

Greenwich Real Estate Monthly Market Report – April 2015

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April 2015 Summary

Single Family Homes Sold	58
Average Original Sale Price	\$2,392,000
Average List Price	\$2,293,706
Average Sale Price	\$2,155,541
Average Days on Market	211

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.

April 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	32	2,845,063	2,679,923	2,508,392	93.60%
COS COB	5	1,208,000	1,192,000	1,137,000	95.39%
RIVERSIDE	10	2,970,650	2,919,850	2,679,850	91.78%
OLD GREENWICH	11	2,307,864	2,258,545	2,171,841	96.16%
ALL AREAS AVG.	58	2,623,776	2,513,173	2,359,005	93.87%

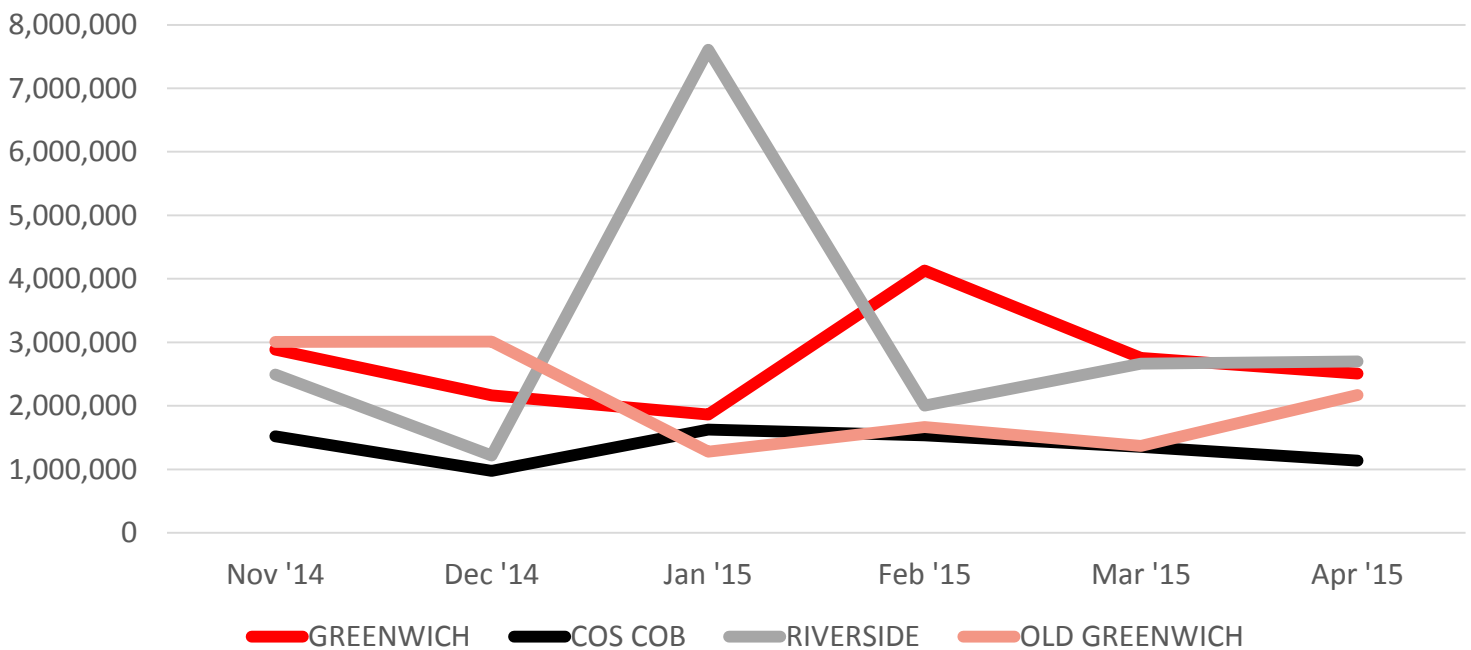
April 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	2	1	1	10
\$1M - \$2M	10	3	2	5	20
\$2M - \$3M	4	0	4	4	12
\$3M - \$4M	7	0	1	0	9
\$4M - \$5M	2	0	1	1	4
\$5M - \$7.5M	2	0	1	0	3
\$7.5M - 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	32	5	10	11	58

