

# Greenwich Real Estate Monthly Market Report – December 2014

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## December 2014 Summary

Single Family Homes Sold	59
Average Original List Price	\$2,449,505
Average List Price	\$2,265,820
Average Sale Price	\$2,088,271
Average Days on Market	190

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.

## December 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	35	\$2,621,254	\$2,385,386	\$2,163,700	88.47%	235
COS COB	6	\$1,131,500	\$1,026,483	\$ 976,667	78.31%	132
RIVERSIDE	7	\$1,359,000	\$1,326,857	\$1,216,143	94.43%	91
OLD GREENWICH	11	\$3,315,900	\$3,158,909	\$3,009,591	90.30%	141
<b>ALL AREAS AVG.</b>	<b>59</b>	<b>\$2,449,505</b>	<b>\$2,265,820</b>	<b>\$2,088,271</b>	<b>88.50%</b>	<b>190</b>

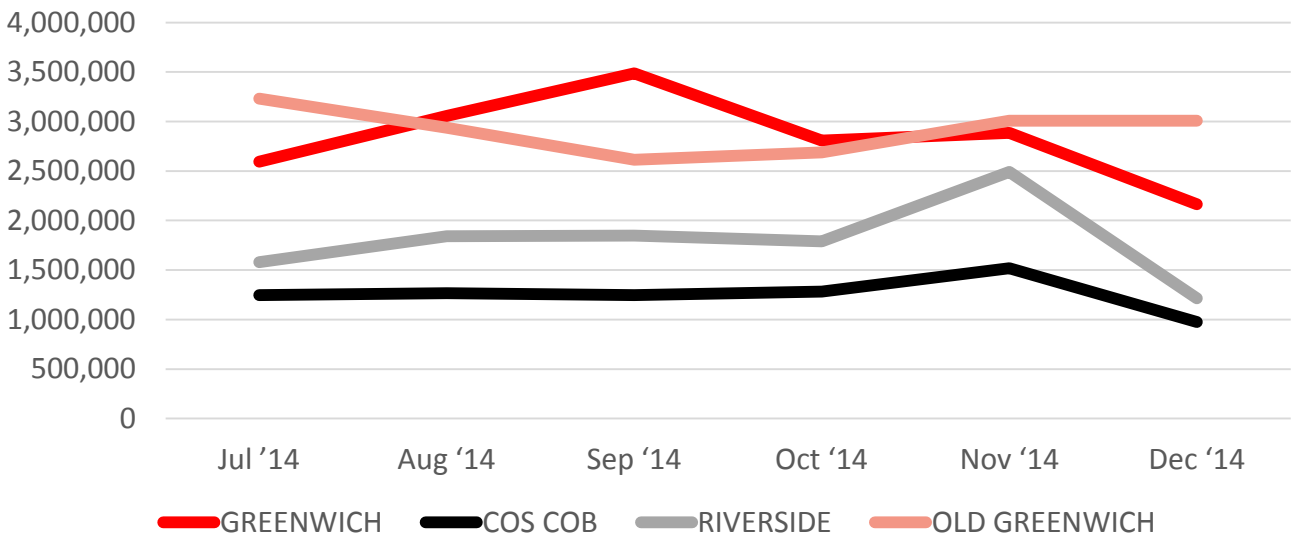
## December 2014 Single Family Homes Average Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	12	3	2	0	17
\$1M - \$2M	8	3	5	2	18
\$2M - \$3M	7	0	0	4	11
\$3M - \$4M	2	0	0	4	6
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	2	0	0	0	2
\$7.5M – 10M	1	0	0	1	2
\$10M+	0	0	0	0	0
<b>TOTAL</b>	<b>35</b>	<b>6</b>	<b>7</b>	<b>11</b>	<b>59</b>

## Six-Month Average Sales Price by Area – July 2014 through December 2014

	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14
<b>GREENWICH</b>	2,592,962	3,056,603	3,487,942	2,806,232	2,886,192	<b>2,163,700</b>
<b>COS COB</b>	1,245,307	1,267,731	1,248,195	1,282,971	1,518,750	<b>976,667</b>
<b>RIVERSIDE</b>	1,579,250	1,842,917	1,846,988	1,790,672	2,490,813	<b>1,216,143</b>
<b>OLD GREENWICH</b>	3,230,913	2,937,350	2,615,406	2,687,543	3,009,000	<b>3,009,591</b>
<b>ALL AREAS AVG.</b>	<b>2,371,364</b>	<b>2,507,137</b>	<b>2,794,377</b>	<b>2,435,329</b>	<b>2,757,317</b>	<b>2,088,271</b>

