

Greenwich Real Estate Monthly Market Report – March 2015

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March 2015 Summary

Single Family Homes Sold	31
Average Original Sale Price	\$2,733,597
Average List Price	\$2,555,984
Average Sale Price	\$2,374,516
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 in 2014. This unique sale is excluded from this report so as not to skew results.

March 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	3,190,938	2,979,000	2,755,313	92.49%
COS COB	5	1,514,600	1,478,600	1,354,000	91.57%
RIVERSIDE	7	3,069,929	2,826,357	2,663,571	94.24%
OLD GREENWICH	3	1,541,333	1,464,667	1,370,000	93.54%
ALL AREAS AVG.	31	2,733,597	2,555,984	2,374,516	92.90%

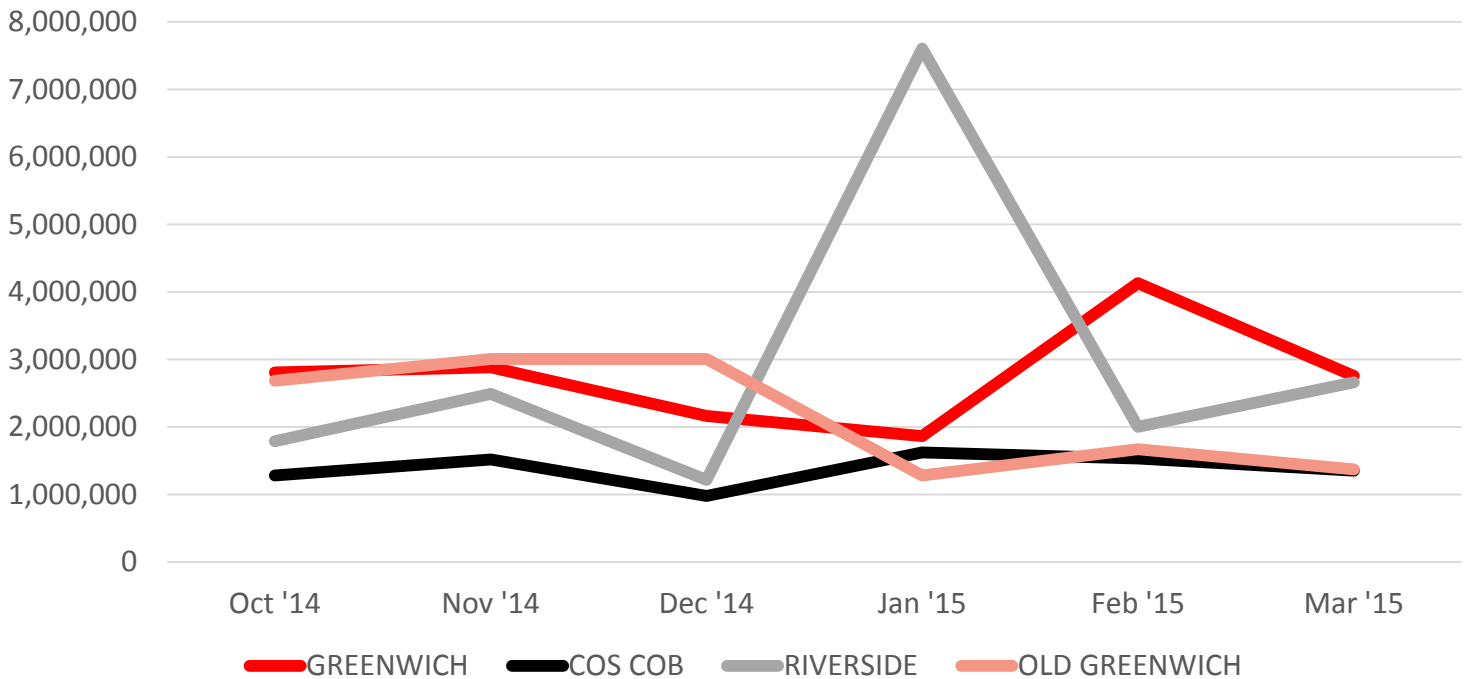
March 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	2	1	1	6
\$1M - \$2M	6	2	2	1	11
\$2M - \$3M	2	1	2	1	6
\$3M - \$4M	2	0	0	0	2
\$4M - \$5M	1	0	1	0	2
\$5M - \$7.5M	3	0	1	0	4
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	16	5	7	3	31