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

	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15
GREENWICH	2,886,192	2,163,700	1,863,235	4,131,474	2,755,313	2,508,392
COS COB	1,518,750	976,667	1,625,000	1,534,944	1,354,000	1,137,000
RIVERSIDE	2,490,813	1,216,143	7,606,667	2,003,333	2,663,571	2,697,850
OLD GREENWICH	3,009,000	3,009,591	1,280,119	1,669,000	1,370,000	2,171,841
ALL AREAS	2,757,317	2,088,271	2,566,310	2,962,986	2,374,516	2,359,000

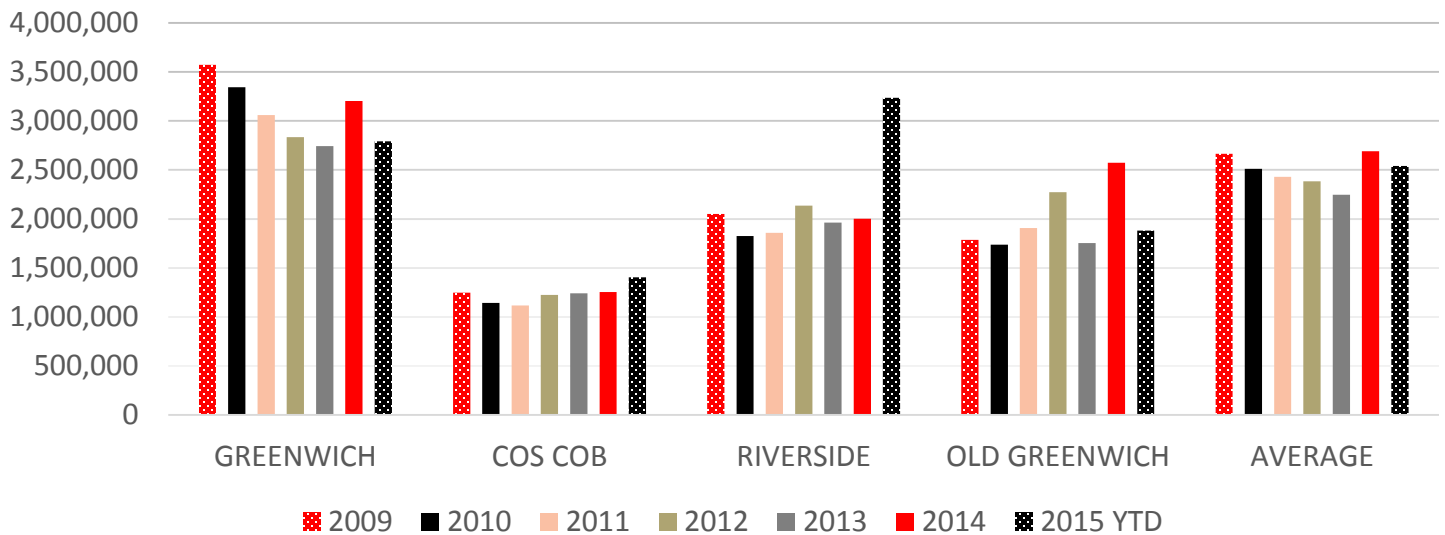
Chart: Six-Month Average Sales Price by Area –October 2014 – April 2015



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	2,791,983	1,405,690	3,237,109	1,881,268	2,541,385