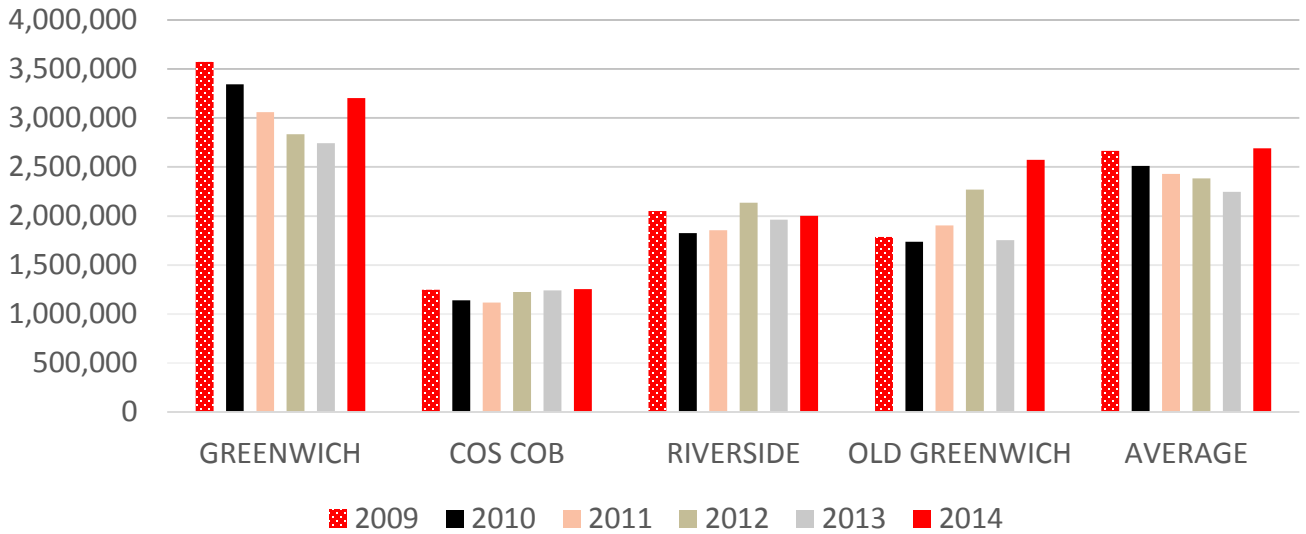
Chart: Six-Month Average Sales Price by Area – July 2014 through December 2014



## 2009 – 2014 Single Family Homes Average Sales Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<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</b>	<b>\$3,204,172</b>	<b>\$1,254,599</b>	<b>\$2,000,920</b>	<b>\$2,573,710</b>	<b>\$2,690,660</b>

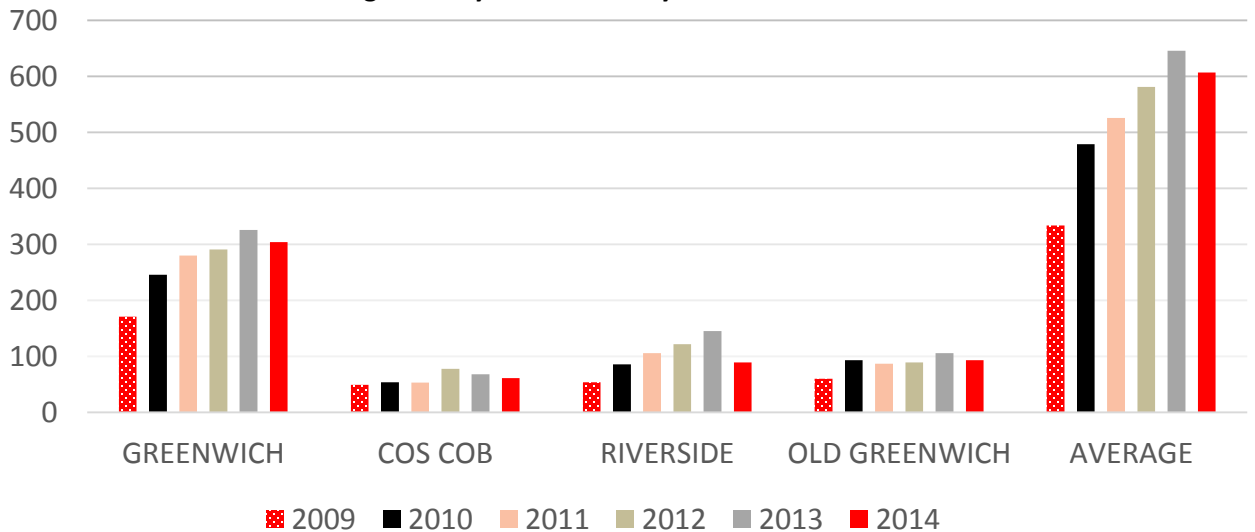
**Chart: 2009 – 2014 Single Family Homes Average Sales Price**



