

Greenwich Real Estate Monthly Market Report – February 2015

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February 2015 Summary

Single Family Homes Sold	36
Average Original Sale Price	\$3,269,389
Average List Price	\$3,127,306
Average Sale Price	\$2,962,986
Average Days on Market	181

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.

February 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	19	4,546,474	4,366,158	4,131,474	90.08%
COS COB	9	1,679,444	1,607,556	1,534,944	91.39%
RIVERSIDE	3	2,430,000	2,149,667	2,003,333	82.44%
OLD GREENWICH	5	1,782,000	1,741,800	1,669,000	93.65%
ALL AREAS AVG.	36	3,269,389	3,127,306	2,962,986	90.63%

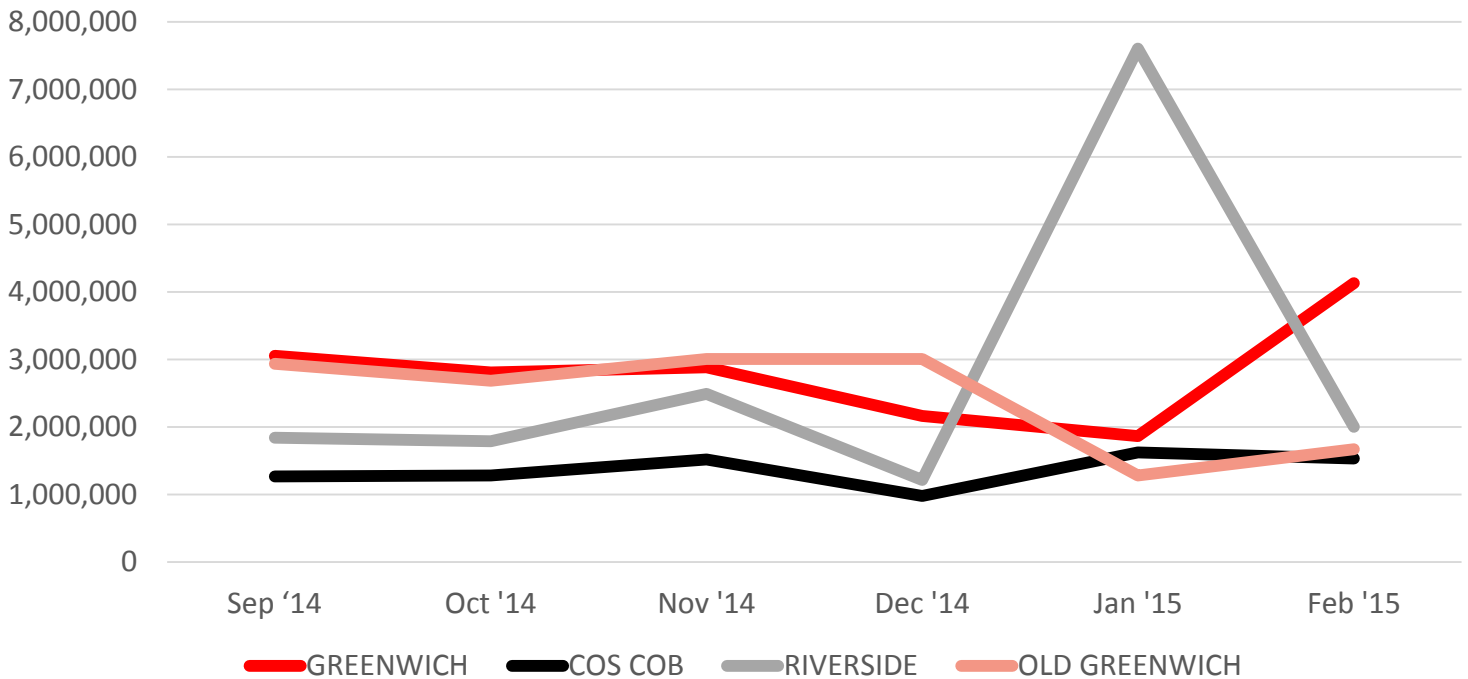
February 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	0	0	5
\$1M - \$2M	6	6	1	4	17
\$2M - \$3M	3	2	2	1	8
\$3M - \$4M	1	0	0	0	1
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	1	0	0	0	1
\$7.5M – 10M	2	0	0	0	2
\$10M+	1	0	0	0	1
TOTAL	19	9	3	5	36