Six-Month Average Sales Price Area – October 2014 - March 2015

	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15
GREENWICH	2,806,232	2,886,192	2,163,700	1,863,235	4,131,474	2,755,313
COS COB	1,282,971	1,518,750	976,667	1,625,000	1,534,944	1,354,000
RIVERSIDE	1,790,672	2,490,813	1,216,143	7,606,667	2,003,333	2,663,571
OLD GREENWICH	2,687,543	3,009,000	3,009,591	1,280,119	1,669,000	1,370,000
ALL AREAS	2,435,329	2,757,317	2,088,271	2,566,310	2,962,986	2,374,516

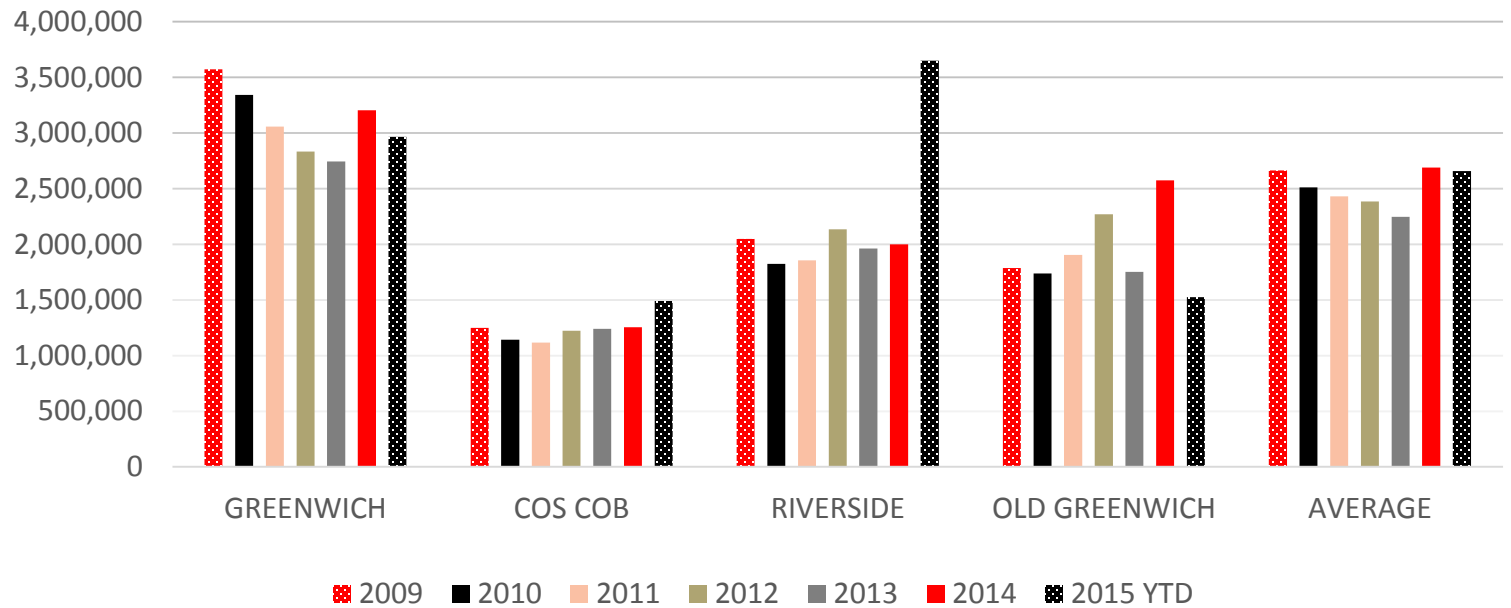
Chart: Six-Month Average Sales Price by Area –October 2014 – March 2015



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	2,966,500	1,489,656	3,651,923	1,526,124	2,658,918