**2009 – 2014 Single Family Homes Average Sales Price**

	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>581</b>
<b>2013</b>	326	68	145	106	<b>646</b>
<b>2014 YTD</b>	304	61	89	93	<b>607</b>

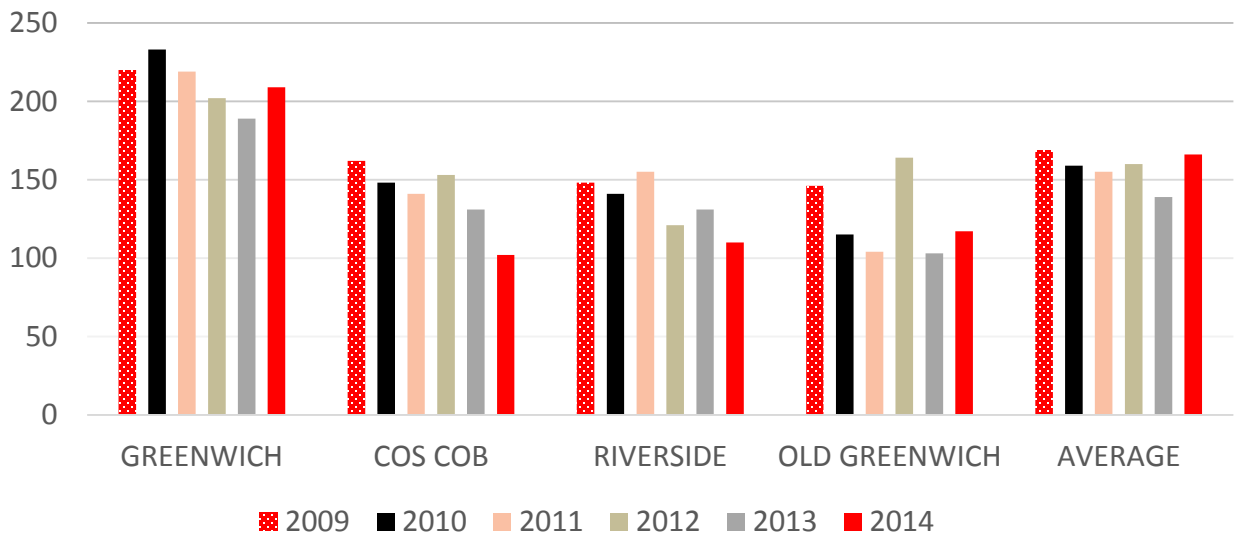
**Chart: 2009 – 2014 Number of Single Family Homes Sold by Area**



## 2009 – 2014 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	209	102	110	117	166

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



## December 2014 Single Family Homes Sold: Old Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
21 West End Ave	Colonial	1,651	1977		3	2	1	0.28	1,099,000	1,030,000	247	12/30/2014
13 Center Drive	Colonial	2,094	1927	2012	4	3	1	0.13	1,195,000	1,125,000	25	12/10/2014
14 Park Ave	ShoreCol	2,606	1927	2009	4	2	1	0.23	2,150,000	2,000,000	28	12/19/2014
25 Tait Rd	Cape Cod	2,952	1946	2003	5	3	1	0.22	2,150,000	2,050,000	32	12/8/2014
41 Tomac Ave	ShingleSty	3,929	1907	2004	4	4	1	0.66	2,995,000	2,690,000	27	12/11/2014
36 Shore Rd	Colonial	3,529	1940	2006	4	3	0	0.42	2,995,000	2,900,000	220	12/18/2014
7 Nawthorne Rd	Colonial	3,488	1942	1993	4	3	1	0.57	3,395,000	3,300,000	84	12/22/2014
26 Keofferam Rd	ShoreCol	3,384	1904	1998	5	3	1	0.43	3,395,000	3,395,000	0	12/17/2014
11 Cove Rd	Colonial	3,495	1903		7	3	1	0.62	3,999,000	3,500,000	496	12/15/2014
5 Keofferam Rd	Colonial	4,708	1993	2014	6	4	2	0.35	3,525,000	3,565,500	49	12/4/2014
18 Rocky Point Rd	ShingleSty	5,490	2003		5	5	1	0.35	7,850,000	7,550,000	348	12/18/2014

