

Greenwich Real Estate Monthly Market Report – July 2015

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July 2015 Summary

Single Family Homes Sold	74
Average Original Sale Price	\$2,576,054
Average List Price	\$2,458,351
Average Sale Price	\$2,364,957
Average Days on Market	157

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.

July 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	40	3,128,138	2,942,513	2,829,358	96.10%
COS COB	6	1,493,917	1,488,917	1,403,750	94.28%
RIVERSIDE	13	2,094,358	2,016,077	1,938,462	96.05%
OLD GREENWICH	15	1,954,000	1,938,338	1,880,667	97.02%
ALL AREAS AVG.	157	2,576,054`	2,458,351	2,364,957	96.19%

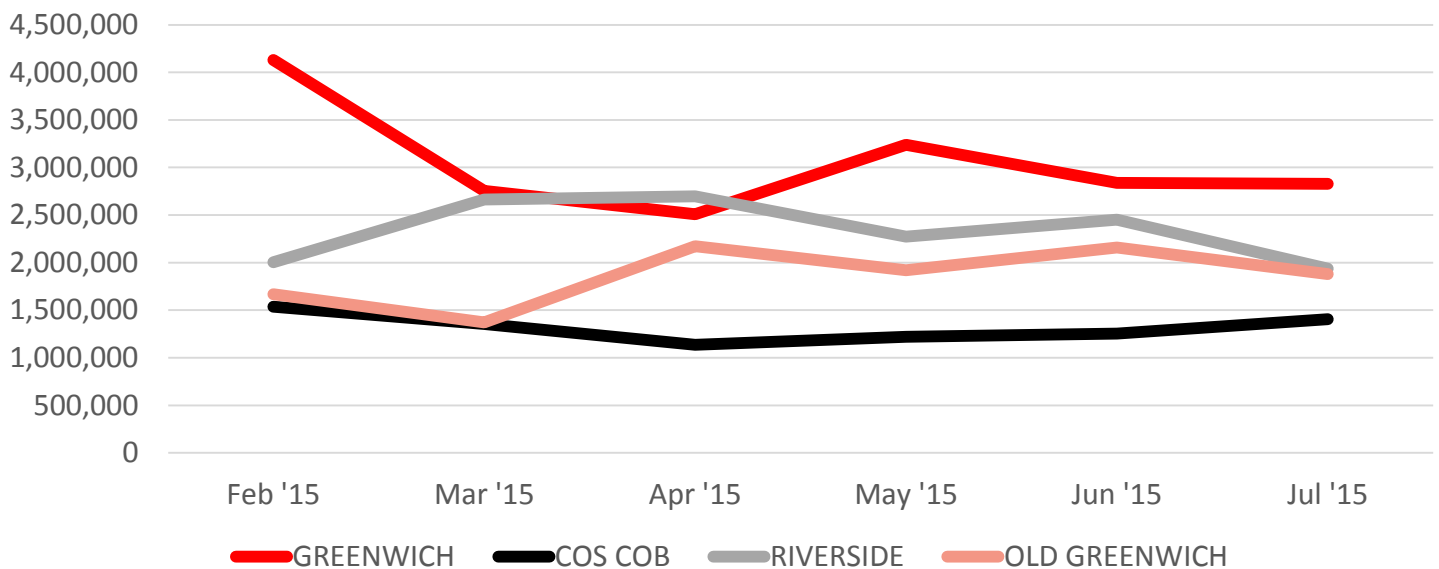
July 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	2	1	8
\$1M - \$2M	16	4	4	10	34
\$2M - \$3M	6	0	5	2	13
\$3M - \$4M	3	1	2	1	7
\$4M - \$5M	5	0	0	1	6
\$5M - \$7.5M	5	0	0	0	5
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	40	6	13	15	74

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

	Feb '15	Mar '15	Apr '15	May '15	Jun '15	Jul '15
GREENWICH	4,131,474	2,755,313	2,508,392	3,239,915	2,837,211	2,829,358
COS COB	1,534,944	1,354,000	1,137,000	1,221,563	1,255,375	1,403,750
RIVERSIDE	2,003,333	2,663,571	2,697,850	2,271,625	2,453,090	1,938,462
OLD GREENWICH	1,669,000	1,370,000	2,171,841	1,920,716	2,160,189	1,880,667
ALL AREAS	2,962,986	2,374,516	2,359,000	2,555,631	2,419,139	2,364,957

