

## Greenwich Real Estate Monthly Market Report – August 2015

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### August 2015 Summary

<b>Single Family Homes Sold</b>	52
<b>Average Original Sale Price</b>	\$2,929,317
<b>Average List Price</b>	\$2,797,548
<b>Average Sale Price</b>	\$2,642,057
<b>Average Days on Market</b>	153

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.

### August 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>	27	3,866,704	3,649,852	3,425,574	<b>93.85%</b>
<b>COS COB</b>	6	1,173,833	1,132,833	1,102,083	<b>97.29%</b>
<b>RIVERSIDE</b>	13	1,883,885	1,868,500	1,794,920	<b>96.06%</b>
<b>OLD GREENWICH</b>	6	2,731,667	2,639,833	2,491,667	<b>94.39%</b>
<b>ALL AREAS AVG.</b>	<b>52</b>	<b>2,929,317</b>	<b>2,797,548</b>	<b>2,642,057</b>	<b>94.44%</b>

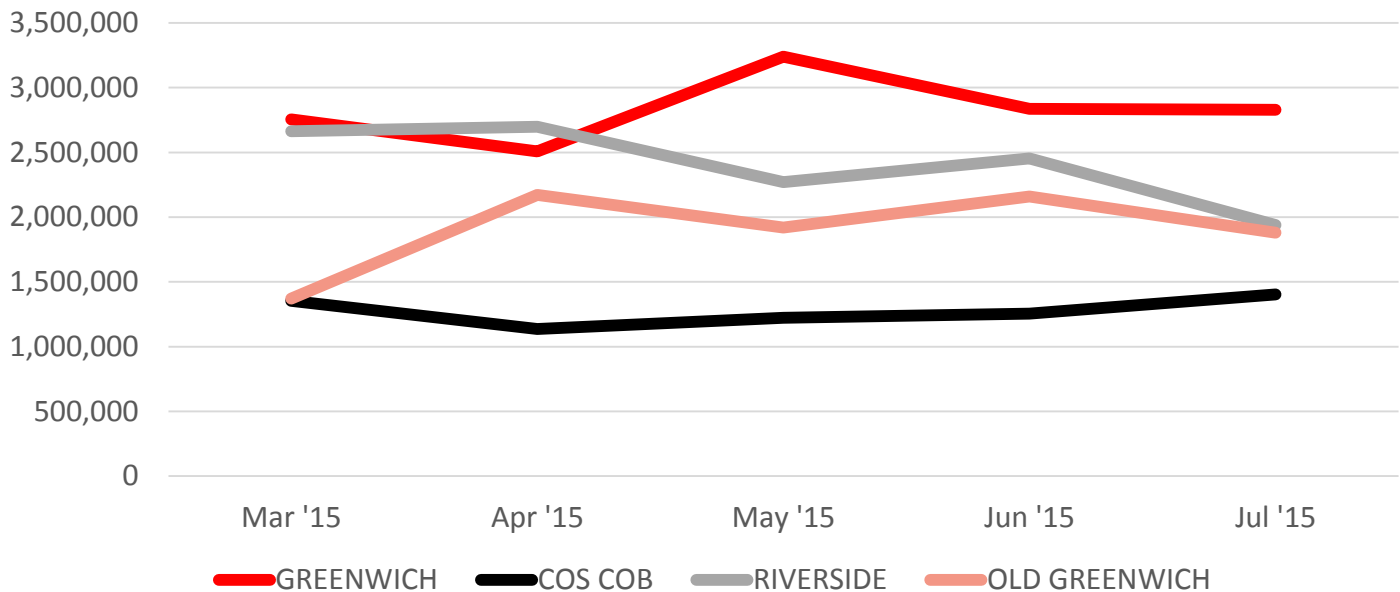
### August 2015 Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	5	3	4	0	<b>12</b>
<b>\$1M - \$2M</b>	7	3	5	3	<b>18</b>
<b>\$2M - \$3M</b>	3	0	2	3	<b>8</b>
<b>\$3M - \$4M</b>	5	0	2	0	<b>7</b>
<b>\$4M - \$5M</b>	1	0	0	0	<b>1</b>
<b>\$5M - \$7.5M</b>	3	0	0	0	<b>3</b>
<b>\$7.5M – 10M</b>	1	0	0	0	<b>1</b>
<b>\$10M+</b>	2	0	0	0	<b>2</b>
<b>TOTAL</b>	<b>27</b>	<b>6</b>	<b>13</b>	<b>6</b>	<b>52</b>