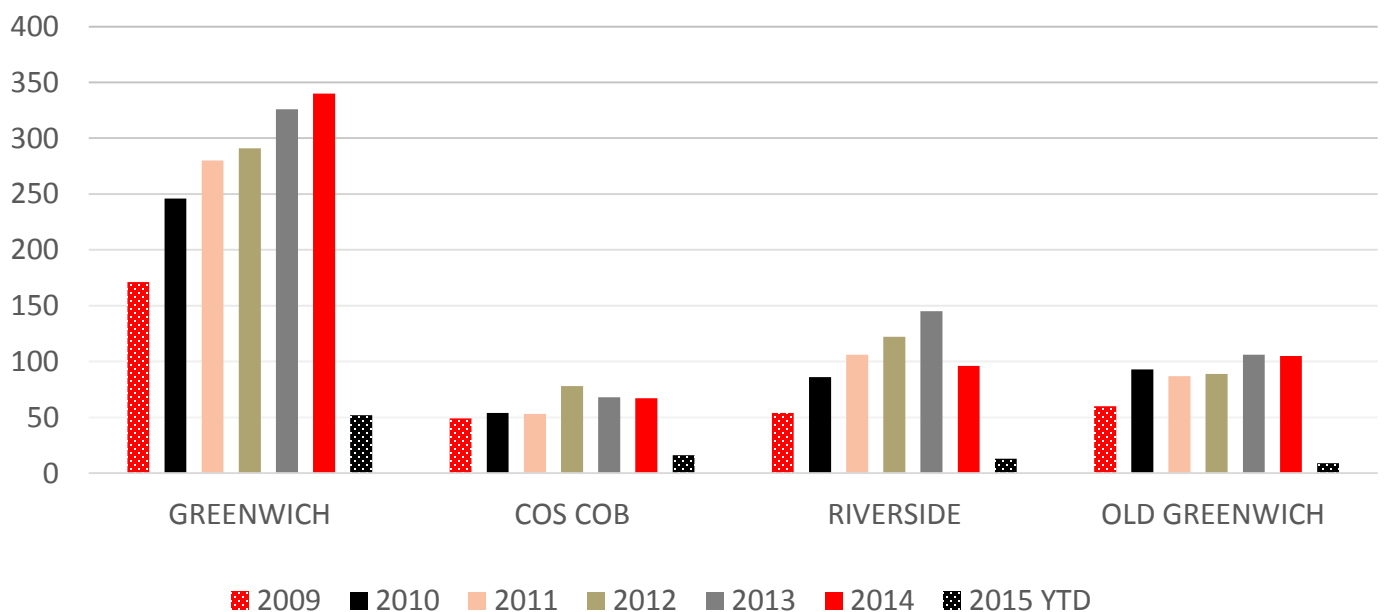
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	52	16	13	9	90

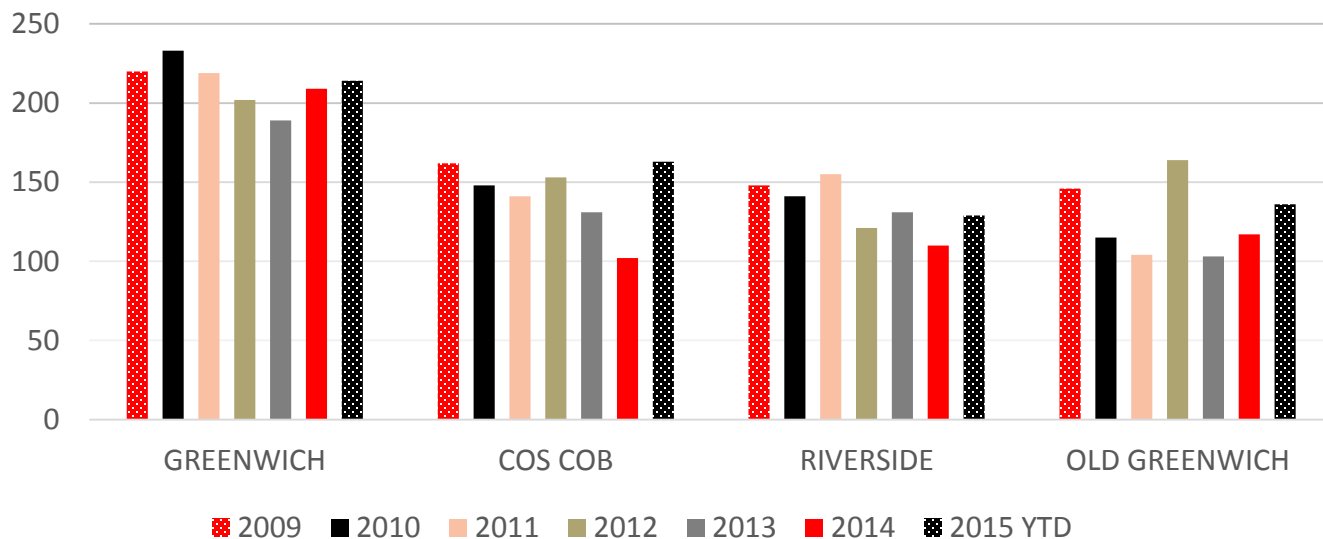
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