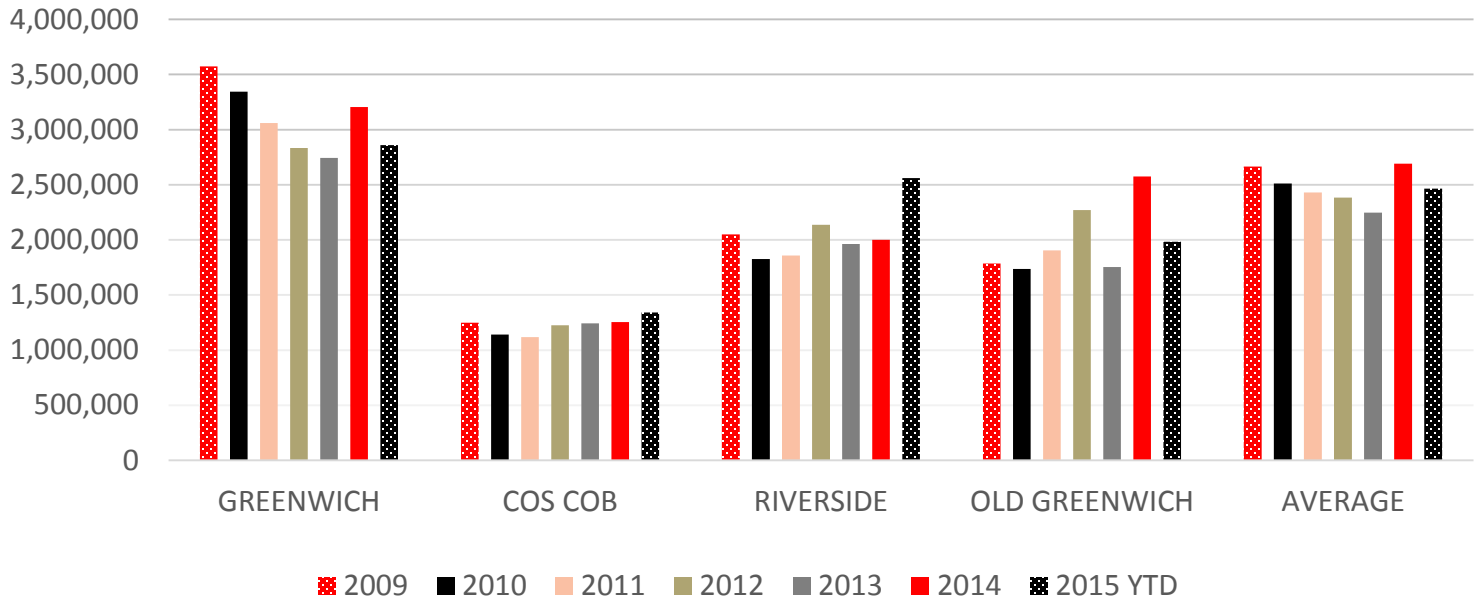
Chart: Six-Month Average Sales Price by Area – February 2015 – July 2015



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	2,860,573	1,340,630	2,559,846	1,981,645	2,463,755

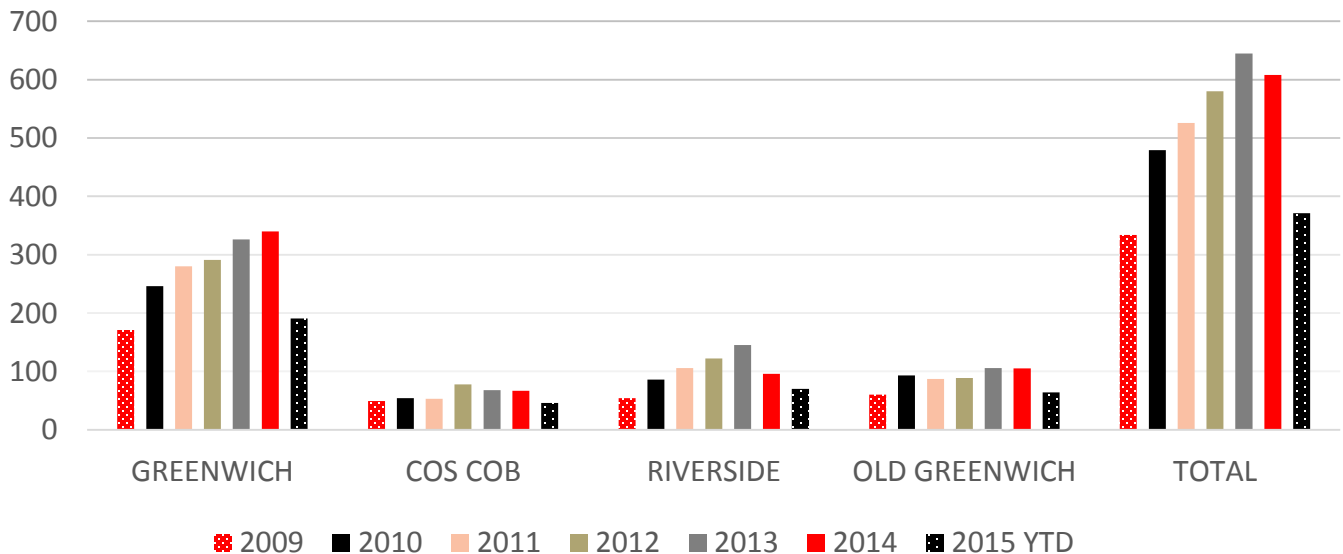
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	191	46	70	64	371

