

Greenwich Real Estate Monthly Market Report – May 2015

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May 2015 Summary

Single Family Homes Sold	56
Average Original Sale Price	\$2,841,156
Average List Price	\$2,731,924
Average Sale Price	\$2,555,631
Average Days on Market	219

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.

May 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	28	3,678,639	3,492,286	3,2329,915	92.77%
COS COB	8	1,284,250	1,259,250	1,221,563	97.01%
RIVERSIDE	12	2,501,250	2,461,825	2,271,625	92.28%
OLD GREENWICH	8	1,976,731	1,948,481	1,920,716	98.58%
ALL AREAS AVG.	56	2,841,156	2,731,924	2,555,631	93.55%

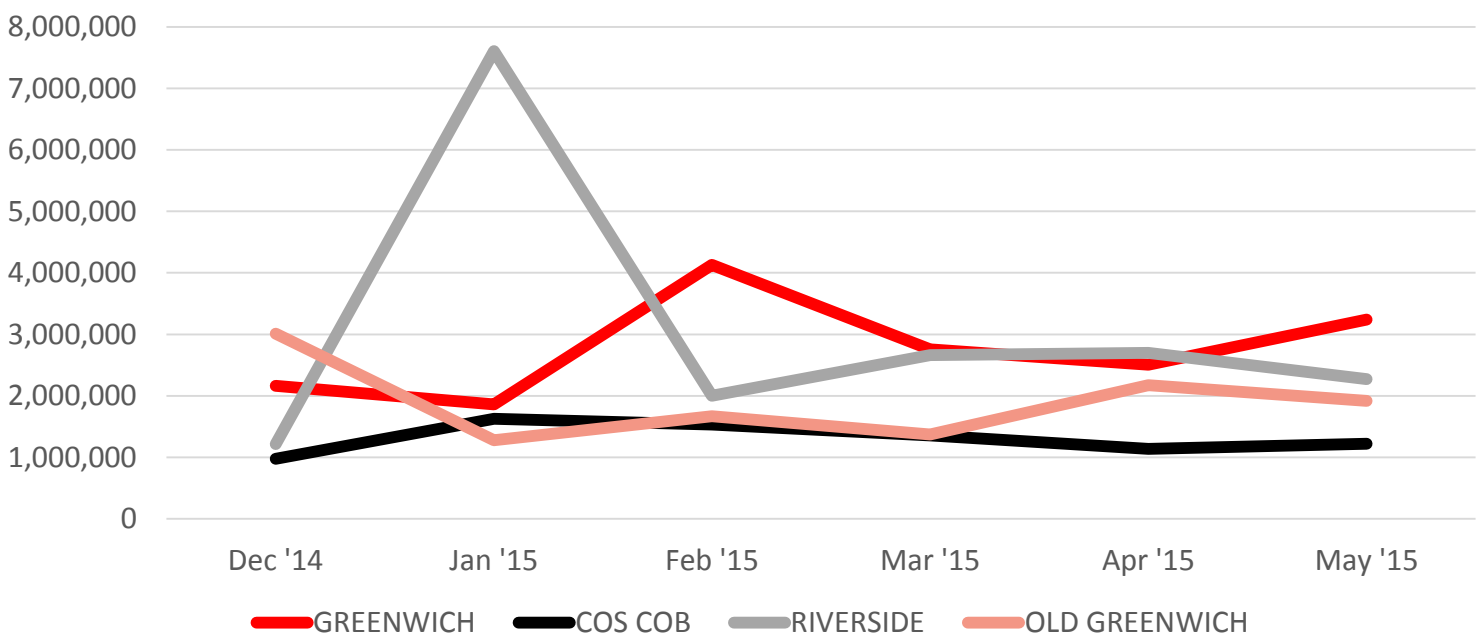
May 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	2	1	0	8
\$1M - \$2M	8	6	4	5	23
\$2M - \$3M	3	0	4	3	10
\$3M - \$4M	3	0	2	0	5
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	4	0	1	0	4
\$7.5M – 10M	2	0	0	0	2
\$10M+	1	0	0	0	1
TOTAL	28	8	12	8	56

