

Greenwich Real Estate Monthly Market Report – November 2014

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November 2014 Summary

Single Family Homes Sold	41
Average Original List Price	\$3,156,994
Average List Price	\$2,975,311
Average Sale Price	\$2,757,317
Average Days on Market	203

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.

November 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	26	\$3,288,721	\$3,080,375	\$2,886,192	87.76%	239
COS COB	2	\$1,700,000	\$1,612,500	\$1,518,750	89.33%	66
RIVERSIDE	8	\$2,768,250	\$2,604,875	\$2,490,813	89.98%	136
OLD GREENWICH	5	\$3,676,800	\$3,566,800	\$3,009,000	87.34%	183
ALL AREAS AVG.	41	\$3,156,994	\$2,975,311	\$2,757,317	87.33%	203

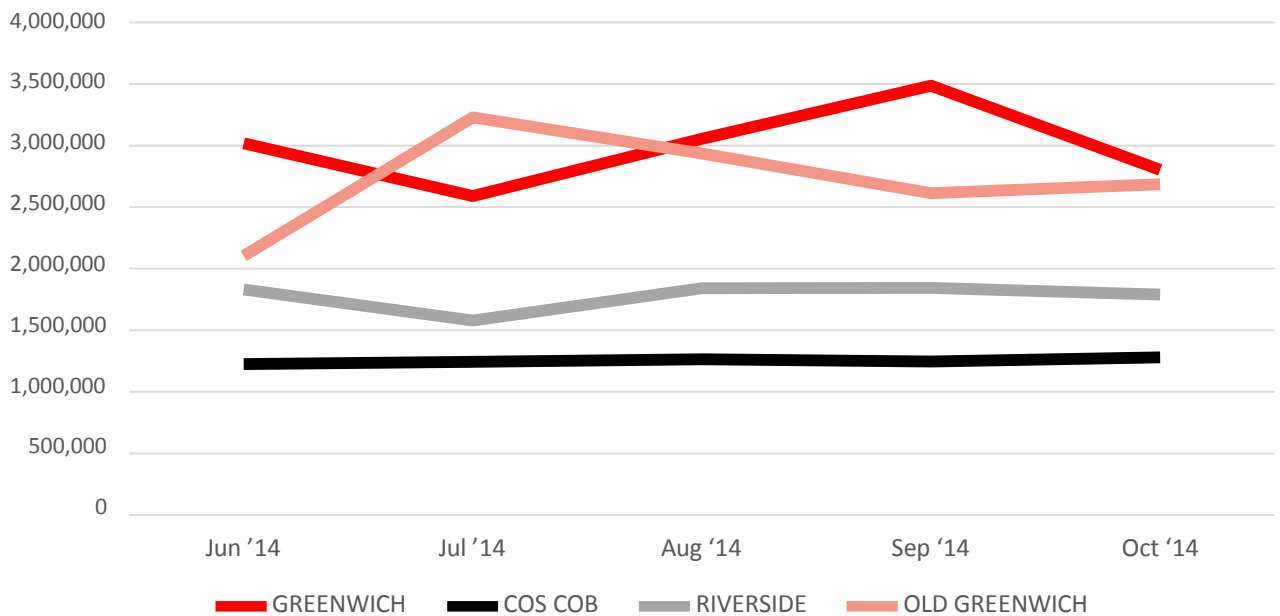
November 2014 Single Family Homes Average Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	1	2	0	9
\$1M - \$2M	4	0	0	2	6
\$2M - \$3M	7	1	2	1	11
\$3M - \$4M	1	0	3	1	5
\$4M - \$5M	1	0	1	0	2
\$5M - \$7.5M	6	0	0	1	7
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	26	2	8	5	41

