

## Greenwich Real Estate Monthly Market Report – June 2015

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### June 2015 Summary

|                                    |             |
|------------------------------------|-------------|
| <b>Single Family Homes Sold</b>    | 104         |
| <b>Average Original Sale Price</b> | \$2,576,706 |
| <b>Average List Price</b>          | \$2,509,940 |
| <b>Average Sale Price</b>          | \$2,419,139 |
| <b>Average Days on Market</b>      | 142         |

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.

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### June 2015 Single Family Homes Average Sold Price by Area

|                       | <b>TOTAL SOLD</b> | <b>ORIG AVG LIST PRICE</b> | <b>AVERAGE LIST PRICE</b> | <b>AVERAGE SALE PRICE</b> | <b>% SALE TO LIST PRICE</b> |
|-----------------------|-------------------|----------------------------|---------------------------|---------------------------|-----------------------------|
| <b>GREENWICH</b>      | 45                | 3,101,900                  | 2,983,467                 | 2,837,211                 | <b>95.10%</b>               |
| <b>COS COB</b>        | 12                | 1,270,908                  | 1,259,650                 | 1,255,375                 | <b>99.66%</b>               |
| <b>RIVERSIDE</b>      | 25                | 2,546,640                  | 2,506,880                 | 2,453,090                 | <b>97.85%</b>               |
| <b>OLD GREENWICH</b>  | 22                | 2,248,864                  | 2,226,818                 | 2,160,189                 | <b>97.01%</b>               |
| <b>ALL AREAS AVG.</b> | <b>104</b>        | <b>2,576,706</b>           | <b>2,509,940</b>          | <b>2,419,139</b>          | <b>96.40%</b>               |

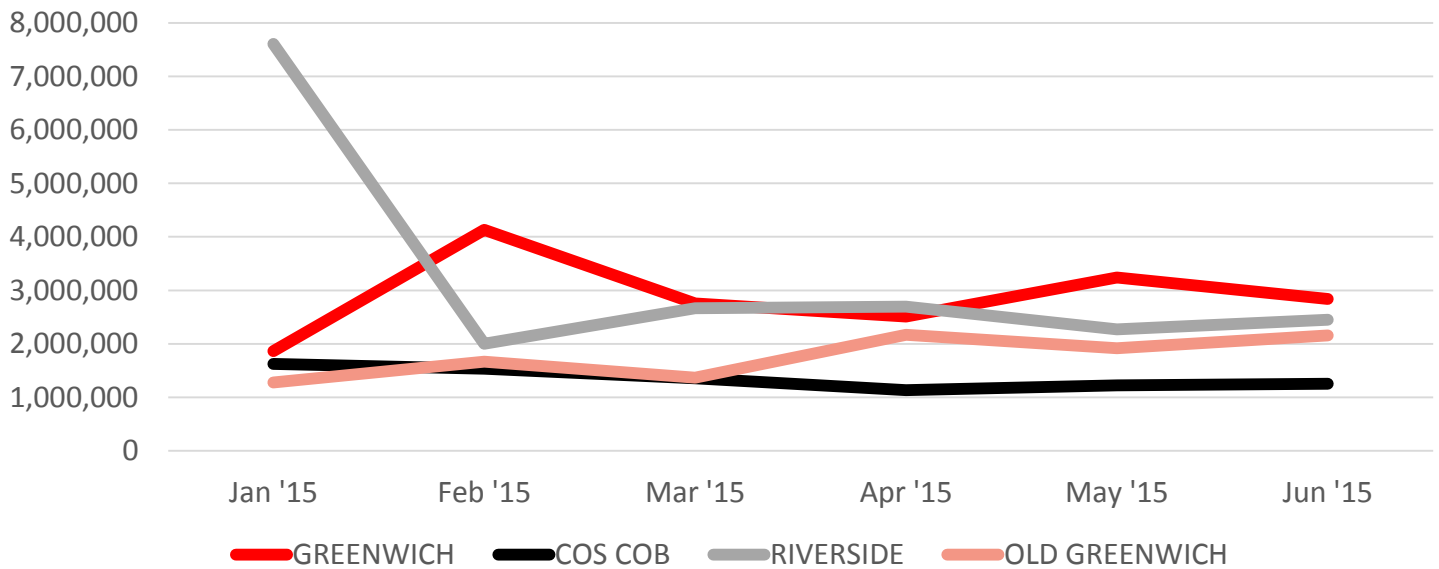
### June 2015 Number of Single Family Homes Sold by Price Range