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

	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15
GREENWICH	2,163,700	1,863,235	4,131,474	2,755,313	2,508,392	3,239,915
COS COB	976,667	1,625,000	1,534,944	1,354,000	1,137,000	1,221,563
RIVERSIDE	1,216,143	7,606,667	2,003,333	2,663,571	2,697,850	2,271,625
OLD GREENWICH	3,009,591	1,280,119	1,669,000	1,370,000	2,171,841	1,920,716
ALL AREAS	2,088,271	2,566,310	2,962,986	2,374,516	2,359,000	2,555,631

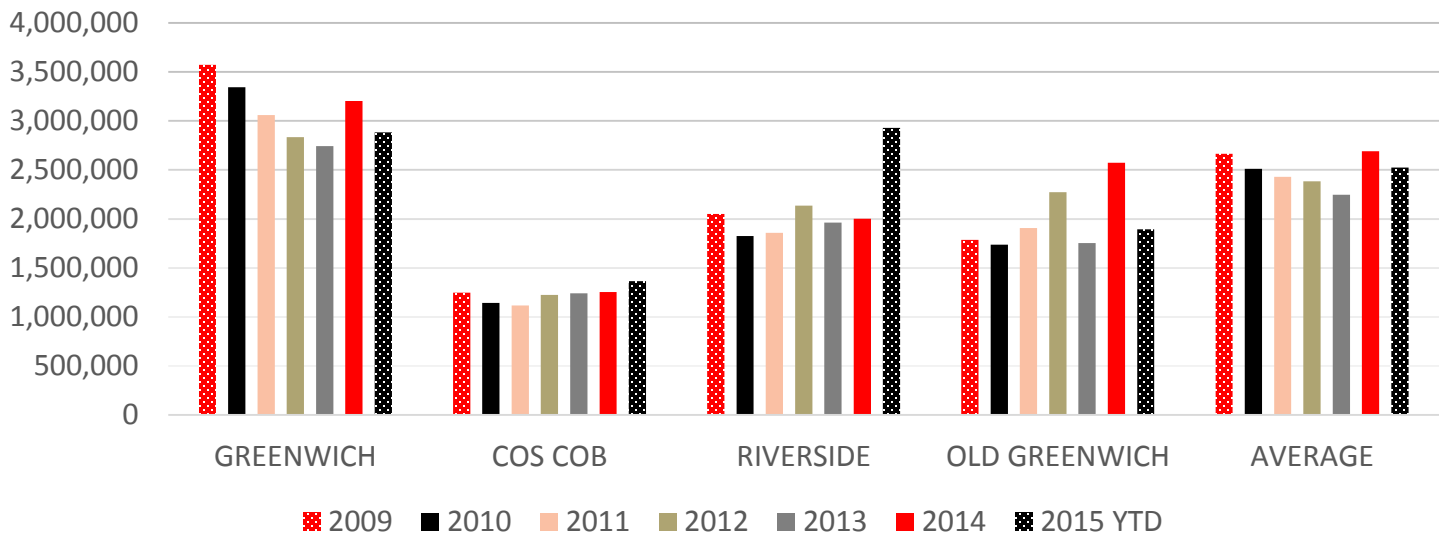
Chart: Six-Month Average Sales Price by Area –October 2014 – May 2015



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	2,882,271	1,363,643	2,927,806	1,892,539	2,525,678