Six-Month Average Sales Price by Area – June 2014 through November 2014

	Jun '14	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14
GREENWICH	3,020,879	2,592,962	3,056,603	3,487,942	2,806,232	2,886,192
COS COB	1,228,571	1,245,307	1,267,731	1,248,195	1,282,971	1,518,750
RIVERSIDE	1,834,208	1,579,250	1,842,917	1,846,988	1,790,672	2,490,813
OLD GREENWICH	2,105,532	3,230,913	2,937,350	2,615,406	2,687,543	3,009,000
ALL AREAS AVG.	2,482,126	2,371,364	2,507,137	2,794,377	2,435,329	2,757,317

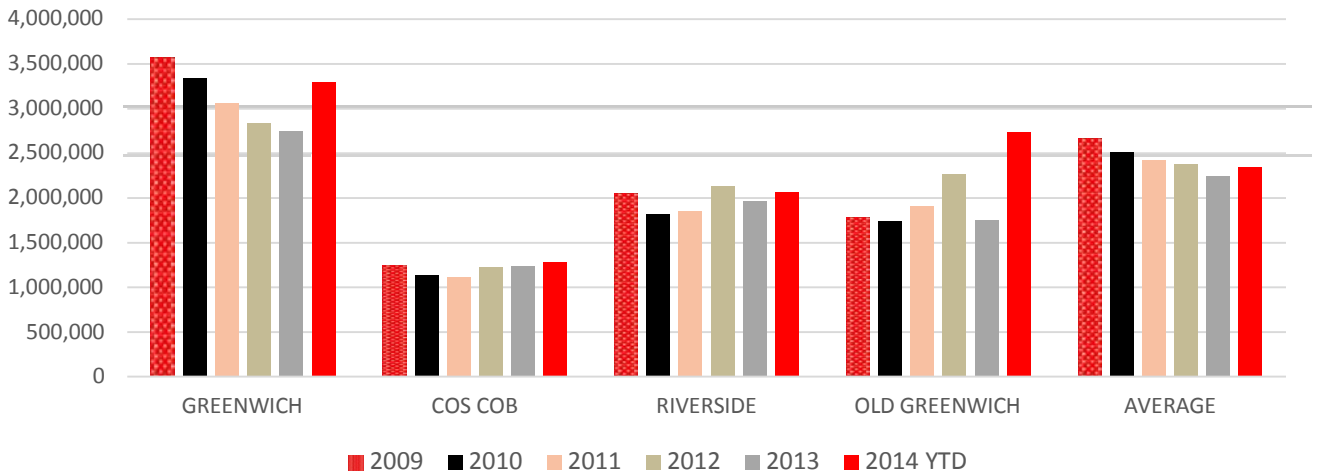
Chart: Six-Month Average Sales Price by Area – Jun 2014 through Nov 2014



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	\$3,300,787	\$1,281,936	\$2,062,644	\$2,741,815	\$2,346,796

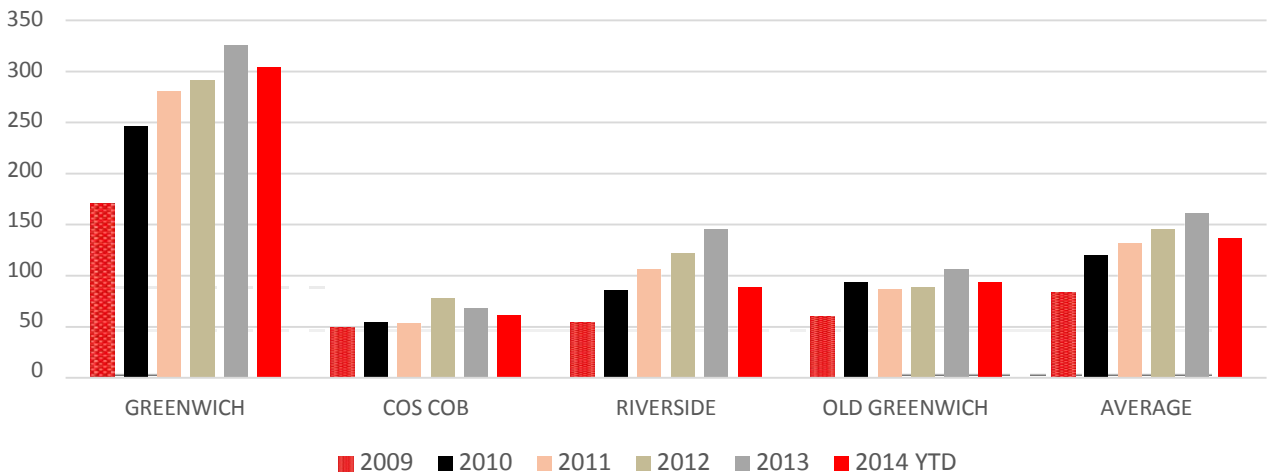
Chart: 2009 – 2014 YTD Single Family Homes Average Sales Price