|                      | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>TOTAL</b> |
|----------------------|------------------|----------------|------------------|----------------------|--------------|
| <b>Under \$1M</b>    | 5                | 1              | 2                | 5                    | <b>13</b>    |
| <b>\$1M - \$2M</b>   | 12               | 11             | 10               | 11                   | <b>44</b>    |
| <b>\$2M - \$3M</b>   | 11               | 0              | 4                | 1                    | <b>16</b>    |
| <b>\$3M - \$4M</b>   | 7                | 0              | 5                | 3                    | <b>15</b>    |
| <b>\$4M - \$5M</b>   | 4                | 0              | 4                | 0                    | <b>8</b>     |
| <b>\$5M - \$7.5M</b> | 6                | 0              | 0                | 2                    | <b>8</b>     |
| <b>\$7.5M – 10M</b>  | 0                | 0              | 0                | 0                    | <b>0</b>     |
| <b>\$10M+</b>        | 0                | 0              | 0                | 0                    | <b>0</b>     |
| <b>TOTAL</b>         | <b>45</b>        | <b>12</b>      | <b>25</b>        | <b>22</b>            | <b>104</b>   |

### Six-Month Average Sales Price Area – January 2015 - June 2015

|                      | Jan '15          | Feb '15          | Mar '15          | Apr '15          | May '15          | Jun '15          |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>GREENWICH</b>     | 1,863,235        | 4,131,474        | 2,755,313        | 2,508,392        | 3,239,915        | 2,837,211        |
| <b>COS COB</b>       | 1,625,000        | 1,534,944        | 1,354,000        | 1,137,000        | 1,221,563        | 1,255,375        |
| <b>RIVERSIDE</b>     | 7,606,667        | 2,003,333        | 2,663,571        | 2,697,850        | 2,271,625        | 2,453,090        |
| <b>OLD GREENWICH</b> | 1,280,119        | 1,669,000        | 1,370,000        | 2,171,841        | 1,920,716        | 2,160,189        |
| <b>ALL AREAS</b>     | <b>2,566,310</b> | <b>2,962,986</b> | <b>2,374,516</b> | <b>2,359,000</b> | <b>2,555,631</b> | <b>2,419,139</b> |

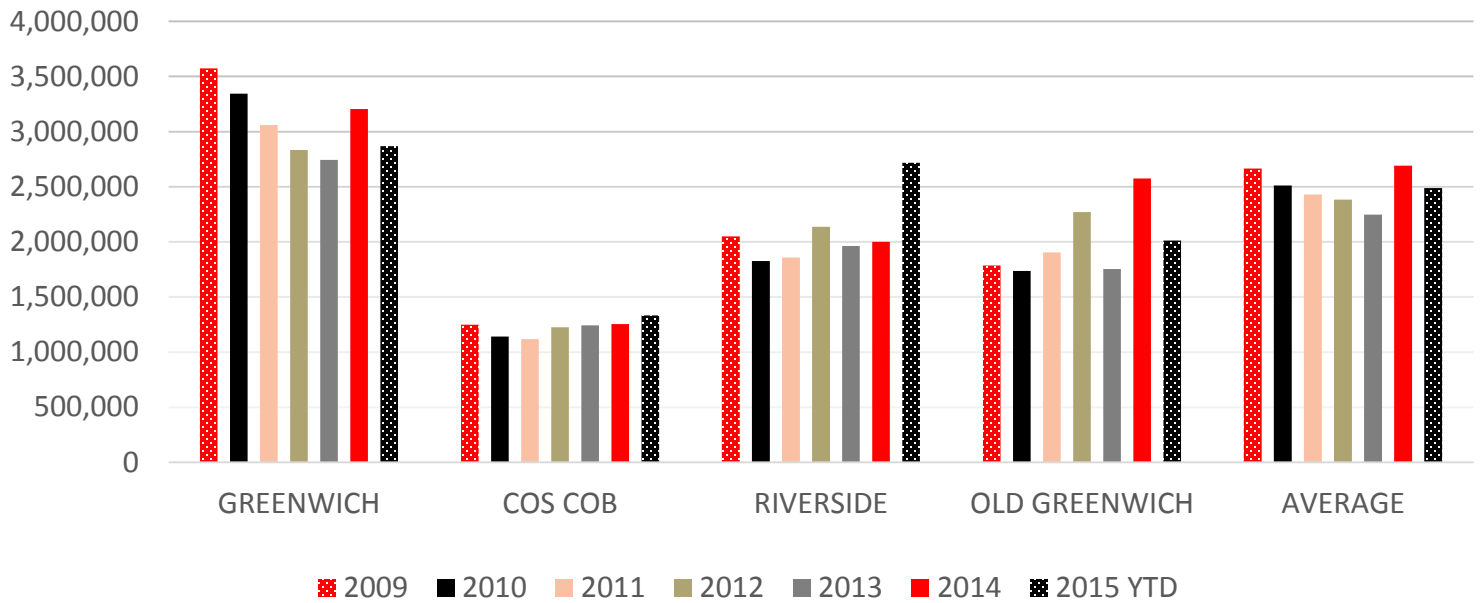
Chart: Six-Month Average Sales Price by Area – January 2015 – June 2015