Six-Month Average Sales Price Area – September 2014 - February 2015

	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15
GREENWICH	3,487,942	2,806,232	2,886,192	2,163,700	1,863,235	4,131,474
COS COB	1,248,195	1,282,971	1,518,750	976,667	1,625,000	1,534,944
RIVERSIDE	1,846,988	1,790,672	2,490,813	1,216,143	7,606,667	2,003,333
OLD GREENWICH	2,615,406	2,687,543	3,009,000	3,009,591	1,280,119	1,669,000
ALL AREAS	2,794,377	2,435,329	2,757,317	2,088,271	2,566,310	2,962,986

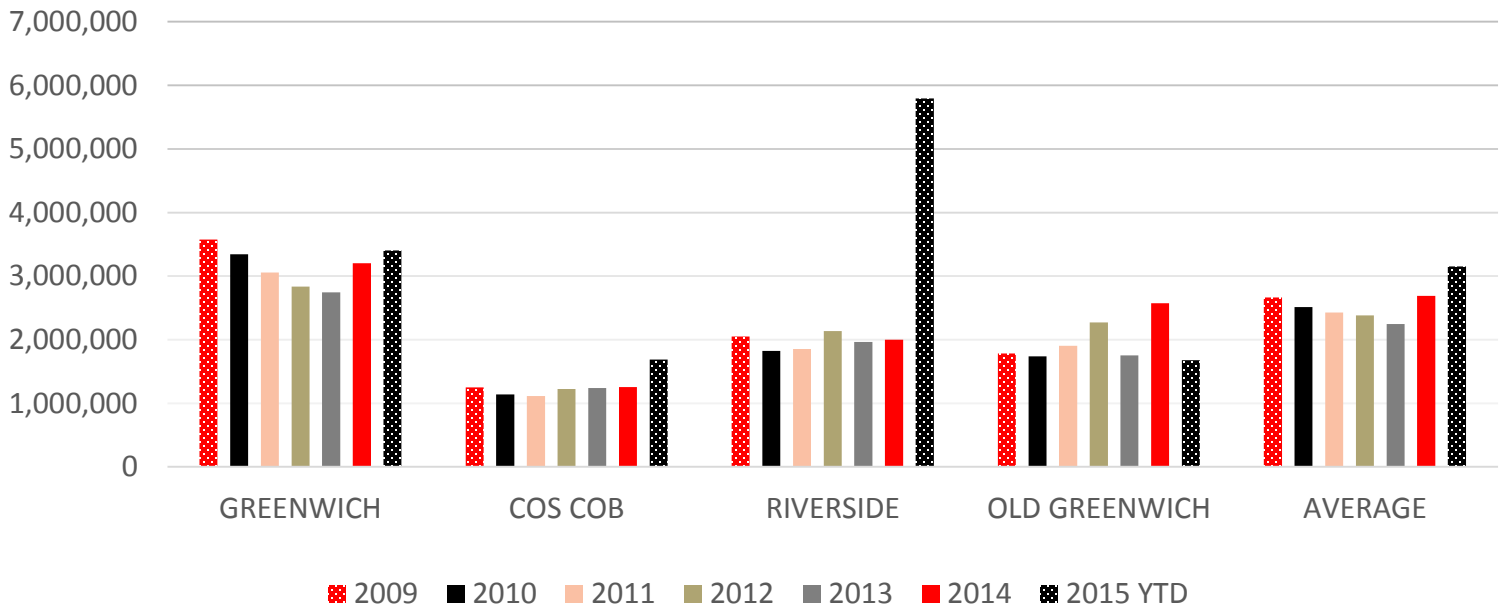
Chart: Six-Month Average Sales Price by Area – August 2014 – February 2015



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	3,404,194	1,687,273	5,793,333	1,676,500	3,151,356

