

Greenwich Real Estate Monthly Market Report – January 2015

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January 2015 Summary

Single Family Homes Sold	22
Average Original List Price	\$3,042,591
Average List Price	\$2,955,545
Average Sale Price	\$2,620,142
Average Days on Market	172

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 in 2014. This unique sale is excluded from this report so as not to skew results.

January 2015 Single Family Homes Average Sold Price by Area

	TOTAL SOLD	ORIG AVG LIST PRICE	AVERAGE LIST PRICE	AVERAGE SALE PRICE	% SALE TO LIST PRICE
GREENWICH	16	2,179,563	2,067,688	1,893,313	91.57%
COS COB	2	1,722,500	1,722,500	1,625,000	94.34%
RIVERSIDE	3	9,156,667	9,115,000	7,606,667	83.45%
OLD GREENWICH	1	1,149,000	1,149,000	1,280,119	111.41%
ALL AREAS AVG.	22	3,042,591	2,955,545	2,620,142	88.65%

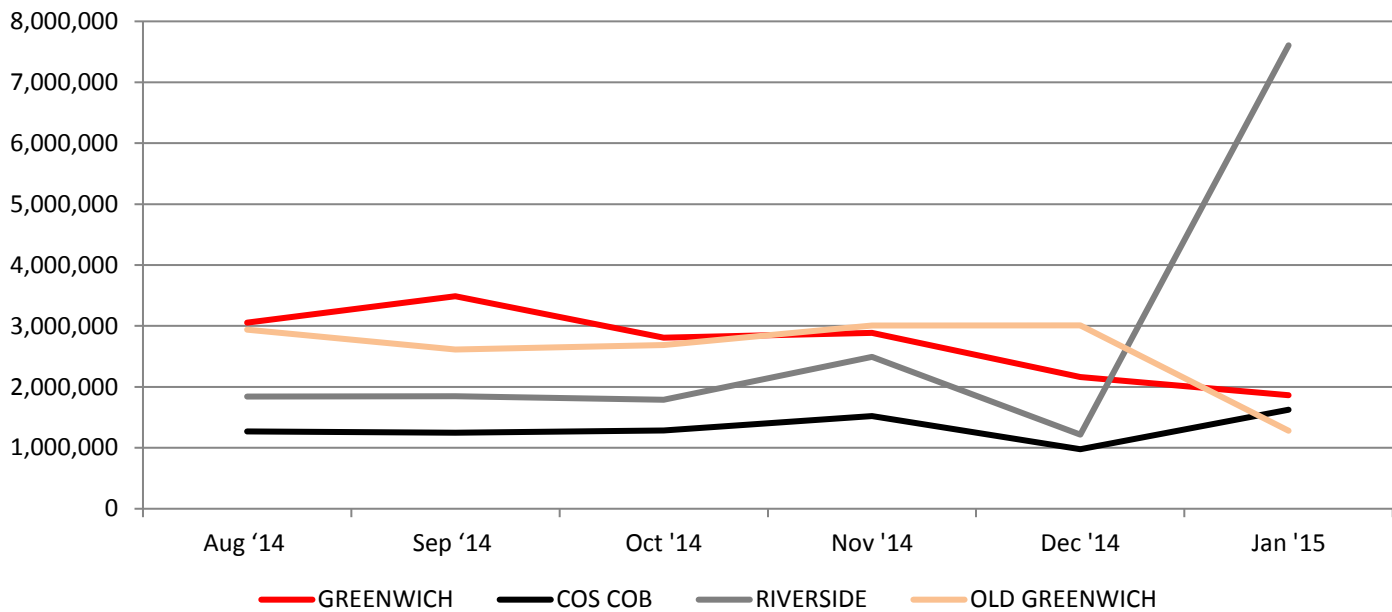
January 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	0	0	0	4
\$1M - \$2M	5	1	1	1	8
\$2M - \$3M	4	1	1	0	6
\$3M - \$4M	2	0	0	0	2
\$4M - \$5M	0	0	0	0	0
\$5M - \$7.5M	1	0	0	0	1
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	1	0	1
TOTAL	16	2	3	1	22