### 2009 - 2015 YTD Single Family Homes Average Sale Price

|                 | <b>GREENWICH</b> | <b>COS COB</b>   | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>AVERAGE</b>   |
|-----------------|------------------|------------------|------------------|----------------------|------------------|
| <b>2009</b>     | 3,573,405        | 1,249,104        | 2,049,818        | 1,785,979            | <b>2,664,992</b> |
| <b>2010</b>     | 3,343,793        | 1,141,637        | 1,825,870        | 1,736,841            | <b>2,511,007</b> |
| <b>2011</b>     | 3,058,461        | 1,116,709        | 1,856,570        | 1,905,612            | <b>2,429,922</b> |
| <b>2012</b>     | 2,833,234        | 1,224,822        | 2,135,382        | 2,271,284            | <b>2,383,910</b> |
| <b>2013</b>     | 2,743,872        | 1,241,224        | 1,962,381        | 1,753,566            | <b>2,247,021</b> |
| <b>2014</b>     | 3,204,172        | 1,254,599        | 2,000,920        | 2,573,710            | <b>2,690,660</b> |
| <b>2015 YTD</b> | <b>2,868,842</b> | <b>1,331,163</b> | <b>2,715,879</b> | <b>2,010,305</b>     | <b>2,488,371</b> |

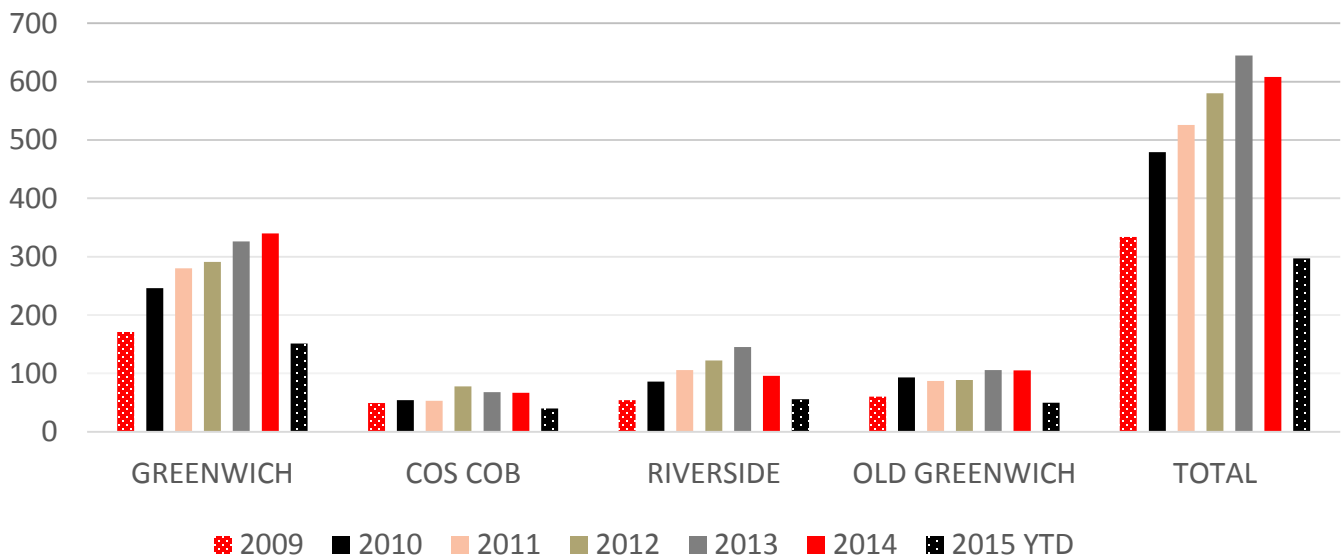
**Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price**



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

|                 | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>TOTAL</b> |
|-----------------|------------------|----------------|------------------|----------------------|--------------|
| <b>2009</b>     | 171              | 49             | 54               | 60                   | <b>334</b>   |
| <b>2010</b>     | 246              | 54             | 86               | 93                   | <b>479</b>   |
| <b>2011</b>     | 280              | 53             | 106              | 87                   | <b>526</b>   |
| <b>2012</b>     | 291              | 78             | 122              | 89                   | <b>580</b>   |
| <b>2013</b>     | 326              | 68             | 145              | 106                  | <b>645</b>   |
| <b>2014</b>     | 340              | 67             | 96               | 105                  | <b>608</b>   |
| <b>2015 YTD</b> | <b>151</b>       | <b>40</b>      | <b>56</b>        | <b>50</b>            | <b>297</b>   |