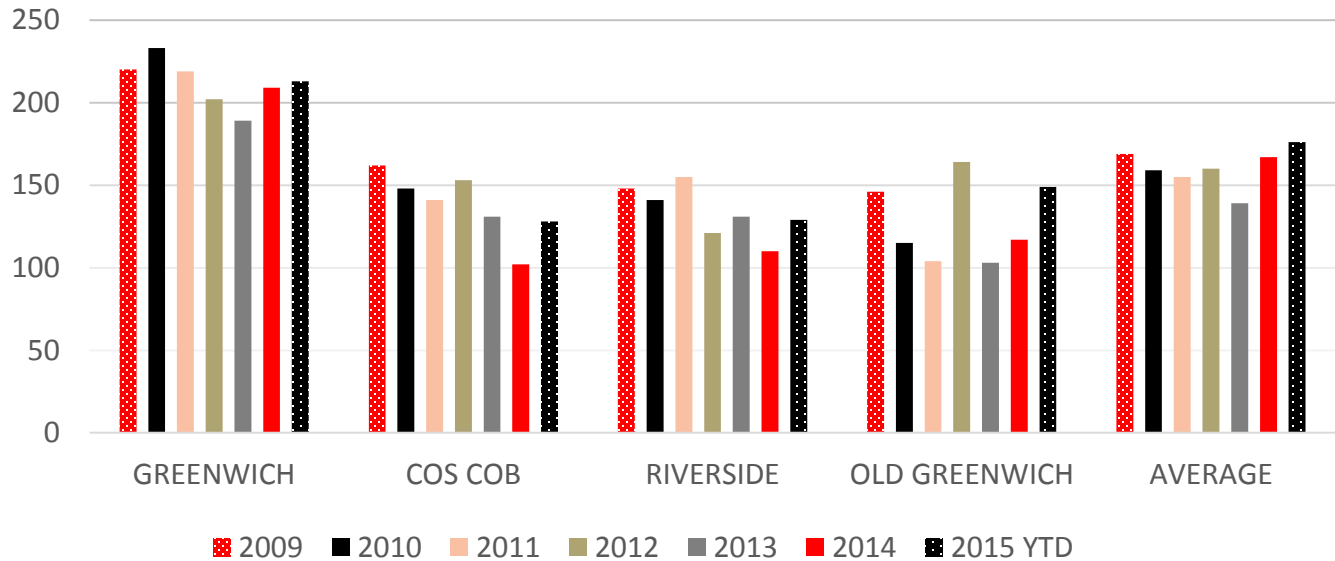
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



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	213	128	129	149	176

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



July 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
8 Relay Ct	Cottage		1920	2008	3	1	1	0.08	819500	787500	256	7/2/2015
56 River Rd	RaisdRnch	2017	1963	2011	4	3	0	0.25	1095000	1010000	260	7/23/2015
8 Windsor Ln	Split	2203	1968	2006	3	2	1	0.3	1075000	1025000	64	7/30/2015
1 North St	Victorian	2375	1930	2015	4	2	1	0.21	1150000	1150000	78	7/30/2015
108 Hillcrest Park Rd	Colonial	2209	1970	2009	4	2	1	0.28	1299000	1250000	71	7/27/2015
520 Cognewaugh Rd	ShingleSty	5539	2000		5	6	2	2.95	3495000	3200000	364	7/28/2015

