Townhouse	1,984	2010		3	3	1	415,000	410,000	193	10/22/2014
20 Church Street B16	HiRise	1,038	1945	2012	1	1	0	447,500	405,000	186	10/23/2014
77 Havemeyer Lane 205	HiRise	1,205	2008	2010	2	2	0	610,000	600,000	22	10/21/2014
69 Richland Road A	Townhouse	2,845	2010		2	2	1	699,000	670,500	132	10/28/2014
23 Georgetowne North 23	Townhouse	2,009	1977	2009	3	2	1	895,000	850,000	145	10/1/2014
73 Weaver Street 5	Townhouse	3,527	1989	2003	4	4	1	1,125,000	1,095,000	28	10/30/2014
105 Hamilton Avenue 10	Colonial	2,516	2002	2006	3	3	1	1,225,000	1,130,000	227	10/30/2014
22 Kensett Lane 22	Townhouse	0	0		3	3	1	1,492,000	1,526,357	111	10/14/2014
225 Milbank Avenue A	Colonial	2,665	2002	2014	2	2	2	1,775,000	1,700,000	158	10/10/2014
80 E Elm Street A	Colonial	3,142	2002	2014	3	2	1	1,825,000	1,775,000	122	10/22/2014
303 W Lyon Farm Drive 303	Contemp	2,629	1976	2011	3	3	0	1,825,000	1,625,000	107	10/14/2014
2 Old Church Road 2	Victorian	3,412	1869	2013	4	4	0	2,549,000	2,310,000	257	10/15/2014

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