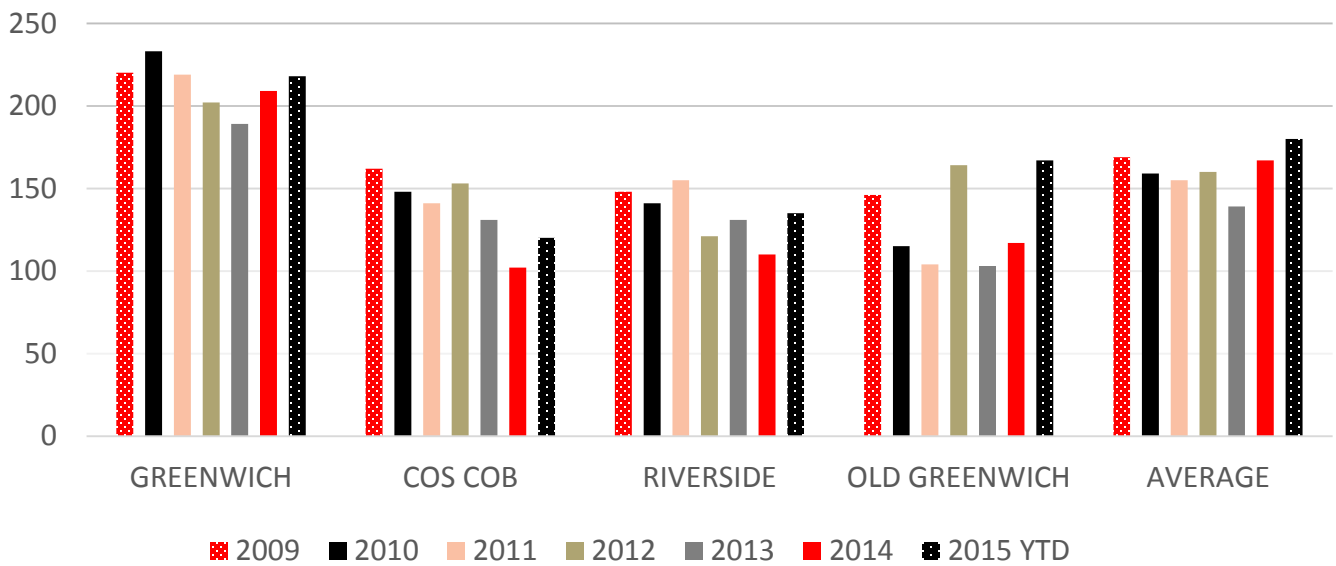
**Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area**



## 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 | 218       | 120     | 135       | 167           | 180     |

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



## June 2015 Single Family Homes Sold: Cos Cob

| Address           | Design    | SqFt | YrBlt | YrRnv | Bd | FB | HB | Ac   | List Price | Sold Price | DM  | CD        |
|-------------------|-----------|------|-------|-------|----|----|----|------|------------|------------|-----|-----------|
| 54 Orchard St     | Colonial  | 2624 | 1926  | 2011  | 5  | 3  | 0  | 0.23 | 999000     | 955000     | 49  | 6/8/2015  |
| 7 Mill Pond Court | Cape Cod  |      | 1946  | 2010  | 4  | 2  | 0  | 0.2  | 1059900    | 1020000    | 121 | 6/1/2015  |
| 16 Orchard St     | Colonial  | 2603 | 1957  |       | 5  | 3  | 1  | 0.28 | 1095000    | 1090000    | 46  | 6/29/2015 |
| 201 Cat Rock Rd   | Ranch     | 2100 | 1956  | 2012  | 3  | 2  | 1  | 1.13 | 1150000    | 1100000    | 269 | 6/23/2015 |
| 22 Pond Pl        | Cape Cod  | 2049 | 1959  | 2014  | 4  | 2  | 0  | 0.33 | 995000     | 1100000    | 20  | 6/30/2015 |
| 4 Lia Fail Way    | Contemp   | 3647 | 1955  |       | 5  | 4  | 1  | 1.85 | 1150000    | 1125000    | 98  | 6/2/2015  |
| 40 Sundance Dr    | Colonial  | 2131 | 1966  |       | 4  | 2  | 1  | 0.31 | 1275000    | 1250000    | 16  | 6/22/2015 |
| 17 Wyndover Ln    | RaisdRnch | 2516 | 1968  | 2006  | 4  | 3  | 0  | 0.29 | 1199900    | 1260000    | 71  | 6/22/2015 |
| 11 Suburban Av    | Colonial  | 2543 | 1918  | 2012  | 3  | 3  | 0  | 0.31 | 1350000    | 1297500    | 71  | 6/12/2015 |
| 26 Mead Av        | Cape Cod  | 2439 | 1951  | 2006  | 4  | 3  | 0  | 0.19 | 1375000    | 1400000    | 16  | 6/29/2015 |
| 11 Cottontail Rd  | Cape Cod  | 2999 | 1957  | 2012  | 4  | 3  | 1  | 1.07 | 1495000    | 1495000    | 13  | 6/1/2015  |
| 24 Cognewaugh Rd  | Colonial  | 3308 | 2007  |       | 5  | 3  | 1  | 0.28 | 1972000    | 1972000    | 0   | 6/4/2015  |