### Six-Month Average Sales Price Area – March 2015 - August 2015

	Mar '15	Apr '15	May '15	Jun '15	Jul '15	Aug '15
<b>GREENWICH</b>	2,755,313	2,508,392	3,239,915	2,837,211	2,829,358	3,425,574
<b>COS COB</b>	1,354,000	1,137,000	1,221,563	1,255,375	1,403,750	1,102,083
<b>RIVERSIDE</b>	2,663,571	2,697,850	2,271,625	2,453,090	1,938,462	1,794,920
<b>OLD GREENWICH</b>	1,370,000	2,171,841	1,920,716	2,160,189	1,880,667	2,491,667
<b>ALL AREAS</b>	<b>2,374,516</b>	<b>2,359,000</b>	<b>2,555,631</b>	<b>2,419,139</b>	<b>2,364,957</b>	<b>2,642,057</b>

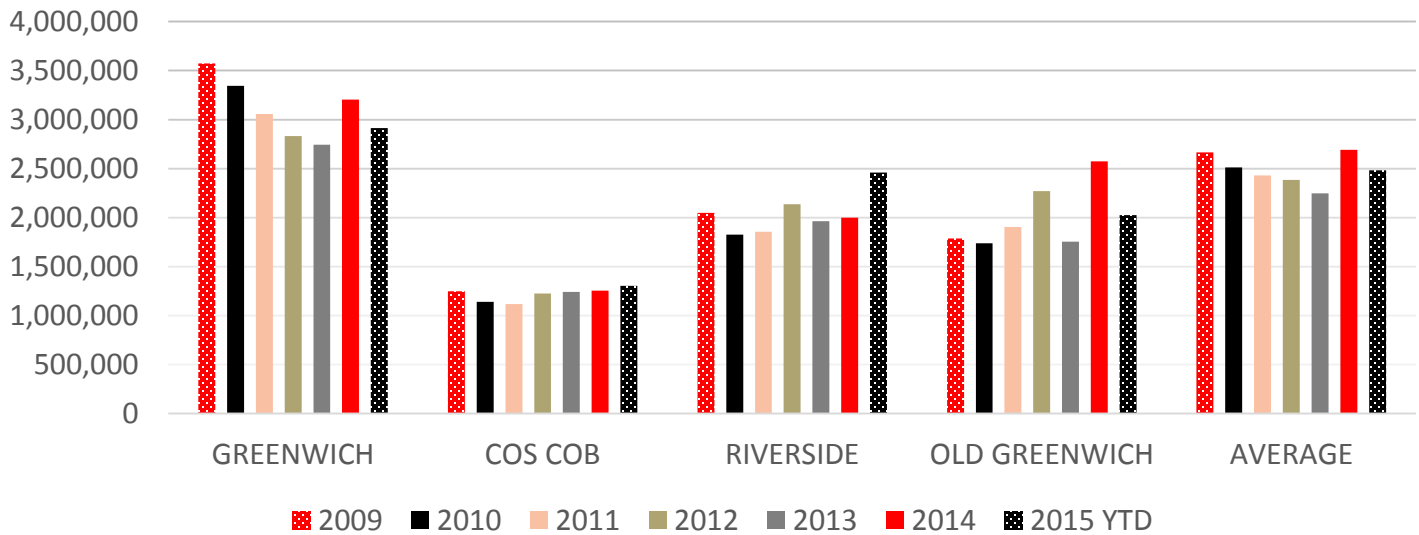
Chart: Six-Month Average Sales Price by Area – March 2015 – August 2015



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<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>2,914,687</b>	<b>1,303,106</b>	<b>2,459,429</b>	<b>2,025,361</b>	<b>2,481,355</b>