2009 – 2014 Single Family Homes Average Sales Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2009	171	49	54	60	84
2010	246	54	86	93	120
2011	280	53	106	87	132
2012	291	78	122	89	145
2013	326	68	145	106	161
2014 YTD	304	61	89	93	137

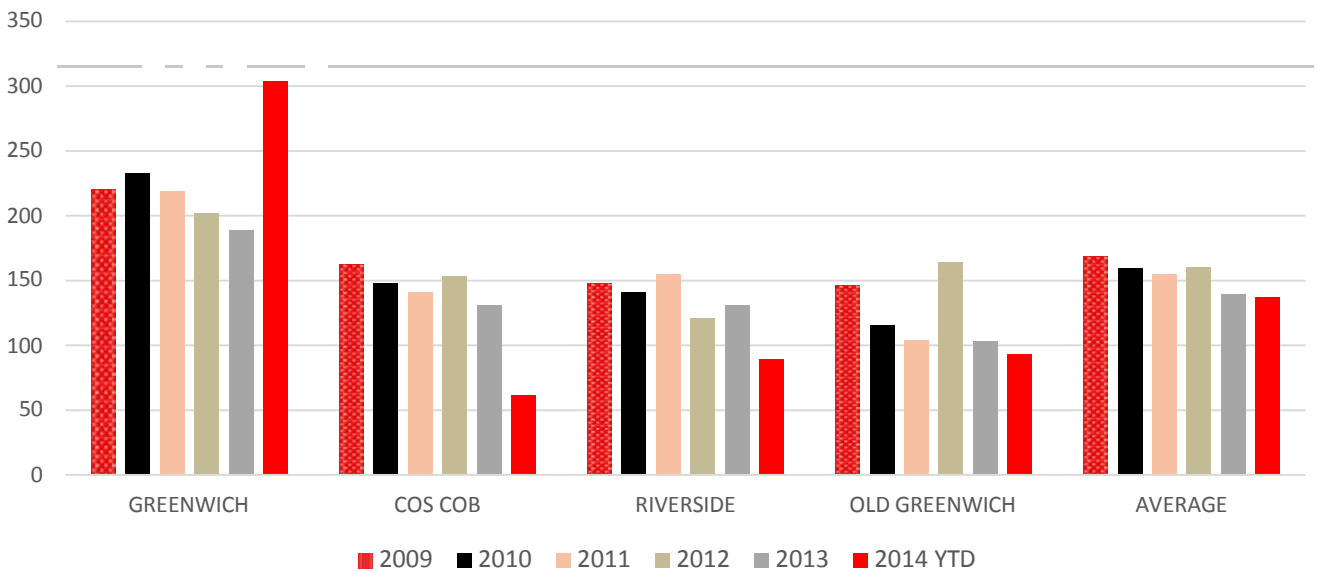
Chart: 2009 - 2014 YTD Number of Single Family Homes Sold by Area



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	304	61	89	93	137

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



November 2014 Single Family Homes Sold: Old Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
9 Lejeune Court		3,293	1951		6	3	0	0.32	1,095,000	1,030,000	174	11/21/2014
21 Macarthur Drive	Colonial	2,447	1953	2006	4	4	1	0.18	1,545,000	1,465,000	99	11/19/2014
2 Indian Drive	Colonial	2,934	1989	2011	4	3	1	0.27	2,699,000	2,500,000	69	11/10/2014
2 Meadow Place	ShingleSty	4,000	2006		4	4	1	0.26	3,995,000	3,950,000	189	11/14/2014
4 Indian Drive	Colonial		1988	2012	6	5	1	0.41	8,500,000	6,100,000	388	11/10/2014