## June 2015 Single Family Homes Sold: Greenwich

| Address            | Design     | SqFt  | YrBlt | YrRnv | Bd | FB | HB | Ac  | List Price | Sold Price | DM   | CD        |
|--------------------|------------|-------|-------|-------|----|----|----|-----|------------|------------|------|-----------|
| 13 Fletcher Av     | Cape Cod   | 1800  | 1938  | 2013  | 4  | 2  | 0  | 0.1 | 650000     | 620000     | 77   | 6/5/2015  |
| 14 Smith St        | Cape Cod   | 1821  | 1932  |       | 3  | 1  | 1  | 0.1 | 669000     | 655000     | 69   | 6/24/2015 |
| 5 Nedley Ln        | Ranch      | 2164  | 1959  |       | 3  | 3  | 0  | 0.2 | 795000     | 740000     | 49   | 6/15/2015 |
| 6 Hunt Trc         | Cape Cod   | 2192  | 1952  |       | 5  | 2  | 0  | 0.3 | 779000     | 764000     | 42   | 6/22/2015 |
| 27 Annjim Dr       | Ranch      | 1715  | 1961  |       | 3  | 2  | 1  | 0.3 | 979000     | 940000     | 100  | 6/26/2015 |
| 91 Bowman N Dr     | Contemp    | 2566  | 1968  | 2010  | 2  | 2  | 0  | 1.3 | 1195000    | 1120000    | 52   | 6/17/2015 |
| 7 Sound View Trc   | Colonial   | 2371  | 1925  |       | 4  | 3  | 1  | 0.2 | 1160000    | 1160000    | 0    | 6/22/2015 |
| 96 Dingtletown Rd  | Split      | 1850  | 1964  |       | 3  | 2  | 0  | 1.2 | 1100000    | 1175000    | 8    | 6/22/2015 |
| 31 Harkim Rd       | Contemp    | 3720  | 1984  |       | 5  | 3  | 1  | 1.5 | 1450000    | 1250000    | 21   | 6/23/2015 |
| 35 Shady Ln        | Colonial   | 2581  | 1974  | 1996  | 4  | 4  | 1  | 0.8 | 1650000    | 1512500    | 196  | 6/15/2015 |
| 39 Bowman Dr       | Ranch      | 5968  | 1953  | 2013  | 3  | 3  | 0  | 1   | 1790000    | 1575000    | 452  | 6/8/2015  |
| 8 Burning Tree Rd  | Contemp    | 6545  | 1985  |       | 6  | 4  | 1  | 2   | 1795000    | 1795000    | 9    | 6/17/2015 |
| 5 Carissa Ln       | Colonial   | 3550  | 1978  |       | 5  | 3  | 1  | 1   | 1800000    | 1800000    | 0    | 6/19/2015 |
| 48 Glenville Rd    | Colonial   | 4489  | 1966  | 2010  | 4  | 4  | 0  | 0.9 | 1849000    | 1824500    | 111  | 6/17/2015 |
| 113 Patterson Av   | Colonial   | 2910  | 1925  |       | 6  | 4  | 1  | 0.4 | 1895000    | 1850000    | 15   | 6/12/2015 |
| 7 North St         | Colonial   | 3084  | 1959  | 2014  | 4  | 3  | 1  | 0.3 | 2095000    | 2000000    | 220  | 6/3/2015  |
| 2 Loch Ln          | Colonial   | 3189  | 1952  |       | 3  | 3  | 1  | 2.1 | 1995000    | 2000000    | 4    | 6/17/2015 |
| 88 Dingtletown Rd  | Contemp    | 4143  | 1960  | 1998  | 5  | 4  | 1  | 1.1 | 2280000    | 2175000    | 197  | 6/10/2015 |
| 38 Byfield Ln      | Split      | 4150  | 1961  | 2014  | 5  | 4  | 1  | 2   | 2395000    | 2249000    | 133  | 6/22/2015 |
| 21 Sawmill Ln      | Colonial   | 2384  | 1952  |       | 4  | 2  | 1  | 1.4 | 1890000    | 2250000    | 12   | 6/23/2015 |
| 30 Sherwood Av     | Ranch      | 5540  | 1954  | 2009  | 6  | 9  | 0  | 7.6 | 2495000    | 2254000    | 88   | 6/29/2015 |