Six-Month Average Sales Price by Area – August 2014 - January 2015

	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15
GREENWICH	3,056,603	3,487,942	2,806,232	2,886,192	2,163,700	1,863,235
COS COB	1,267,731	1,248,195	1,282,971	1,518,750	976,667	1,625,000
RIVERSIDE	1,842,917	1,846,988	1,790,672	2,490,813	1,216,143	7,606,667
OLD GREENWICH	2,937,350	2,615,406	2,687,543	3,009,000	3,009,591	1,280,119
ALL AREAS	2,507,137	2,794,377	2,435,329	2,757,317	2,088,271	2,566,310

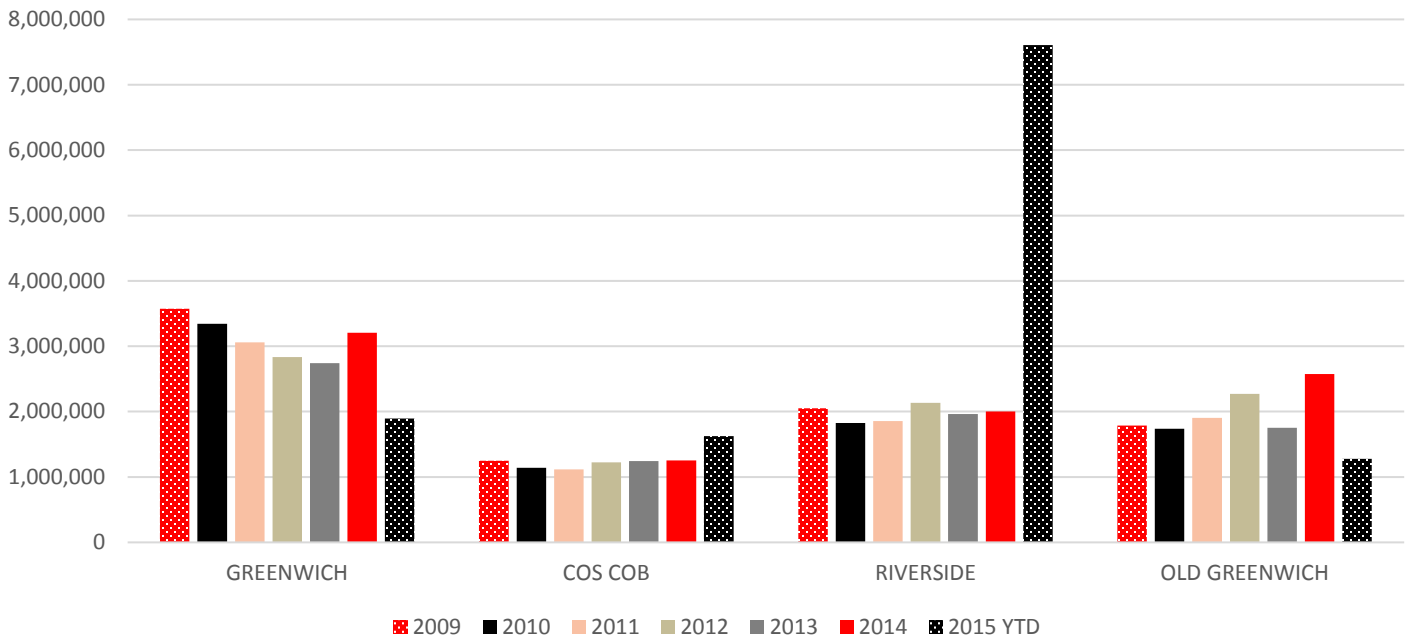
Chart: Six-Month Average Sales Price by Area – August 2014 - January 2015



2009 - 2015 YTD Single Family Homes Average Sale 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	3,204,172	1,254,599	2,000,920	2,573,710	2,690,660
2015 YTD	1,893,313	1,625,000	7,606,667	1,280,119	2,566,310