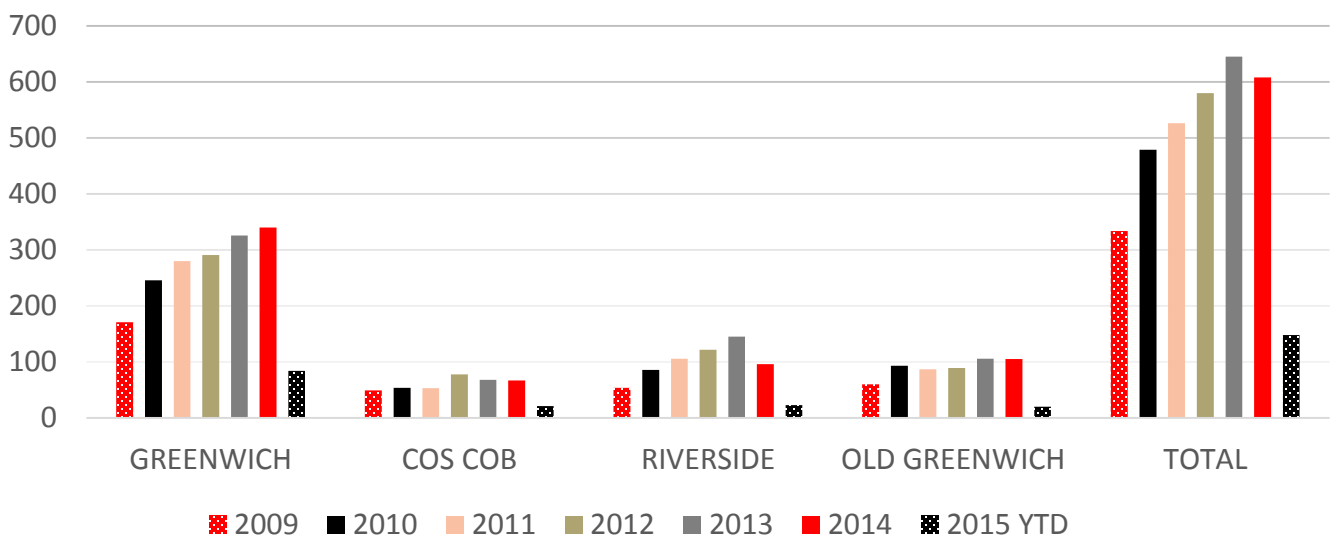
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	84	21	23	20	148

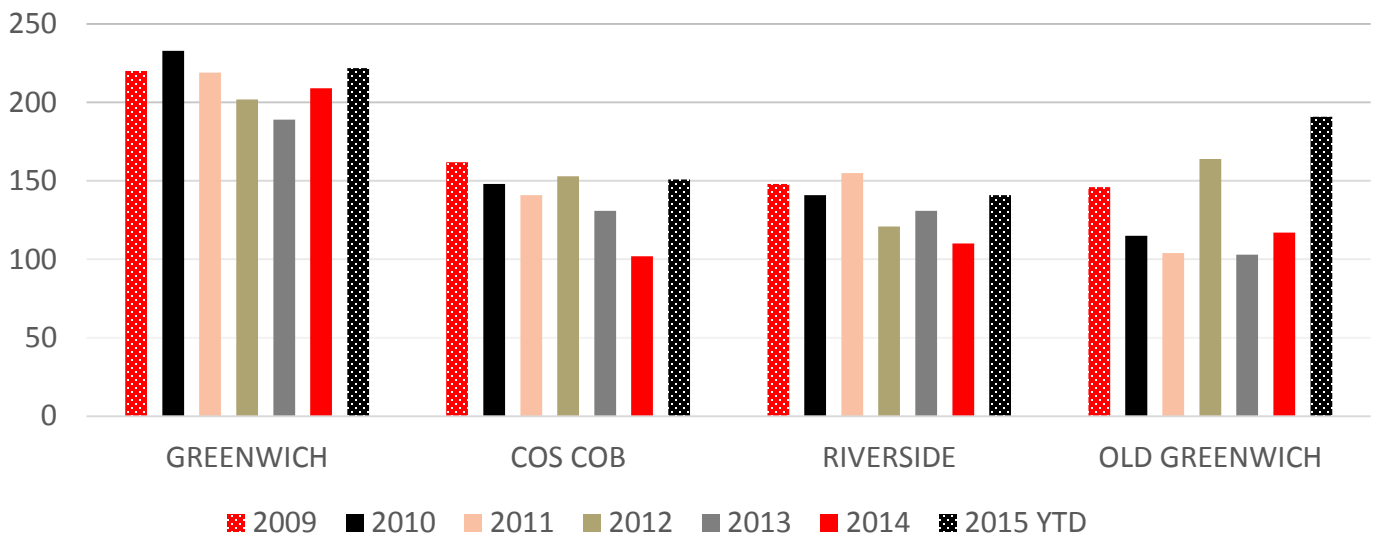
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