July 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
36 Francis Ln	Cape Cod	1522	1939	2009	3	2	0	0.18	619000	607000	149	7/22/2015
23 Hartford Av	Colonial	1428	1930		3	2	1	0.12	689000	657000	120	7/14/2015
20 Morgan Av	FarmHse	1296	1926	2008	3	2	0	0.12	699000	665000	73	7/24/2015
73 Mead Av	Victorian	2766	1889	2007	4	4	0	0.13	995000	975000	102	7/31/2015
7 Hettiefred Rd	Ranch	2164	1956	2000	4	2	1	1	1195000	1195000	3	7/14/2015
8 Stag Ln	Col Ranch	3508	1958	2015	4	3	0	4.21	1295000	1200000	29	7/9/2015
1 Hickory Dr	Cape Cod	3611	1953	2007	5	4	0	0.26	1275000	1225000	25	7/17/2015
61 Hillside Dr	Split		1961	2014	3	2	0	0.38	1395000	1250000	169	7/6/2015
30 Bowman Dr	Ranch	2913	1956		4	3	1	1.56	1370000	1300000	93	7/16/2015
49 Indian Field Rd	Colonial	3027	1903	2010	4	3	1	0.26	1550000	1500000	121	7/16/2015
1 Stepping Stone Ln	Col Ranch	4115	1975	2000	4	4	1	1	1775000	1650000	716	7/1/2015
9 Wild Flower Tr	Colonial	2874	1962	2011	4	3	1	2	1750000	1700000	757	7/1/2015
5 Maher Av	Cotswold	0	1913	2002	4	3	1	0.2	1995000	1720000	74	7/16/2015
6 Dunwoodie Pl	Colonial	5891	1966	2001	5	6	1	2.05	2000000	1725594	826	7/13/2015
156 Overlook Dr	Ranch	1736	1955		3	2	0	0.75	1799000	1740000	28	7/10/2015
208 Taconic Rd	Ranch	2724	1960	2011	4	2	2	4.69	1745500	1745500	0	7/15/2015
244 Stanwich Rd	Cape Cod	2921	1967	2012	4	3	1	1.5	1925000	1750000	316	7/1/2015
55 Buckfield Ln	Colonial	2988	1862	1990	3	2	1	2.55	1925000	1875000	15	7/22/2015
56 Old Church Rd	GeorgCol	4752	1905		6	3	1	0.31	1995000	1880000	104	7/20/2015
9 Woodside Dr	Tudor	3268	1929		5	3	0	0.44	1995000	1950000	71	7/16/2015
49 Brother Dr	Tudor	2659	1940	1980	3	3	0	0.42	1799000	2050000	7	7/1/2015
127 Dingtletown Rd	Colonial	4003	1916	1990	4	4	1	2.14	2495000	2150000	338	7/20/2015
34 Will Merry Ln	GeorgCol	5227	1960	2009	5	4	2	2.05	2395000	2300000	143	7/31/2015
69 Calhoun Dr	Colonial	3530	1950	2012	5	4	1	1.1	1975000	2311000	31	7/16/2015
3 Cloverleaf Ln	Colonial	3883	1963	1997	5	4	1	2.26	2395000	2315000	28	7/1/2015
34 Byfield Ln	Colonial	6289	1962	2000	6	4	2	2.92	2595000	2595000	69	7/29/2015
9 Hobart Dr	Cottage	4254	1946	1999	4	3	1	1.1	3375000	3285000	14	7/31/2015
887 Lake Av	Contemp	5672	1979		5	4	3	4.53	3495000	3800000	48	7/24/2015
1 Mayo Av	Colonial	4465	1946	2014	5	5	2	0.53	3975000	3825000	353	7/1/2015
4 Dogwood Ln	Colonial	4409	1942	2013	4	4	1	1.16	4150000	4000000	14	7/3/2015
139 Old Church Rd	GeorgCol	6790	1997	2014	6	6	1	1.12	4495000	4250000	58	7/13/2015
255 Round Hill Rd	EngMan	8711	1926	2013	8	6	2	3.01	4995000	4475000	385	7/31/2015
63 Hillside Rd	Colonial	5186	1938	2011	5	5	1	1.5	4995000	4550000	31	7/30/2015
17 Stillman Ln	Colonial	8610	2004		6	5	2	1.51	4750000	4700000	91	7/15/2015
23 Deerpark	GeorgCol	5067	1956	2012	5	4	2	1.54	5295000	5100000	231	7/27/2015
11 Greenbriar Ln	ShingleSty	6893	2000	2013	5	5	1	2	5450000	5250000	38	7/10/2015
14 Golf Club Rd	Colonial	10940	2002		6	5	2	1.75	6095000	5875000	235	7/28/2015
229 Bedford Rd	GeorgCol	11993	2007	2007	6	6	4	4.69	5995000	6483241	656	7/24/2015
289 Stanwich Rd	ShingleSty	10000	2015		6	7	1	2	7495000	6900000	59	7/31/2015
77 Zaccheus Mead Ln	GeorgCol	9120	2000	2014	6	8	2	2.24	9500000	8650000	169	7/1/2015