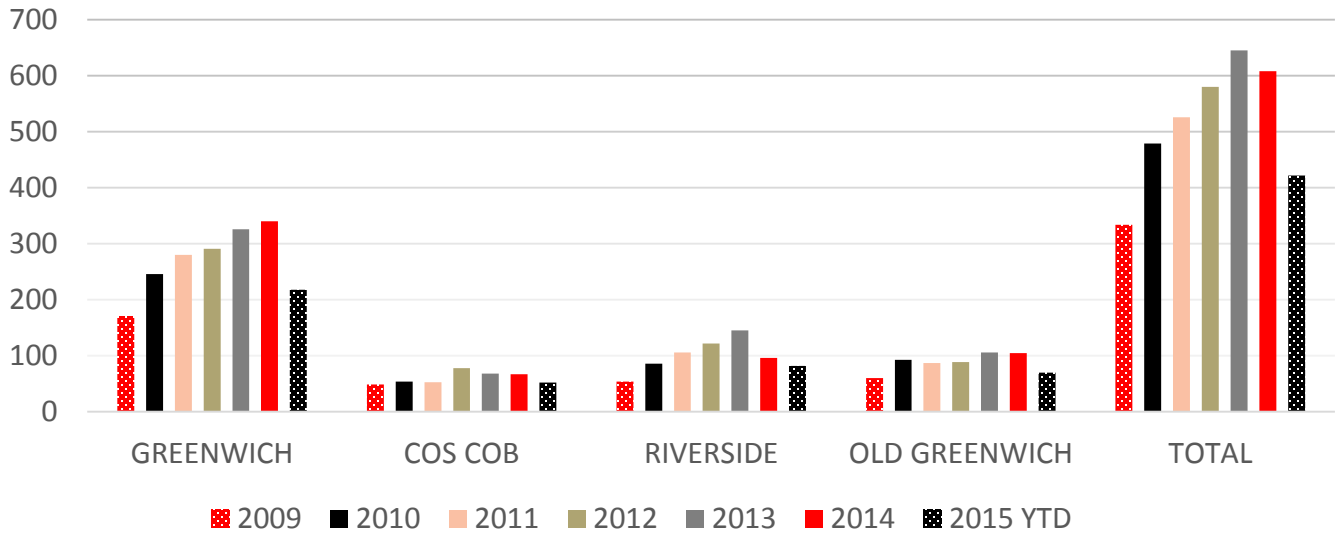
**Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price**



**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>218</b>	<b>52</b>	<b>82</b>	<b>70</b>	<b>422</b>

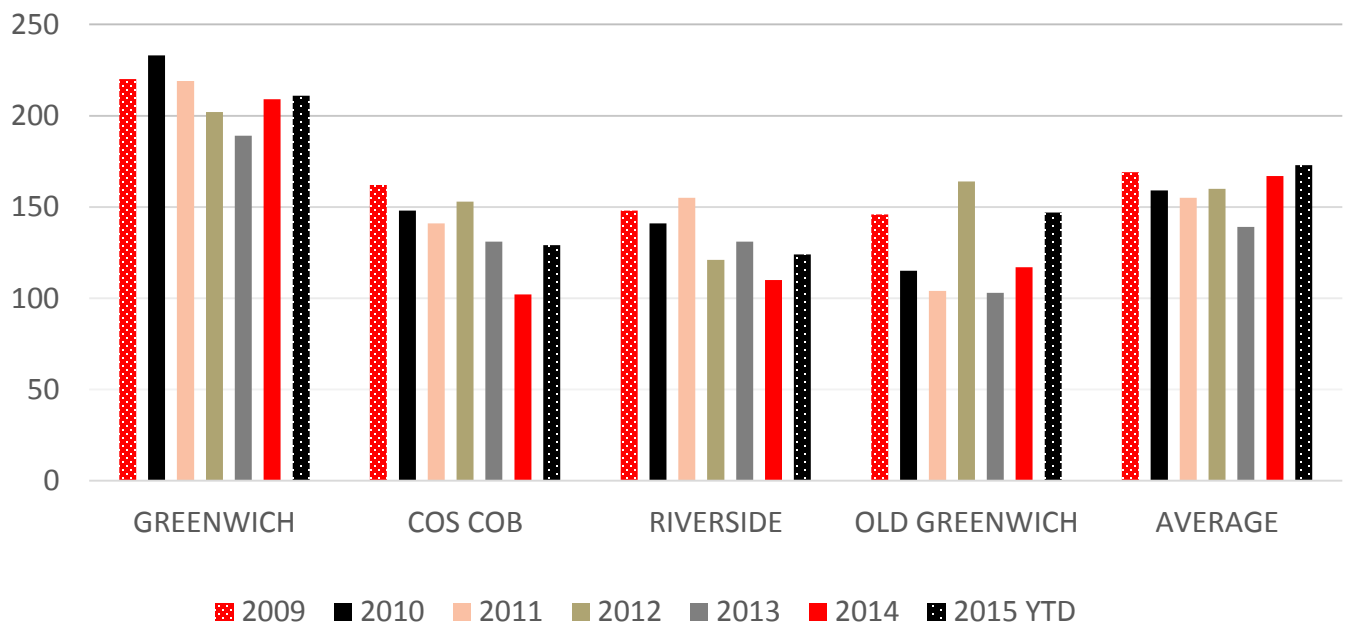
**Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2009</b>	220	162	148	146	<b>169</b>
<b>2010</b>	233	148	141	115	<b>159</b>
<b>2011</b>	219	141	155	104	<b>155</b>
<b>2012</b>	202	153	121	164	<b>160</b>
<b>2013</b>	189	131	131	103	<b>139</b>
<b>2014</b>	209	102	110	117	<b>167</b>
<b>2015 YTD</b>	<b>211</b>	<b>129</b>	<b>124</b>	<b>147</b>	<b>173</b>