## December 2014 Single Family Homes Sold: Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
3 Hollow Wood Lane	Cape Cod	1,470	1961		3	2	0	0.14	449,000	408,000	104	12/17/2014
31 W Church Street	Colonial	1,185	1900		3	1	1	0.09	499,000	390,000	204	12/17/2014
138 N Water Street	Colonial	1,406	1879	2004	2	2	1	0.15	510,000	485,000	543	12/1/2014
9 Highland Place	Cape Cod	1,361	1954		3	1	0	0.12	525,000	550,000	29	12/9/2014
112 Pemberwick Rd	Colonial	1,837	1935	1998	4	2	0	0.12	580,000	555,000	177	12/2/2014
6 Hartford Ave	Colonial	1,840	1931	2010	3	2	1	0.12	649,500	625,000	126	12/29/2014
303 Bruce Park Ave	FarmHse	1,480	1880	2010	3	2	0	0.13	699,000	665,000	216	12/23/2014
9 Comly Ave	RaisdRnch	1,965	1982		3	3	0	0.26	849,000	827,000	65	12/12/2014
10 Heronvue Rd	Contemp	2,848	1977		4	3	1	2.06	899,000	810,000	374	12/22/2014
178 Weaver Street	Colonial	2,784	1900	1986	5	3	1	0.7	925,000	857,500	191	12/19/2014
7 Essex Rd	Colonial		1966	2014	5	3	1	0.22	959,000	875,000	91	12/17/2014
11 Annjim Drive	Ranch	1,693	1955		3	2	0	0.29	1,095,000	1,150,000	17	12/17/2014
86 Lower Cross Rd	Colonial	2,776	1920	1970	5	2	1	0.66	1,100,000	990,000	528	12/22/2014
95 Glenville Rd	Colonial	2,892	1968		4	3	1	1.43	1,250,000	1,200,000	85	12/19/2014
6 Pintail Lane	Split	1,934	1966	1998	3	2	0	0.59	1,315,000	1,175,000	83	12/12/2014
87 Lake Ave	Colonial	2,264	1925	2008	4	4	1	0.14	1,450,000	1,300,000	221	12/11/2014
104 Stonehedge Drive N	Ranch	2,994	1955		5	4	1	1	1,545,000	1,450,000	157	12/2/2014
134 Butternut Hollow Rd	Colonial	4,680	2000		4	3	1	2	1,550,000	1,395,000	261	12/23/2014
53 Ridge Street	Colonial	2,080	1908		4	4	1	0.12	1,650,000	1,600,000	47	12/1/2014
5 Hawkwood Lane	FrenchSty	3,165	1930	2014	4	3	1	1.31	1,995,000	1,885,000	59	12/10/2014
18 Hawkwood Lane	Contemp	5,519	1984	1994	5	4	1	1.1	2,450,000	2,275,000	311	12/17/2014
6 Kenilworth Terrace	Colonial	4,026	1949	1992	5	4	1	1	2,495,000	2,417,000	204	12/30/2014
14 Rockwood Lane	Colonial	3,485	1977	2006	3	4	0	1.54	2,575,000	2,575,000	0	12/31/2014
21 Cedarwood Drive	Colonial	3,858	1961		5	3	1	2.27	2,595,000	2,400,000	83	12/3/2014
46 Will Merry Lane	Colonial	3,912	1965	2011	5	3	1	2.81	2,795,000	2,525,000	467	12/18/2014
286 Round Hill Rd	CarrHse	5,106	1900	2003	4	3	1	3.41	2,950,000	2,690,000	681	12/24/2014
282 Overlook Drive	Colonial	4,109	1934	2012	5	5	1	1.15	2,995,000	2,900,000	75	12/1/2014
180 North Street	Normandy	6,346	2008		4	5	1	1.18	3,105,000	3,105,000	0	12/23/2014
20 Carpenters Brook Rd	Colonial	5,906	2014	2014	7	6	1	2.01	3,800,000	3,300,000	453	12/15/2014
40 Husted Lane	Colonial	4,604	1953	2014	5	4	1	2.97	4,650,000	4,425,000	114	12/1/2014
30 Vineyard Lane	EurSty	6,871	2005		4	4	2	2.25	4,850,000	4,550,000	376	12/11/2014
45 Baldwin Farms S	ShingleSty	8,926	2008		6	6	3	2.5	4,895,000	4,150,000	569	12/18/2014
48 Walsh Lane	Colonial	6,356	2009	2009	5	4	2	1	5,990,000	5,200,000	192	12/9/2014
63 John Street	Mediterran	5,083	1985		4	3	1	13.6	6,900,000	5,000,000	750	12/23/2014
895 Lake Ave	Colonial	11,615	2014		7	7	2	4	9,950,000	9,025,000	401	12/8/2014