| 119 Doubling Rd    | Colonial   | 4067  | 1980  | 2014  | 4  | 4  | 1  | 1.2 | 2495000    | 2347500    | 143  | 6/12/2015 |
| 85 Mallard Dr      | Colonial   | 4638  | 1958  | 2007  | 6  | 6  | 1  | 0.4 | 2400000    | 2400000    | 0    | 6/3/2015  |
| 20 Bailiwick Rd    | Colonial   | 2858  | 1967  | 2006  | 4  | 4  | 1  | 2.4 | 2875000    | 2650000    | 165  | 6/1/2015  |
| 105 Dingtletown Rd | GeorgCol   | 9720  | 1919  | 1992  | 8  | 5  | 1  | 2   | 2995000    | 2700000    | 462  | 6/10/2015 |
| 113 Woodside Dr    | Colonial   | 4599  | 1956  | 2012  | 5  | 4  | 1  | 0.6 | 2625000    | 2800000    | 8    | 6/16/2015 |
| 195Clapboard Ridge | Colonial   | 6302  | 1966  | 2006  | 5  | 4  | 1  | 2.2 | 3100000    | 2900000    | 270  | 6/3/2015  |
| 11 Joshua Ln       | Colonial   | 3432  | 1962  | 2012  | 5  | 4  | 1  | 1.2 | 2900000    | 2900000    | 0    | 6/2/2015  |
| 176 Stanwich Rd    | Colonial   | 4746  | 1800  | 2015  | 4  | 3  | 0  | 0.4 | 3165000    | 3165000    | 70   | 6/29/2015 |
| 16 Annjim Dr       | Colonial   | 5000  | 2015  |       | 4  | 4  | 1  | 0.4 | 3195000    | 3195000    | 5    | 6/18/2015 |
| 55 Hillside Rd     | Colonial   | 4732  | 1932  | 2012  | 5  | 4  | 1  | 1.5 | 3250000    | 3476000    | 8    | 6/22/2015 |
| 7 Laurel Ln        | Colonial   | 7720  | 1953  | 2002  | 5  | 6  | 1  | 2.4 | 3800000    | 3605000    | 39   | 6/8/2015  |
| 119 Oneida Dr      | Colonial   | 3901  | 1914  | 2003  | 5  | 3  | 1  | 0.9 | 3795000    | 3722000    | 26   | 6/5/2015  |
| 275 Old Church Rd  | Colonial   | 5584  | 1921  |       | 6  | 5  | 1  | 2   | 4395000    | 3750000    | 18   | 6/3/2015  |
| 363 North St       | Mediterran | 6567  | 1923  | 2013  | 5  | 4  | 2  | 1.9 | 4250000    | 3960000    | 483  | 6/23/2015 |
| 11 Stillman Ln     | Colonial   | 7218  | 2006  |       | 5  | 5  | 1  | 1.1 | 4400000    | 4100000    | 389  | 6/25/2015 |
| 14 Martin Dale     | GeorgCol   | 5073  | 2008  |       | 5  | 5  | 2  | 0.6 | 4350000    | 4275000    | 14   | 6/17/2015 |
| 58 Brookridge Dr   | Colonial   | 8000  | 2006  | 2010  | 6  | 7  | 2  | 1.5 | 4495000    | 4400000    | 85   | 6/22/2015 |
| 14 Red Coat Ln     | ShingleSty | 8178  | 1998  | 2014  | 5  | 6  | 2  | 2   | 5500000    | 4750000    | 77   | 6/8/2015  |
| 2 Oneida Dr        | Colonial   | 6695  | 2014  |       | 4  | 4  | 1  |     | 5295000    | 5020833    | 416  | 6/2/2015  |
| 471 Field Point Rd | Victorian  | 7768  | 1892  | 1998  | 6  | 5  | 2  | 1.3 | 6250000    | 5325000    | 1490 | 6/30/2015 |
| 191 Otter Rock Dr  | Colonial   | 3370  | 1965  | 2014  | 5  | 4  | 1  | 1   | 5475000    | 5387500    | 35   | 6/9/2015  |
| 145 Parsonage Rd   | Colonial   | 5901  | 1955  | 2012  | 5  | 5  | 1  | 2.5 | 5495000    | 5486680    | 11   | 6/15/2015 |
| 564 North St       | GeorgCol   | 10728 | 2000  |       | 6  | 7  | 3  | 3.9 | 7900000    | 6500000    | 646  | 6/25/2015 |
| 605 North St       | GeorgCol   | 0     | 0     |       | 6  | 5  | 2  | 2   | 7150000    | 7150000    | 0    | 6/5/2015  |