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	214	163	129	136	185

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



March 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt +/-	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
205 Glenville Rd	Colonial	1732	1860	2012	3	1	0	0.17	549000	515000	269	3/9/2015
111 Parsonage Rd	Ranch	2762	1953		2	3	1	1.63	1250000	900000	98	3/3/2015
10 Stepping Stone	Contemp	4122	1978		5	3	1	1.36	1650000	1100000	923	3/16/2015
392 Davis Av	Victorian	3031	1900	2010	4	3	0	0.49	1395000	1300000	161	3/19/2015
143 Weaver St	Colonial	2295	1977	2009	4	3	1	1.3	1700000	1600000	182	3/13/2015
221 Glenville Rd	Colonial	3931	2004		4	3	1	0.52	1895000	1810000	118	3/16/2015
8 Cliff Rd	Colonial	2879	1960	2012	4	2	1	0.92	1750000	1750000	0	3/20/2015
1 Intervale Pl	Colonial	4500	1932	2010	6	4	2	0.64	1995000	1860000	295	3/5/2015
21 Martin Dale	Colonial	2836	1956	2009	4	3	1	0.51	2195000	2150000	89	3/16/2015
17 Pintail Ln	Colonial	3711	2014		5	4	1	0.18	2695000	2500000	117	3/31/2015
37 Richmond Hill Rd	GeorgCol	10433	2000		6	7	3	4.02	3600000	3100000	718	3/19/2015
25 Sheffield Wy	EurSty	6927	1974	2006	5	5	1	2.02	3645000	3500000	50	3/17/2015
155 Peckslan Rd	Normandy	6406	1931	2002	5	5	2	2.66	5350000	4850000	296	3/31/2015
409 Round Hill Rd	Colonial	5472	2012	2012	5	4	3	1.48	5500000	5525000	15	3/13/2015
21 Woodside Dr	Cotswold	9160	2014		7	7	1	0.63	5995000	5950000	253	3/12/2015
35 Mooreland Rd	Colonial	4781	1960		6	5	1	8	6500000	5675000	123	3/17/2015

March 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt		Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
		+/-											
24 Taylor Dr	Cape Cod	1356	1950			3	2	0	0.15	599000	570000	203	3/13/2015
48 Valley Rd	Colonial	2500	2014			4	2	1	0.15	1150000	970000	123	3/13/2015
9 Osee Pl	Cape Cod	2009	1927	2006		3	2	0	0.18	1300000	1255000	20	3/24/2015
67 Loughlin Av	Colonial		1924	2006		4	2	1	0.14	1349000	1350000	191	3/20/2015
265 Valley Rd	ShingleSty	3201	2014			4	3	1	0.22	2995000	2625000	222	3/20/2015

March 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt		Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
		+/-											
9 Linwood Av	Cape Cod	1675	1940	1987		3	1	1	0.19	899500	915000	113	3/3/2015
145 Riverside Av	Cape Cod	1965	1955	2005		4	3	0	0.35	1495000	1500000	9	3/19/2015
26 Meadow Rd	Tudor	2736	1921			4	3	2	0.2	1950000	1875000	119	3/13/2015
26 Winthrop Dr	Cape Cod	2843	1949	2014		4	3	1	0.4	2100000	2080000	18	3/5/2015
5 Lake Dr	Colonial	4780	1953	1996		4	3	2	0.49	2695000	2525000	328	3/6/2015
43 Bramble Ln	ShingleSty	6600	2014			6	6	2	0.38	4395000	4100000	162	3/2/2015
19 Hidden Brook Rd	Colonial	7963	2013			6	5	3	0.41	6250000	5650000	226	3/3/2015

March 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt		Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
		+/-											
57 Richmond Dr	Cape Cod	1557	1949	2014		3	2	0	0.12	895000	860000	184	3/27/2015
23 Sound Beach Av	Cape Cod	2077	1938	2010		4	2	1	0.2	1249000	1150000	197	3/25/2015
21 Meadowbank Rd	Cape Cod	3191	1932	2013		5	2	1	0.34	2250000	2100000	282	3/11/2015

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