## December 2014 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
13 Spezzano Drive	Colonial	1,802	1947	2001	4	2	0	0.14	775,000	727,000	86	12/1/2014
5 Wallasy Way	Colonial	1,914	1930		4	2	0	0.21	879,000	842,000	50	12/9/2014
14 Birdsong Place	Split	1,851	1966	2014	4	2	1	0.28	1,099,000	1,099,000	14	12/3/2014
34 Miltiades Ave	Cape Cod	1,512	1950		3	2	0	0.34	1,249,999	1,100,000	42	12/15/2014
34 Loading Rock Rd	Colonial	3,358	1978		4	3	0	0.54	1,495,000	1,405,000	142	12/2/2014
34 Oval Ave	Cotswold	2,331	1925	2005	4	2	1	0.22	1,495,000	1,440,000	70	12/16/2014
25 Willowmere Ave	Cottage	1,900	1929	1985	3	2	0	0.46	2,295,000	1,900,000	234	12/10/2014

## December 2014 Single Family Homes Sold: Cos Cob

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
1 North Street	Victorian	1,650	1930		4	2	1	0.23	559,900	540,000	214	12/2/2014
24 Pleasant Street	Colonial	1,589	1922	2005	3	1	1	0.16	859,000	840,000	65	12/18/2014
4 Dandy Drive	RaisdRnch	1,477	1957	2014	4	3	0	0.32	975,000	930,000	65	12/19/2014
34 Pleasant Street	Colonial	2,010	1923	2008	3	2	1	0.13	1,075,000	1,025,000	51	12/11/2014
36 Valleywood Rd	Colonial	2,597	1930	2003	5	3	1	0.2	1,295,000	1,195,000	338	12/3/2014
30 Sundance Drive	Colonial	2,764	1994	2004	4	3	1	0.29	1,395,000	1,330,000	62	12/22/2014

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

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	List Price	Sold Price	DM	CD
2 Homestead Lane 105	Ranch		2006		1	1	0	210,000	210,000	157	12/23/2014
9 Weaver Street 9	Colonial		1977		1	1	0	215,000	205,000	105	12/3/2014
1465 E Putnam Avenue 530	Contemp	784	1977	2013	1	1	0	385,000	368,000	155	12/1/2014
49 Valley Road A3	Colonial	908	1935	2014	2	1	0	398,500	380,000	208	12/19/2014
100 Putnam Park	Colonial		1950	2012	2	2	0	510,000	500,000	116	12/22/2014
37 Sheephill Road 12	Townhouse	1,240	1977	2008	3	2	1	685,000	647,500	31	12/19/2014
1 Glen Street 1	Townhouse	2,016	1997	2005	3	2	1	765,000	745,000	112	12/19/2014
73 Weaver Street 23	GeorgCol	3,348	1989	2008	3	2	2	775,000	775,000	1,112	12/31/2014
27 Georgetowne North 27	Townhouse	2,898	1974		4	3	1	799,000	877,000	24	12/5/2014
9 Georgetowne North 9	Townhouse	2,898	1974		3	3	1	825,000	810,000	21	12/3/2014
1 Old Church Road 7	Colonial	3,400	1984	2008	3	3	1	1,400,000	1,388,000	40	12/17/2014
340 Valley Road 4	ShingleSty	4,366	2010		5	4	1	1,827,000	1,752,500	183	12/23/2014
2 Idar Court A	ShingleSty	4,312	2004	2008	3	4	1	2,475,000	1,900,000	203	12/31/2014

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