November 2014 Single Family Homes Sold: Cos Cob

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
52 Valleywood Road	RaisdRnch	1,944	1971	2004	4	3	0	0.28	1,075,000	987,500	114	11/17/2014
4 Gregory Road	Colonial	3,700	2014		4	3	1	0.3	2,150,000	2,050,000	18	11/17/2014

November 2014 Single Family Homes Sold: Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
17 Dale Drive	Cape Cod	1,652	1929		2	2	0	0.14	400,000	360,000	56	11/5/2014
84 Glen Ridge Road	Cottage		1895		2	1	0	0.45	425,000	375,000	402	11/14/2014
28 High Street	Cape Cod	1,729	1953		2	2	0	0.12	465,000	425,000	61	11/12/2014
31 The Avenue	RaisdRnch	2,448	1974		3	2	1	0.47	769,000	750,000	109	11/19/2014
174 Weaver Street	FarmHse	1,618	1900	2001	3	2	0	0.22	799,000	755,000	208	11/7/2014
50 Indian Field Road	RaisdRnch	2,300	1964		4	2	1	0.27	848,848	836,900	198	11/7/2014
107 Bowman Drive	Ranch	1,942	1956	2000	4	2	0	1.01	1,199,000	1,000,000	140	11/17/2014
1 Walker Court	Split	2,364	1957	2008	4	3	0	0.28	950,000	1,000,100	12	11/14/2014
290 Overlook Drive	Colonial	3,785	1955	2006	4	3	1	0.53	1,599,000	1,450,000	927	11/10/2014
4 River Avenue	Colonial	0	2005		6	5	2	1.59	1,799,900	1,750,000	240	11/7/2014
61 Morningside Drive	Colonial	4,765	2014		5	3	1	0.55	2,395,000	2,150,000	175	11/14/2014
98 Londonderry Drive	Colonial	4,200	1968	2014	5	3	1	2.67	2,495,000	2,200,000	106	11/6/2014
81 Sawmill Lane	Colonial	6,398	1986	2008	5	5	2	1.03	2,395,000	2,317,500	379	11/3/2014
54 Grahampton Lane	Contemp	5,236	1957		4	3	1	2.01	2,695,000	2,450,000	252	11/26/2014
115 Maple Avenue	Victorian	5,768	1880	2001	7	6	3	0.87	2,995,000	2,600,000	241	11/12/2014
1200 Lake Avenue	Colonial	4,803	1993		4	3	1	7.43	3,000,000	2,800,000	311	11/17/2014
31 Boulder Brook Road	Colonial	4,566	1967	2004	4	3	2	1.43	3,075,000	2,934,000	184	11/25/2014
1068 Lake Avenue	ShingleSty	12,650	1998		5	6	3	4	4,175,000	3,750,000	109	11/10/2014
1 Midwood Road	Colonial	6,347	1920	2001	9	6	2	1	4,395,000	4,100,000	403	11/17/2014
50 Zaccheus Mead Lane	GeorgCol	5,864	0	2000	5	6	1	2	5,265,000	5,092,500	380	11/17/2014
101 Otter Rock Drive	FrenchSty	4,316	1975	2014	5	4	1	1	5,375,000	5,200,000	193	11/7/2014
49 Hillside Drive	Colonial	6,261	2008		6	7	2	0.58	5,495,000	5,495,000	11	11/18/2014
296 Stanwich Road	GeorgCol	8,900	2006		6	5	3	2.12	5,995,000	5,600,000	345	11/19/2014
45 Meadow Wood Drive	EurSty	11,593	2007		6	8	1	2.39	6,750,000	6,000,000	369	11/10/2014
7 Oakwood Lane	GeorgCol	10,142	2014		6	6	2	1.52	6,495,000	6,100,000	306	11/17/2014
21 Hope Farm Road	Colonial	11,429	2014		6	6	2	2.14	7,840,000	7,550,000	105	11/4/2014