July 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
55 Sound Beach Av	Cape Cod	1517	1954	2008	4	1	0	0.17	719000	665000	78	7/1/2015
10 Cary Rd	Ranch		1946	2006	3	1	0	0.15	735000	705000	10	7/2/2015
4 Birdsong Pl	Split	2006	1963	2010	4	3	0	0.33	1075000	1075000	43	7/31/2015
105 Florence Rd	RaisdRnch	3266	1962	2014	5	3	0	0.33	1225000	1300000	45	7/30/2015
6 Buxton Ln	Cape Cod	2224	1954	2010	3	2	1	0.28	1595000	1595000	11	7/8/2015
171 Riverside Av	Colonial	2848	1965	1983	4	3	1	0.28	1750000	1600000	139	7/2/2015
16 Crescent Rd	Colonial	3691	1950	2010	5	3	1	0.38	2195000	2075000	341	7/31/2015
270 Palmer Hill Rd	Colonial		2001	2014	6	5	1	0.39	2250000	2150000	115	7/21/2015
14 Spruce St	Colonial	3709	1938	2015	5	4	2	0.22	2295000	2295000	15	7/15/2015
7 Druid Ln	Colonial	3019	1948	2012	4	3	1	0.29	2295000	2310000	35	7/13/2015
33 Normandy Ln	Colonial	3710	1968	2006	6	3	1	1.01	3150000	2860000	238	7/24/2015
15 Owenoke Wy	GeorgCol	4626	1934	1999	5	3	2	0.79	3450000	3245000	65	7/31/2015
20 Marks Rd	Colonial	6097	2013		5	4	1	0.3	3475000	3325000	105	7/17/2015

July 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
14 Edgewater Dr	Cape Cod	1988	1948	2010	5	2	0	0.24	889000	915000	69	7/22/2015
69 Shore Rd	Colonial	1740	1922	1999	3	2	0	0.14	1050000	1026000	66	7/24/2015
14 Rocky Point Rd	Split	1614	1954		3	2	0	0.2	1138000	1075000	61	7/1/2015
39 Lincoln Av	Colonial	2254	1948	2015	4	2	0	0.18	1195000	1165000	55	7/1/2015
46 Hillcrest Park Rd	Colonial	1462	1942	2004	3	1	1	0.13	1250000	1250000	52	7/14/2015
22 Webb Av	Colonial	1872	1978	2012	4	1	1	0.19	1399000	1300000	15	7/8/2015
39 Halsey Dr	Colonial	1986	1967	2002	4	2	1	0.17	1495000	1465000	37	7/29/2015
127 Sound Beach Av	Ranch	2427	1958	1995	4	2	0	1.4	1625000	1630000	15	7/1/2015
27 Ballwood Rd	Colonial	3558	1920	2010	5	4	1	0.25	1995000	1900000	79	7/16/2015
51 Benjamin St	Colonial	2311	1970	2006	4	2	1	0.31	2095000	1950000	34	7/1/2015
70 Benjamin St	Colonial	2286	1916	2013	4	2	1	0.17	1995000	1995000	523	7/31/2015
2 Northridge Rd	Colonial	4500	2005		5	4	1	0.28	2795000	2680000	134	7/30/2015
7 Lockwood Dr	ShoreCol	4577	1899		5	3	1	0.43	2809000	2809000	0	7/1/2015
39 Park Av	Colonial	5462	1930	2011	6	6	0	0.38	3150000	3050000	26	7/6/2015
71 Shore Rd	ShoreCol	5189	2001	2012	6	5	1	0.38	4195000	4000000	110	7/10/2015

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