**June 2015 Single Family Homes Sold: Riverside**

| Address            | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Ac   | List Price | Sold Price | DM  | CD        |
|--------------------|------------|------|-------|-------|----|----|----|------|------------|------------|-----|-----------|
| 66 Mary Ln         | Split      |      | 1960  |       | 4  | 2  | 0  | 0.2  | 835000     | 775000     | 196 | 6/4/2015  |
| 2 Gerald Court     | Cape Cod   | 2035 | 1955  | 2004  | 4  | 2  | 0  | 0.18 | 869000     | 850000     | 225 | 6/25/2015 |
| 26 Sound Beach Ext | Colonial   |      | 1995  | 2007  | 4  | 3  | 0  |      | 1220000    | 1220000    | 0   | 6/30/2015 |
| 3 Ernel Dr         | Cape Cod   | 2363 | 1953  | 2015  | 5  | 2  | 1  | 0.18 | 1345000    | 1345000    | 64  | 6/23/2015 |
| 22 Pierce Rd       | Colonial   | 2070 | 1951  |       | 4  | 2  | 1  | 0.29 | 1349000    | 1349000    | 14  | 6/26/2015 |
| 7 Juniper Ln       | Colonial   | 3152 | 1960  |       | 3  | 3  | 0  | 0.25 | 1350000    | 1350000    | 0   | 6/19/2015 |
| 51 Oval Av         | Cotswold   | 2058 | 1929  | 2005  | 4  | 3  | 0  | 0.19 | 1420000    | 1357500    | 36  | 6/17/2015 |
| 34 Crescent Rd     | Colonial   | 2496 | 1900  | 2011  | 5  | 2  | 1  | 0.3  | 1650000    | 1592000    | 70  | 6/18/2015 |
| 2 William St       | Colonial   | 2116 | 2001  |       | 4  | 2  | 1  | 0.16 | 1650000    | 1625000    | 562 | 6/2/2015  |
| 78 Summit Rd       | Cape Cod   | 2827 | 1937  |       | 4  | 2  | 1  | 0.51 | 1699000    | 1689000    | 13  | 6/26/2015 |
| 40 Riverside Ln    | Colonial   | 4002 | 2006  | 2013  | 5  | 4  | 1  | 0.2  | 1950000    | 1856250    | 113 | 6/30/2015 |
| 30 Chapel Ln       | ShoreCol   | 2732 | 1910  | 2007  | 4  | 4  | 0  | 0.29 | 1895000    | 1925000    | 41  | 6/8/2015  |
| 65 Winthrop Dr     | Colonial   | 2854 | 1953  | 1997  | 4  | 3  | 1  | 0.65 | 2150000    | 2060000    | 422 | 6/19/2015 |
| 32 Hidden Brook Rd | Colonial   | 3562 | 1967  | 2003  | 5  | 4  | 1  | 0.27 | 2295000    | 2162500    | 147 | 6/23/2015 |
| 272 Palmer Hill Rd | Colonial   | 5700 | 2014  |       | 5  | 5  | 1  | 0.51 | 2650000    | 2550000    | 222 | 6/19/2015 |
| 17 Gilliam Ln      | Colonial   | 4499 | 1955  | 2010  | 5  | 4  | 1  | 0.48 | 3250000    | 2975000    | 29  | 6/30/2015 |
| 42 Owenoke Way     | Colonial   | 4411 | 1948  | 2005  | 5  | 5  | 2  | 0.35 | 3295000    | 3215000    | 264 | 6/5/2015  |
| 57 Gilliam Ln      | Colonial   | 4891 | 1956  | 1992  | 5  | 4  | 1  | 0.87 | 3295000    | 3295000    | 236 | 6/2/2015  |
| 11 Owenoke Way     | Colonial   | 5000 | 1937  | 2007  | 6  | 5  | 1  | 0.34 | 3495000    | 3350000    | 58  | 6/30/2015 |
| 7 Hearthstone Dr   | ShingleSty | 4214 | 2013  |       | 5  | 5  | 1  | 0.31 | 3695000    | 3625000    | 18  | 6/1/2015  |
| 2 Willow Rd        | Colonial   | 5337 | 1990  | 2006  | 5  | 5  | 2  | 0.56 | 3875000    | 3799000    | 25  | 6/10/2015 |
| 46 Dawn Harbor Ln  | SeeRmks    | 4551 | 1927  | 2006  | 4  | 4  | 1  | 1.04 | 4155000    | 4155000    | 0   | 6/26/2015 |
| 21 Winthrop Dr     | Colonial   | 7500 | 2014  |       | 6  | 6  | 2  | 0.38 | 4395000    | 4312000    | 165 | 6/4/2015  |
| 264 Riverside Av   | Colonial   | 6081 | 2010  |       | 6  | 5  | 1  | 0.33 | 4395000    | 4400000    | 10  | 6/22/2015 |
| 12 Oak Dr          | Colonial   | 6572 | 0     |       | 6  | 6  | 2  | 0.48 | 4495000    | 4495000    | 318 | 6/24/2015 |