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



## August 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
7 Tulip St	Colonial	2112	1953	2010	3	2	0	0.16	799000	785000	48	8/17/2015
18 Gregory Rd	Split	2491	1957		3	2	0	0.32	889000	865000	13	8/31/2015
18 Licata Terr	Cape Cod	1795	1958		4	2	0	0.42	899000	865000	30	8/28/2015
60 River Rd	Victorian	2601	1870	1976	5	2	1	0.3	1375000	1337500	40	8/7/2015
30 Old Stone Bridge Rd	Colonial	2306	1979	2014	3	2	1	1	1400000	1360000	268	8/19/2015
2 Cat Rock Rd	Colonial	2151	1940	2015	4	3	0	0.63	1435000	1400000	31	8/27/2015

## August 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
37 Mead Av	Colonial	1658	1905		5	2	0	0.1	539000	537000	21	8/18/2015
40 Division St	Colonial	1210	1938	2010	3	1	1	0.13	575000	575000	46	8/28/2015
3 Windy Knolls	Colonial	1900	1989		3	2	1	0.13	680000	640000	74	8/3/2015
1020 North St	Colonial	1812	1983		3	2	1	0.55	845000	812500	384	8/19/2015
107 Elm St	Colonial	1373	1909	2014	3	2	0	0.09	890000	870000	67	8/14/2015
450 Riversville Rd	Ranch	1895	1950	2002	3	3	0	2	1200000	1010000	70	8/25/2015
8 Norias Rd	Cape Cod	2634	1949	2011	5	3	0	0.46	1099000	1100000	53	8/5/2015
16 Mackenzie Gln	Colonial	2837	1959	2003	4	2	1	1.01	1599000	1450000	334	8/13/2015
4 Maher Av	Colonial	2797	1903		6	5	0	0.28	1700000	1550000	42	8/14/2015
121 Birch Ln	Col Ranch	3149	1956	2007	5	4	0	1.46	1965000	1700000	99	8/20/2015
378 Riversville Rd	Col Ranch	2690	1953	2006	4	3	1	2.05	1875000	1800000	173	8/10/2015
25 Willow Run Rd	Colonial	7021	2001	2001	6	5	2	2.09	1995000	1890000	270	8/11/2015
20 Morningside Dr	Colonial	4983	2002	2014	5	4	2	0.28	2095000	2047500	82	8/7/2015
150 Bedford Rd-37 Cutler Rd	Cotswold	3277	1940	1966	4	3	1	12.48	2600000	2100000	895	8/26/2015
10 Mead Point Dr	Colonial	3925	1939		5	4	2	1	2900000	2530000	79	8/27/2015
143 Clapboard Ridge Rd	Colonial	5435	1966	2009	6	4	1	2.09	3349000	3000000	134	8/14/2015
122 Clapboard Ridge Rd	ShingleSty	6888	1999	2007	5	5	1	1.06	3600000	3100000	278	8/28/2015
9 Rockwood Ln Spur	Colonial	5214	1977	2005	5	4	2	1.13	3295000	3200000	33	8/5/2015
109 Peckslan Rd	Colonial	5583	1755	2009	4	5	1	3.19	3200000	3200000	0	8/31/2015
17 Wyckham Hill Ln	GeorgCol	7062	1987	2015	7	6	2	2.04	3850000	3800000	21	8/26/2015
11 Brynwood Ln	Colonial	8338	1995		6	6	2	3	5250000	4910000	110	8/21/2015
421 Field Point Rd	EurSty	10000	1923	1996	5	7	3	2.57	5700000	5200000	888	8/3/2015
60 West Brother Dr	EngMan	5712	1925	2008	5	5	3	0.56	5995000	5845000	105	8/3/2015
11 Wynnwood Rd	Colonial	12712	1953	2007	5	7	3	2.24	7450000	6923500	338	8/31/2015
53 Lower Cross Rd	Colonial	11475	1997		7	8	1	15.95	7550000	7550000	0	8/13/2015
3 Jada Ln	EngMan	10889	2006		6	7	3	1.47	10500000	10250000	387	8/18/2015
547 Lake Av	GeorgCol	18834	2012		7	8	2	3.62	16250000	14900000	36	8/24/2015