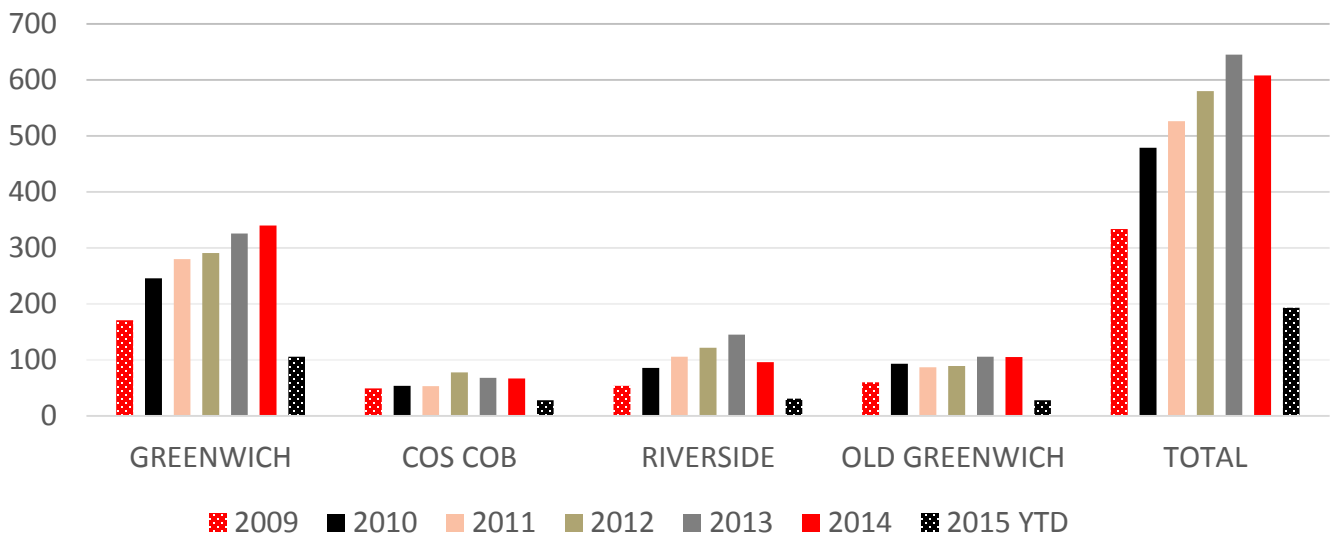
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	106	28	31	28	193

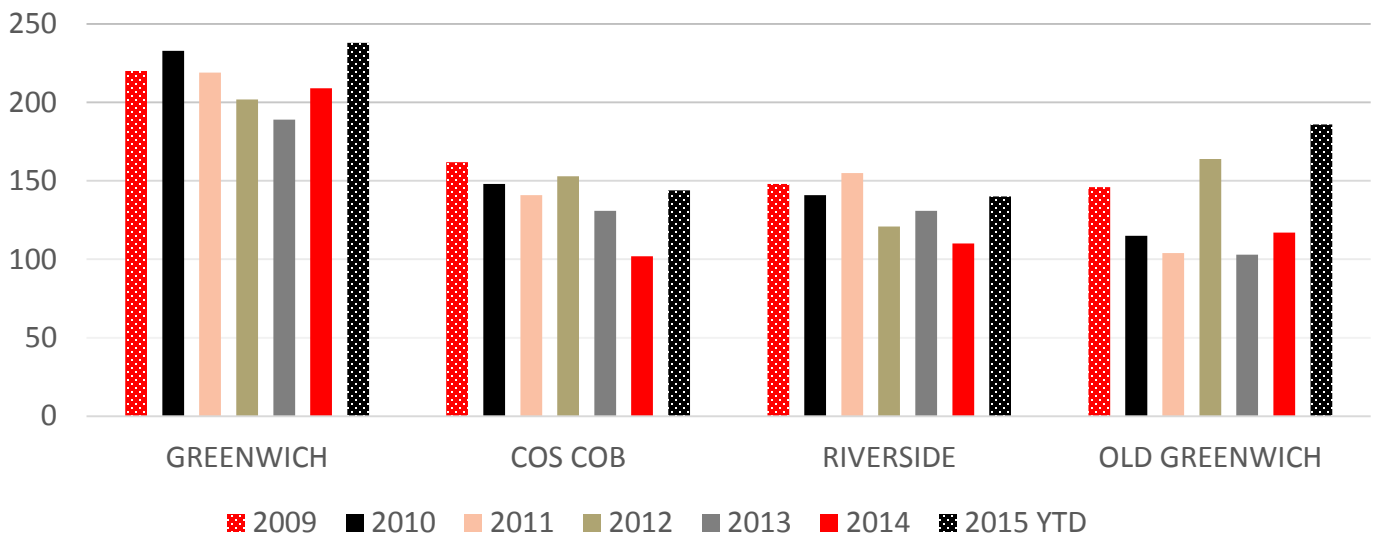
Chart: 2009 – 2015 YTD Number of Single Family Homes Sold by Area