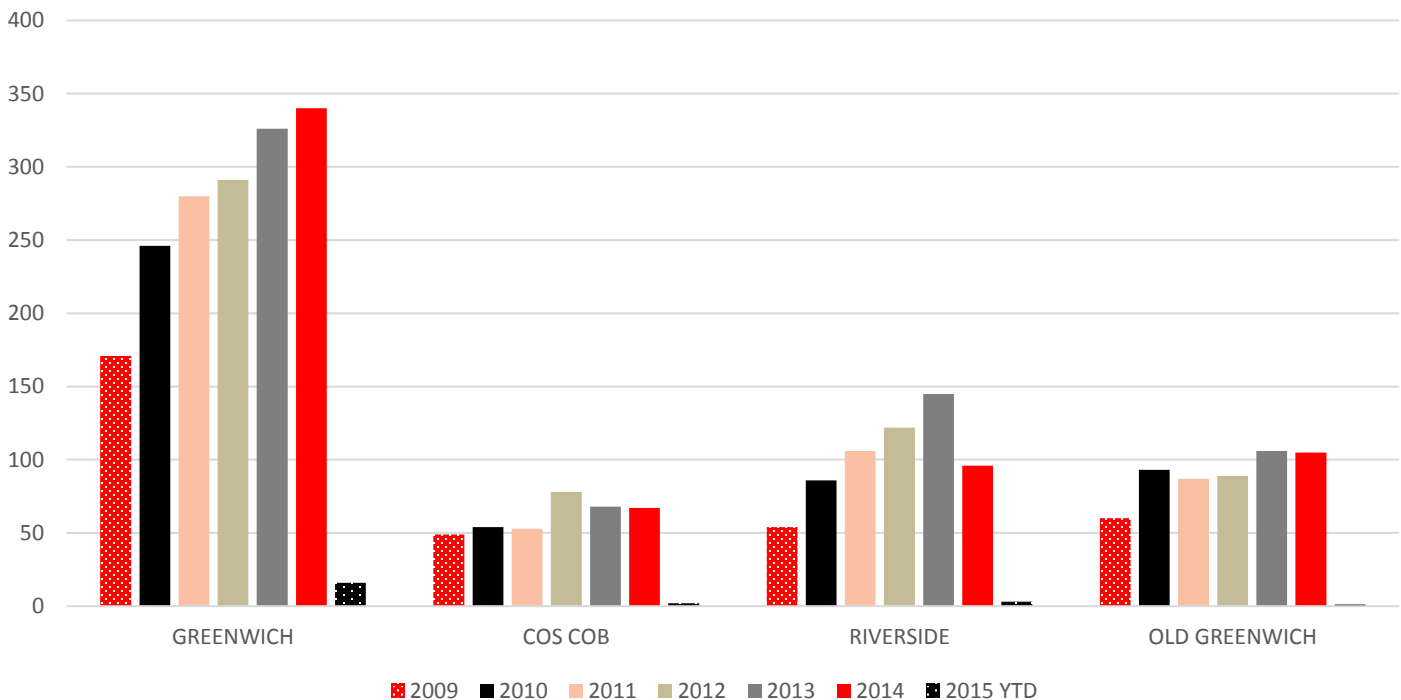
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



2009 - 2015 YTD Number of Single Family Homes Sold by Area

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
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	340	67	96	105	608
2015 YTD	16	2	3	1	22

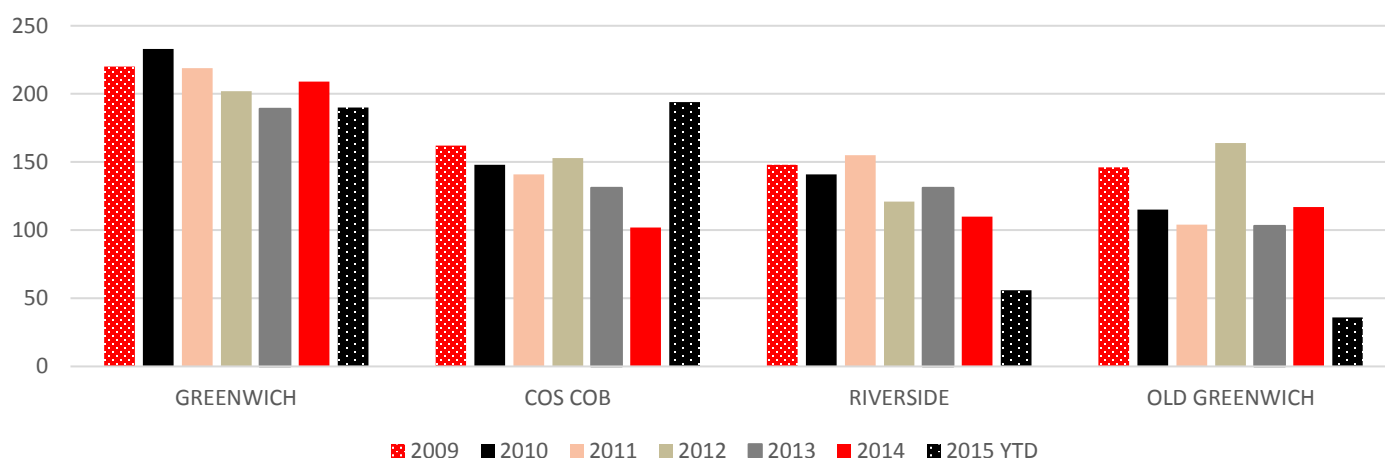
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