## August 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
12 Lakeview Dr	Colonial	2162	1975		3	2	1	0.28	989000	850000	42	8/31/2015
26 Thornhill Rd	Cape Cod	2468	1954	2010	4	3	0	0.19	899000	880000	84	8/28/2015
29 Summit Rd	Cape Cod	1865	1935	2005	4	2	0	0.3	948000	948000	46	8/28/2015
11 Spezzano Dr	Colonial	2418	1946	2001	3	3	1	0.14	935000	952500	11	8/31/2015
43 Long Meadow Rd	SeeRmks	2351	1956	2007	4	3	0	0.28	1250000	1115000	107	8/31/2015
31 Meyer Pl	SeeRmks	3586	1962		4	4	1	0.31	1695000	1610000	87	8/11/2015
9 Bayside Terr	Split	2461	1961	2013	4	3	1	0.33	1875000	1825000	39	8/24/2015
83 Summit Rd	Colonial	3544	1950	2015	5	3	1	0.28	1925000	1871000	101	8/3/2015
324 Palmer Hill Rd	Colonial	3580	1985	2006	5	3	1	0.51	1995000	1975000	55	8/15/2015
16 Hearthstone Dr	Colonial	3324	1965	2015	6	3	1	0.31	2295000	2295000	58	8/7/2015
38 Terrace Av	Colonial	3494	1926	2009	5	3	1	0.33	2635000	2600000	55	8/14/2015
50 Indian Head Rd	Tudor	4423	1932	2006	6	5	1	0.72	3199500	3025000	431	8/19/2015
10 Tyler Ln	Colonial	6000	2003		6	6	1	0.46	3650000	3387465	62	8/10/2015

## August 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
1 Random Rd	SeeRmks	2475	1927		4	2	1	0.35	1750000	1630000	235	8/24/2015
15 Fairgreen Ln	Colonial	1844	1974	2012	3	3	0	0.32	1699000	1650000	175	8/14/2015
298 Sound Beach Av	Colonial	2394	1967		4	3	0	0.17	1800000	1670000	84	8/31/2015
338 Sound Beach Av	Colonial	3536	2004		4	4	1	0.2	2595000	2400000	114	8/19/2015
11 Webb Av	Colonial	4950	2015		5	4	1	0.27	2400000	2400000	0	8/14/2015
16 Shoreham Club Rd	Contemp	4847	2009		4	4	1	0.39	5595000	5200000	126	8/27/2015

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