November 2014 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	Ac	List Price	Sold Price	DM	CD
41 Riverside Lane	Cape Cod	1,556	1948		3	2	0	0.19	810,000	765,000	44	11/6/2014
19 Wescott Street	Colonial	1,664	1956	2001	4	2	0	0.16	849,000	799,000	207	11/10/2014
18 Hidden Brook Road	Colonial	3,398	1965	2014	4	2	2	0.27	2,195,000	2,000,000	92	11/10/2014
5 Indian Head Road	Colonial	3,549	1920	1990	5	4	1	0.54	2,195,000	2,050,000	79	11/19/2014
34 Grossett Road	Colonial	4,496	1952	2008	6	6	1	0.46	3,295,000	3,037,500	274	11/4/2014
58 Club Road	Colonial	3,496	1910		5	3	1	1.02	3,295,000	3,500,000	14	11/24/2014
132 Cedar Cliff Road	ShingleSty	5,787	1879	2003	5	3	1	0.73	3,750,000	3,525,000	225	11/10/2014
59 Indian Head Road	Colonial	5,640	1917	2001	6	5	3	1	4,450,000	4,250,000	155	11/20/2014

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

Address	Design	Sqft	Yrblt	YrRnv	Bds	FB	HB	List Price	Sold Price	DM	CD
50 Lafayette Place 3i	HiRise	570	1956		1	1	0	245,000	240,000	21	11/21/2014
3 Putnam Hill 3j	HiRise		1956	2011	1	1	0	325,000	325,000	207	11/25/2014
98 Valley Road 4	Colonial	956	1930	2007	2	1	0	438,500	420,000	77	11/10/2014
9 River Road 418	Townhouse	1,181	1979		2	2	0	525,000	500,000	5098	11/17/2014
104 River Run 104	Townhouse	1,872	1981		2	2	1	529,000	510,000	65	11/21/2014
184 Peck Avenue 4	Townhouse	1,628	1986	2014	3	2	1	535,000	520,000	67	11/12/2014
9 River Road 411	Townhouse	1,227	1979	2013	2	2	0	544,000	532,000	31	11/3/2014
8 Whiffletree Way	Townhouse	1,085	1978	2010	2	1	1	549,000	545,000	927	11/24/2014
164 Putnam Park 164	Colonial		1950	2005	3	2	0	575,000	575,000	14	11/14/2014
60 Greenwich Hills Drive 60	Colonial	2,112	1976	2012	3	2	1	680,000	645,000	28	11/6/2014
51 Forest Avenue 53	GeorgCol	1,488	1990		2	1	1	695,000	685,000	139	11/17/2014
333 Palmer Hill Road 1d	Townhouse	1,909	1989	2008	3	2	1	825,000	801,000	54	11/10/2014
2 Georgetowne North 2	GeorgCol	2,096	1977		3	2	1	825,000	837,000	19	11/17/2014
526 W Lyon Farm Drive 526	Contemp	1,704	1977	2000	3	3	1	925,000	875,000	84	11/21/2014
48 Spring Street 8	Colonial	1,987	1989	2012	3	2	1	899,000	890,000	38	11/21/2014
288 Davis Avenue A	Townhouse		2006	2012	3	3	1	1,175,000	1,100,000	171	11/7/2014
172 Field Point Road 4	Townhouse	2,244	1986	2014	3	3	1	1,159,000	1,134,000	127	11/11/2014
225 Milbank Avenue B	Colonial	2,665	2002	2014	2	2	1	1,775,000	1,725,000	141	11/10/2014
233-9 Milbank Avenue	Colonial	2,424	1997	2014	2	2	1	1,775,000	1,775,000	0	11/18/2014
215 Milbank Avenue E	Colonial	4,359	2006		4	3	1	2,250,000	2,100,000	240	11/25/2014

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