**June 2015 Single Family Homes Sold: Old Greenwich**

| Address              | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Ac   | List Price | Sold Price | DM  | CD        |
|----------------------|------------|------|-------|-------|----|----|----|------|------------|------------|-----|-----------|
| 13 Havemeyer Ln      | Colonial   | 1639 | 1937  |       | 3  | 1  | 1  | 0.14 | 747000     | 675000     | 99  | 6/16/2015 |
| 44 Halsey Dr         | Cape Cod   | 1404 | 1948  |       | 4  | 2  | 0  | 0.18 | 895000     | 845000     | 62  | 6/29/2015 |
| 28 Stuart Dr         | Cape Cod   | 1780 | 1949  |       | 6  | 2  | 0  | 0.28 | 925000     | 925000     | 25  | 6/1/2015  |
| 23 Manor Rd          | Cape Cod   | 2359 | 1948  | 2006  | 4  | 2  | 1  | 0.2  | 975000     | 935000     | 322 | 6/22/2015 |
| 23 Center Dr         | Colonial   | 2356 | 1930  | 1998  | 4  | 2  | 1  | 0.14 | 1025000    | 999014     | 218 | 6/26/2015 |
| 12 Cross Ridge Dr    | CalRnch    | 1982 | 1954  | 2012  | 3  | 3  | 0  | 0.4  | 1475000    | 1395000    | 9   | 6/17/2015 |
| 8 Potter Dr          | Cape Cod   | 1979 | 1925  | 2013  | 4  | 3  | 0  | 0.18 | 1399000    | 1399000    | 105 | 6/10/2015 |
| 4 Mortimer Dr        | Tudor      | 2037 | 1929  | 2002  | 4  | 2  | 1  | 0.14 | 1460000    | 1430000    | 24  | 6/24/2015 |
| 47 Hillcrest Park Rd | PostModern | 4121 | 1978  | 2014  | 4  | 2  | 1  | 1    | 1549000    | 1492500    | 17  | 6/23/2015 |
| 8 Pleasant View Pl   | Ranch      | 2768 | 1952  | 2000  | 4  | 3  | 1  | 0.38 | 1595000    | 1550000    | 349 | 6/23/2015 |
| 13 Center Rd         | Cape Cod   | 2644 | 1965  | 2013  | 4  | 5  | 0  | 0.14 | 1650000    | 1650000    | 27  | 6/1/2015  |
| 140 Shore Rd         | SeeRmks    | 2544 | 1968  | 2002  | 4  | 2  | 1  | 0.48 | 1870000    | 1700000    | 755 | 6/2/2015  |
| 3 Tait Rd            | Colonial   | 2900 | 1973  | 2014  | 5  | 3  | 0  | 0.23 | 1925000    | 1865000    | 125 | 6/30/2015 |
| 17 Park Av           | ShoreCol   | 2308 | 1924  | 2004  | 4  | 2  | 1  | 0.23 | 1990000    | 1900000    | 44  | 6/30/2015 |

**June 2015 Single Family Homes Sold: Old Greenwich continued -**

| Address          | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Ac   | List Price | Sold Price | DM  | CD        |
|------------------|------------|------|-------|-------|----|----|----|------|------------|------------|-----|-----------|
| 324 Riverside Av | Cottage    | 1429 | 1830  |       | 4  | 4  | 0  | 0.47 | 1950000    | 1900000    | 48  | 6/18/2015 |
| 11 Lockwood Dr   | Colonial   | 2977 | 1925  | 2013  | 4  | 2  | 1  | 0.18 | 1995000    | 1995000    | 30  | 6/25/2015 |
| 1 Grant Av       | Colonial   | 3025 | 1926  | 2000  | 4  | 2  | 1  | 0.3  | 2295000    | 2225000    | 38  | 6/30/2015 |
| 16 Norton Ln     | Colonial   | 6996 | 2014  |       | 6  | 5  | 1  | 1.01 | 3275000    | 3010000    | 276 | 6/25/2015 |
| 1 Vista Av       | Cotswold   | 4401 | 1987  | 2008  | 5  | 5  | 1  | 0.56 | 3650000    | 3633650    | 9   | 6/24/2015 |
| 29 Keofferam Rd  | ShoreCol   | 5007 | 1902  | 1994  | 6  | 4  | 2  | 0.4  | 4295000    | 3950000    | 190 | 6/1/2015  |
| 36 West Way      | ShingleSty | 3450 | 1995  |       | 5  | 3  | 1  | 0.37 | 5400000    | 5400000    | 0   | 6/26/2015 |
| 15 Meadow Pl     | Colonial   |      | 1926  | 2010  | 5  | 4  | 2  | 0.45 | 6650000    | 6650000    | 0   | 6/10/2015 |

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