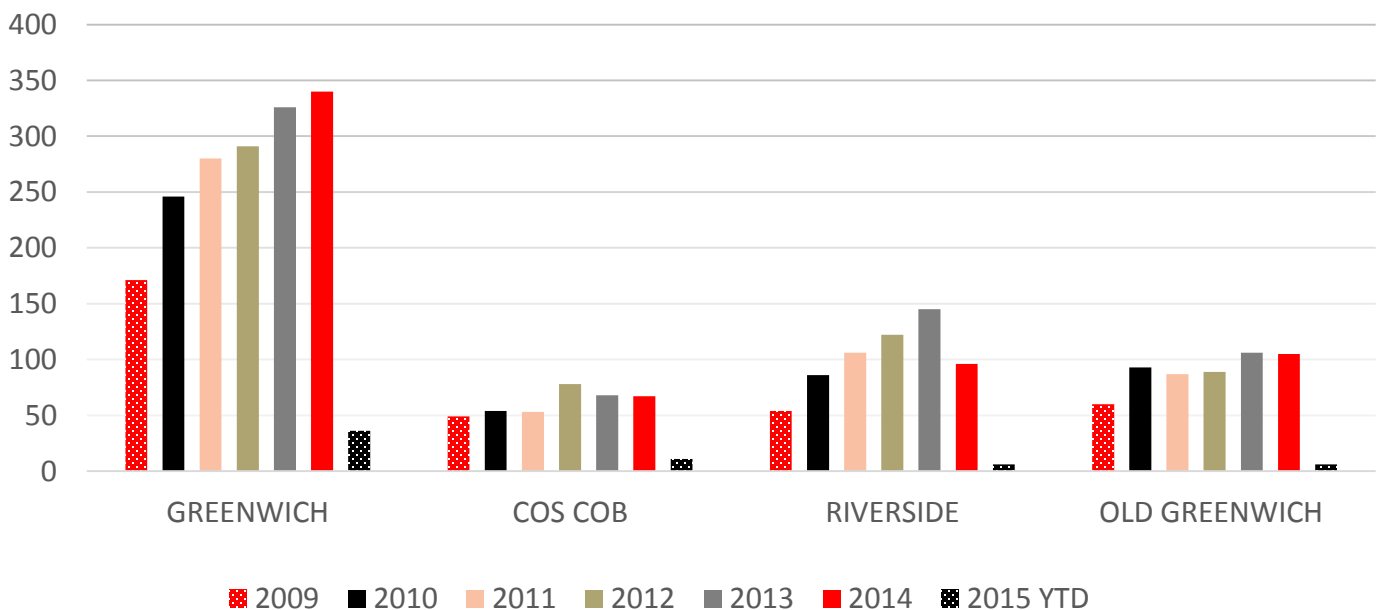
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	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	340	67	96	105	608
2015 YTD	36	11	6	6	59