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	222	151	141	191	195

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



April 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
8 View Place	ShoreCol	1023	1914		2	1	0	0.12	449000	455000	35	4/6/2015
37 Rainbow Dr	Colonial	2302	1968	2012	4	2	1	0.27	1375000	1150000	218	5/8/2015
39 Oval Av	Colonial	4301	1927		5	4	1	0.3	1897000	1860000	182	4/27/2015
10 Newton St	Colonial	2892	1980	2002	5	2	1	0.27	2450000	2250000	517	4/14/2015
7 Wesskum Wood Rd	Colonial	3298	1937		4	3	1	0.36	2295000	2295000	19	5/6/2015
40 Grossett Rd	Cape Cod	3152	1951		3	3	1	0.76	2675000	2675000	0	4/23/2015
197 Riverside Av	Colonial	4160	1884	1990	7	3	1	0.89	2762500	2762500	0	4/14/2015
18 Tower Rd	Colonial	3928	1931	2011	4	3	1	0.47	3295000	3295000	17	5/1/2015
33 Twin Lakes Ln	Regency	4071	1962	1998	5	5	2	1.1	5600000	4211000	332	5/4/2015
11 Club Rd	Victorian	6079	1893	2014	6	5	1	0.84	6400000	6025000	260	4/17/2015

April 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
20 Louden St	Cape Cod	1532	1942		3	1	1	0.15	539975	512500	115	4/30/2015
20 High St	Colonial	1288	1924	2007	2	2	1	0.13	549000	535000	554	5/1/2015
165 Pine St	FarmHse	1236	1919	2004	3	1	1	0.12	565000	545000	201	4/3/2015
16 Idar Court	Ranch	1260	1948		3	1	0	0.17	749000	749000	21	4/23/2015
1 Idlewild Manor	Cape Cod	1470	1947		3	2	0	0.12	789000	772000	259	4/1/2015
52 Hettiefred Rd	Ranch	1722	1960		4	2	0	2.09	965000	875000	3	4/24/2015
122 Byram Shore Rd	Ranch	2070	1951		4	2	1	0.71	1075000	1075000	6	5/6/2015
85 Bedford Rd	Ranch	2476	1967	1991	4	2	1	4.01	1175000	1100000	455	4/6/2015
6 Deep Gorge Rd	Split	1632	1961	2014	3	2	1	1.24	1149000	1120000	54	4/20/2015
1017 North St	Colonial	2987	1986	2012	4	2	1	0.52	1199000	1140000	212	5/1/2015
15 Nutmeg Dr	RaisdRnch	2378	1964	2007	5	3	0	2.45	1500000	1250000	214	4/27/2015
314 Maple Av	Colonial	3335	1925		6	4	1	0.84	1625000	1455000	193	4/15/2015
22 Mallard Dr	Split	2231	1964	2013	4	4	1	0.29	1495000	1611500	9	4/30/2015
741 Riversville Rd	ShingleSty	4839	1984	2008	6	5	1	4.53	1795000	1715000	82	4/8/2015
6 Huckleberry Ln	PostMod	3764	1956	2008	7	5	1	2.06	1995000	1825000	298	4/13/2015
458 Stanwich Rd	Colonial	3115	1900	2014	4	5	1	4	2150000	1875000	3	4/15/2015
15 Hycliff Rd	Contemp	5212	1981	2014	4	4	1	4.67	2395000	2162500	271	4/10/2015
420 North St	Colonial	5174	1948	2002	4	3	2	1	2699000	2625000	22	5/6/2015
184 Stanwich Rd	Colonial	3808	1934	2001	6	4	2	1.8	2950000	2800000	344	4/9/2015
71 Maher Av	Colonial		1910		5	4	1	0.42	2863550	2863550	0	4/30/2015
32 Sawmill Ln	Colonial	4884	1951	2010	4	4	1	1	3195000	3037500	234	4/15/2015
15 Lexington Av	ShingleSty	4400	2014		4	5	1	0.13	3475000	3092500	288	4/10/2015
29 Byfield Ln	Colonial	7067	2007		6	7	3	2.45	3595000	3100000	244	4/6/2015
41 Baldwin Farms	FrenchSty	9042	1968	1999	6	8	2	2.46	3450000	3400000	157	4/10/2015
35 Upland Dr	Colonial	5611	1956	2006	5	5	4	1.55	3795000	3500000	335	4/21/2015
5 Lindsay Dr	Colonial	4974	1968	2013	5	5	2	2	3495000	3550000	21	4/1/2015
14 Tinker Ln	Colonial	5470	1967	2008	5	4	2	2	3975000	3764000	40	4/2/2015
128 Porchuck Rd	GeorgCol	9580	2000		6	7	2	4.38	4495000	4200000	168	4/15/2015
49 Doubling Rd	Colonial		2008		5	4	3	1	4895000	4330000	554	4/17/2015
723 Lake Av	Colonial	10846	2002	2002	6	6	2	2.68	5575000	5340000	127	4/21/2015
15 Upper Cross Rd	EngMan	10346	1906	1977	6	8	1	5.78	6595000	5598500	95	5/1/2015
56 Clapboard Ridge Rd	Colonial	11004	1840	2014	7	6	2	4.76	8995000	8750000	212	5/6/2015