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	238	144	140	186	201

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



May 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
4 Revere Rd	Colonial	1971	1969		3	2	1	0.25	995000	998000	12	5/19/2015
14 Surrey Dr	RaisdRnch	2733	1966	2005	4	3	0	0.24	1299900	1150000	290	5/20/2015
37 Rainbow Dr	Colonial	2302	1968	2012	4	2	1	0.27	1375000	1150000	218	5/8/2015
54 Terrace Av	Colonial	1640	1926	2013	3	2	0	0.2	1450000	1455000	36	5/15/2015
43 Riverside Ln	Colonial	3400	2006		5	3	1	0.18	1849000	1809000	72	5/28/2015
10 Elizabeth Ln	Colonial	5400	2012		5	4	1	0.23	2300000	2200000	11	5/29/2015
7 Wesskum Wood Rd	Colonial	3298	1937		4	3	1	0.36	2295000	2295000	19	5/6/2015
9 Willow Rd	Colonial	3697	1953	2009	5	3	0	0.27	2300000	2300000	200	5/11/2015
11 Meyer Pl	Colonial	5000	2014		5	4	1	0.26	2888000	2639000	157	5/29/2015
18 Tower Rd	Colonial	3928	1931	2011	4	3	1	0.47	3295000	3295000	17	5/1/2015
38 Bramble Ln	Colonial	6080	2014		5	5	3	0.29	3895000	3757500	311	5/8/2015
33 Twin Lakes Ln	Regency	4071	1962	1998	5	5	2	1.1	5600000	4211000	332	5/4/2015