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

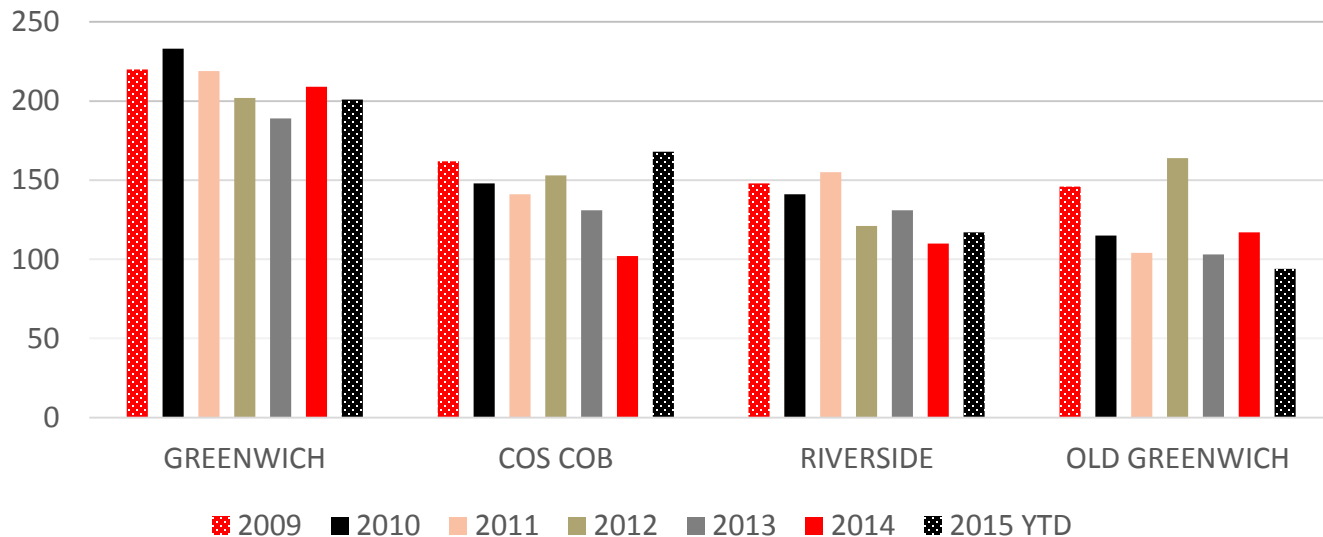


Source: Greenwich MLS

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	201	168	117	94	175

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



February 2015 Single Family Homes Sold: Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
11 Saint Roch Ave	Colonial	1351	1898	2000	5	2	0	0.08	396000	360000	141	2/6/2015
1 Scott Rd	Split	1274	1962		3	1	1	0.27	649000	579500	241	2/27/2015
1034 Lake Ave	Ranch	2012	1948		2	2	0	2	895000	750000	196	2/6/2015
80 Bedford Rd	Ranch	2461	1958	2012	2	3	0	2.5	1000000	945000	62	2/19/2015
78 Glen Ridge Rd	Colonial	2140	1966	2012	4	2	1	0.45	1180000	1132500	166	2/6/2015
73 Stonehedge Dr	Colonial	3055	1957	1999	4	4	0	1.13	1398000	1325000	209	2/25/2015
21 Wyngate Rd	Colonial	2791	1964		4	3	1	1.78	1695000	1600000	141	2/17/2015
56 Sherwood Ave	Tudor	4200	1978	2004	6	3	2	2	1850000	1750000	203	2/13/2015
40 Orchard Dr	Tudor	2932	1929	2004	4	3	1	0.31	2145000	1825000	128	2/25/2015
39 Skylark Rd	Colonial	3935	1957	2008	5	4	1	0.26	2150000	1900000	216	2/18/2015
3 Jofran Ln	Col Ranch	3913	1954	2005	4	4	1	0.85	2295000	2280000	30	2/23/2015
504 Indian Field Rd	Col Ranch	3306	1952	1986	5	3	1	2.11	2650000	2501000	353	2/5/2015
39 Doubling Rd		8210	1930	2004	7	5	2	1.27	3459000	2900000	293	2/26/2015
55 Fox Run Ln	EngMan		1935		6	5	0	3.28	3950000	3550000	211	2/3/2015
186 Lake Ave	Colonial	10000	2004		6	7	4	1.23	4995000	4300000	295	2/13/2015
11 Meadowcroft Ln	GeorgCol	9284	1938	2000	8	11	2	3.26	6950000	6750000	314	2/10/2015
1 Deer Lane	Tudor	10158	2014		6	8	1	1.86	8950000	8200000	135	2/26/2015
39 Vista Dr	GeorgCol	8277	1994	2008	5	6	2	1.68	10350000	9850000	343	2/2/2015
79 Harbor Dr	Victorian	10432	1885	2002	7	9	3	2.14	26000000	26000000	0	2/12/2015

Source: Greenwich MLS

February 2015 Single Family Homes Sold: Cos Cob

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
14 Cat Rock Rd	RaisdRnch	1896	1967	2014	3	2	0	0.57	965000	920000	153	2/27/2015
1 Ridge Rd	Cape Cod	1820	1951	2014	4	3	0	0.14	1099000	1045000	91	2/2/2015
7 Ronald Ln	RaisdRnch	2534	1966	2012	4	3	0	0.3	1175000	1109500	223	2/6/2015
36 Pond Pl	Split	2893	1962	2012	5	2	1	0.39	1295000	1265000	129	2/9/2015
22 Hilton Heath	Colonial	3006	1966		4	2	1	2.39	1595000	1525000	127	2/27/2015
551 River Rd	Colonial	3700	2014		5	3	1	0.22	1795000	1745000	105	2/9/2015
172 Cognewaugh Rd	Contemp	3865	1956	2009	4	4	0	1.78	1999000	1930000	263	2/6/2015
2 Gregory Rd	Colonial	3700	2014		4	3	1	0.3	2150000	2075000	137	2/11/2015
27 Dandy Dr	Colonial	5056	2008	2013	5	4	1	0.32	2395000	2200000	233	2/5/2015

February 2015 Single Family Homes Sold: Riverside

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
7 Hidden Brook Road	Colonial	2562	1936	1997	4	3	1	0.2	1799000	1650000	289	2/17/2015
234 Riverside Avenue		3867	1964	1980	5	2	2	0.68	2250000	2060000	147	2/27/2015
34 Hearthstone Drive	Colonial	3105	2003	2010	5	4	2	0.36	2400000	2300000	100	2/9/2015

February 2015 Single Family Homes Sold: Old Greenwich

Address	Design	Sqft	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
37 Macarthur Drive	Ranch	2848	1953	2007	4	3	0	0.17	1495000	1255000	195	2/22/2015
6 Ferris Drive	Colonial	3410	1934	2004	5	3	1	0.23	1295000	1295000	123	2/20/2015
19 Center Drive	Victorian	2778	1986	2014	4	3	1	0.14	1475000	1475000	30	2/19/2015
24 Irvine Road	Cape Cod	2489	1929	2014	4	3	0	0.18	1749000	1670000	148	2/24/2015
3 Bennett Street	Colonial	3839	1995	2013	5	4	1	0.42	2695000	2650000	34	2/27/2015

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