2009 - 2015 YTD Single Family Homes Average Days on Market by Area

	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	167
2015 YTD	190	194	56	36	166

Chart: 2009 - 2015 YTD Single Family Homes Average Days on Market by Area



January 2015 Single Family Homes Sold: Greenwich

Address	Design	Sqft	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
132 Henry St	Ranch	1174	1951		2	1	0	0.14	459000	430000	123	1/23/2015
294 Round Hill Rd	Cape Cod	1711	1953	2007	4	1	0	0.16	599000	575000	194	1/20/2015
15 Deer Park Meadow Rd	Colonial	1970	1919	2011	4	3	1	0.1	605000	585000	503	1/29/2015
6 Gaston Farm Rd	Ranch	1999	1949		3	2	0	0.56	1395000	1225000	73	1/15/2015
20 Heronvue Rd	Contemp	3461	1952	2008	4	3	1	1.05	1475000	1250000	150	1/22/2015
18 Perryridge Rd	Colonial		1927		4	2	1	0.18	1675000	1325000	98	1/9/2015
14 Chieftans Rd	Colonial	3266	1928		5	3	1	0.39	1295000	1385000	35	1/16/2015
528 Riversville Rd	Ranch	5381	1961	1996	5	4	1	4.2	1995000	1600000	354	1/13/2015
6 Lucy St	Colonial	4758	1987	2010	4	4	1	2.6	2200000	1925000	318	1/16/2015
2 Huntzinger Dr	Colonial	2622	1954		4	3	1	4	2175000	2000000	161	1/6/2015
12 Ridgebrook Rd	ShingleSty	4470	1961	2014	5	4	1	1.44	2195000	2070000	40	1/23/2015
20 Hartford Ave	EngMan	5356	1997	2008	4	4	2	1.05	2650000	2475000	227	1/26/2015
10 Perryridge Rd	Colonial	4158	1941	1984	5	6	1	2.1	2900000	2700000	52	1/8/2015
12 Hawkwood Ln	ShingleSty	8812	2007		6	5	3	2.22	3375000	3062500	268	1/13/2015
30 Montgomery Ln	ShingleSty	5300	2011		4	4	2	0.19	3495000	3300000	254	1/30/2015
41 Overlook Dr	Colonial	6519	1927		8	5	1	1.5	5195000	5100000	322	1/23/2015

January 2015 Single Family Homes Sold: Cos Cob

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
94 Cognewaugh Rd	Cape Cod	2324	1958	2007	4	2	0	2.01	1195000	1150000	189	1/23/2015
45 Old Stone Bridge Rd	Colonial	4943	1979	2011	5	3	1	1.03	2250000	2100000	199	1/6/2015

January 2015 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
14 Palmer Terr	CalRnch	3690	1957		4	3	0	0.28	1850000	1420000	65	1/6/2015
227 Riverside Ave	Colonial	3250	1914	2002	5	3	2	0.41	2495000	2400000	103	1/16/2015
25 Pilot Rock Ln	Contemp		1957		3	3	1	1.9	23000000	19000000	0	1/15/2015

January 2015 Single Family Homes Sold: Old Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
12 Watch Tower Ln	Ranch	2022	1955	2013	3	2	0	0.31	1149000	1280119	36	1/5/2015