May 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
15 Cottage Court	Cape Cod	1134	1900		3	2	0	0.06	575000	510000	348	5/11/2015
20 High St	Colonial	1288	1924	2007	2	2	1	0.13	549000	535000	554	5/1/2015
20 Highland Pl	Ranch	2041	1954	1989	3	2	0	0.28	799000	755000	199	5/29/2015
9 Lantern Ln	Cape Cod	2943	1965	2002	6	2	1	0.34	895000	895000	4	5/19/2015
153 Elm St	Colonial	1626	1928	1999	2	2	0	0.14	889000	955000	23	5/28/2015
226 Riversville Rd	Ranch	2167	1971	2014	3	3	0	1	1120000	1012500	371	5/18/2015
122 Byram Shore Rd	Ranch	2070	1951		4	2	1	0.71	1075000	1075000	6	5/6/2015
1017 North St	Colonial	2987	1986	2012	4	2	1	0.52	1199000	1140000	212	5/1/2015
69 Stanwich Rd	Colonial	2492	2001		3	3	0	0.29	1350000	1305000	87	5/29/2015
74 Porchuck Rd	Colonial	2425	1885	2004	3	3	1	1.19	1450000	1450000	9	5/27/2015
17 Candlelight Pl	Colonial	4516	2008		4	3	2	0.86	1699000	1650000	390	5/15/2015
83 Burning Tree Rd	Colonial	3714	1961		5	4	1	2.55	2175000	1900000	22	5/22/2015
15 Shady Ln	Colonial	4287	1998	2004	6	5	1	0.48	1995000	1995000	17	5/14/2015
10 Deep Gorge Rd	Contemp	5148	2008		5	4	1	1.09	2695000	2450000	284	5/28/2015
420 North St	Colonial	5174	1948	2002	4	3	2	1	2699000	2625000	22	5/6/2015
1 Doverton Dr	FrenchSty	3126	1976	2004	4	4	1	2.03	2850000	2650000	578	5/18/2015
5 Brynwood Ln	Colonial	4953	1760	2004	8	5	1	3.12	3695000	3250000	11	5/27/2015
129 Clapboard Ridge Rd	Colonial	4586	1850	2011	4	3	1	3.37	3450000	3450000	101	5/11/2015
429 Round Hill Rd	Colonial	3638	1820	2014	4	4	0	4	3850000	3700000	21	5/29/2015
30 Stanwich Rd	Colonial	6426	1911	2012	6	5	2	2.98	4975000	4550000	26	5/8/2015
434 Round Hill Rd	ShingleSty		1965		6	4	1	7.82	5295000	4800000	732	5/28/2015
95 Butternut Hollow Rd	EurSty		1936	1994	5	6	1	4.45	5695000	5020000	561	5/15/2015
22 Frost Rd	EngMan	6980	1929	2013	6	8	2	2.53	5795000	5036624	241	5/21/2015
15 Upper Cross Rd	EngMan	10346	1906	1977	6	8	1	5.78	6595000	5598500	95	5/1/2015
141 Taconic Rd	Colonial	8834	1920	1994	6	6	2	9.77	7200000	6450000	409	5/13/2015
475 Round Hill Rd	GeorgCol	8359	1995		6	6	1	4.2	8250000	7125000	322	5/28/2015
56 Clapboard Ridge Rd	Colonial	11004	1840	2014	7	6	2	4.76	8995000	8750000	212	5/6/2015
21 Midwood Dr	GeorgCol	12423	2006	2013	7	11	4	2.47	9975000	10085000	206	5/12/2015

May 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
7 Valleywood Rd	Split	1574	1967		3	3	1	0.2	895000	775000	294	5/21/2015
15 Strickland Rd	Colonial	1395	1915	2007	2	2	0	0.24	879000	950000	14	5/20/2015
29 Butler St	Cape Cod	2384	1925		5	2	0	0.5	1295000	1110000	208	5/1/2015
323 Cognewaugh Rd	Colonial	2972	1930	1985	4	3	1	1.72	1195000	1150000	247	5/14/2015
17 Indian Mill Rd	Cape Cod	2552	1958	2014	4	3	0	2.14	1325000	1325000	0	5/15/2015
24 Stone Brook Ln	Contemp		1972		5	3	1	2	1385000	1415000	50	5/21/2015
7 Osee Pl	Colonial	2387	1927		4	2	1	0.18	1475000	1475000	226	5/11/2015
11 Osee Pl	SeeRmks	3091	1920	2007	5	4	0	0.21	1625000	1572500	28	5/28/2015

May 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	Yrblt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	DM	CD
56 Northridge Rd	Ranch	2786	1954	2000	3	2	1	0.28	1199000	1250724	40	5/15/2015
52 Benjamin St	Colonial	3489	1970	2012	4	3	0	0.23	1349000	1268000	655	5/12/2015
10 Ben Court	Cape Cod	2691	1955		4	2	0	0.35	1825000	1825000	0	5/28/2015
312 Sound Beach Av	Colonial	2256	1922	2012	3	2	1	0.23	1895000	1875000	47	5/18/2015
55 Shore Rd	Victorian	3306	1900	2005	5	5	0	0.35	1999850	1912000	543	5/26/2015
18 Old Wagon Rd	Colonial	4000	2006		4	3	1	0.31	2195000	2160000	31	5/29/2015
29 Old Wagon Rd	Colonial	3302	2009		4	4	1	0.28	2175000	2175000	47	5/29/2015
15 Meadow Marsh Ln	Colonial	3438	2000		5	4	1	0.24	2950000	2900000	41	5/14/2015

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