April 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
17 Harold St	Colonial	1422	1926	2010	3	2	1	0.14	699000	670000	246	4/30/2015
8 Tremont St	Colonial	1618	1914	2008	4	3	0	0.19	880000	850000	48	4/27/2015
29 Butler St	Cape Cod	2384	1925		5	2	0	0.5	1295000	1110000	208	5/1/2015
74 Valleywood Rd	Tudor	1858	1929	2014	3	2	1	0.21	1395000	1375000	37	4/17/2015
16 Old Camp Ln	Colonial	3000	1959	2002	3	2	1	2.96	1695000	1680000	37	4/24/2015

April 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
6 Rockland Place	Cape Cod	1516	1889	1975	3	2	0	0.12	725000	769000	70	4/16/2015
51 Lockwood Av	Cape Cod	2216	1962		4	3	0	0.26	1395000	1501000	14	4/10/2015
310 Sound Beach Av	Victorian	2278	1898	2004	4	2	0	0.22	1695000	1525000	301	4/29/2015
74 Park	SeeRmks	2846	1968	1998	3	2	0	0.55	1899999	1655000	1232	4/13/2015
2 Ledge Rd	Colonial	2361	1949		2	2	0	0.47	1795000	1800000	0	4/30/2015
15 Lockwood Dr	Colonial	2688	1954	2013	5	2	1	0.18	1995000	1995000	33	4/1/2015
12 Roosevelt Av	Colonial	3500	0		4	4	1	0.19	2295000	2295000	85	4/9/2015
48 Arcadia Rd	Colonial	3599	2002		5	5	0	0.27	2550000	2610250	17	4/27/2015
17 Mortimer Dr	Colonial	4000	2014		4	3	1	0.2	2749000	2700000	186	4/1/2015
7 Gisborne Place	Colonial	5536	1991	2010	7	6	1	0.29	2995000	2790000	378	4/13/2015
47 Shore Rd	ShingleSty	5712	2009		8	6	1	0.44	4750000	4250000	286	4/17/2015

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