

Greenwich Real Estate Monthly Market Report – September 2015

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September 2015 Summary

Single Family Homes Sold	55
Average Original Sale Price	\$2,977,064
Average List Price	\$2,798,173
Average Sale Price	\$2,613,771
Average Days on Market	186

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.

September 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	30	3,818,033	3,507,133	3,236,400	92.28%
COS COB	5	1,954,600	1,930,800	1,870,584	96.88%
RIVERSIDE	11	1,477,000	1,459,455	1,419,409	97.26%
OLD GREENWICH	9	2,575,278	2,553,056	2,411,000	94.43%
ALL AREAS AVG.	55	2,977,064	2,798,173	2,613,771	93.10%

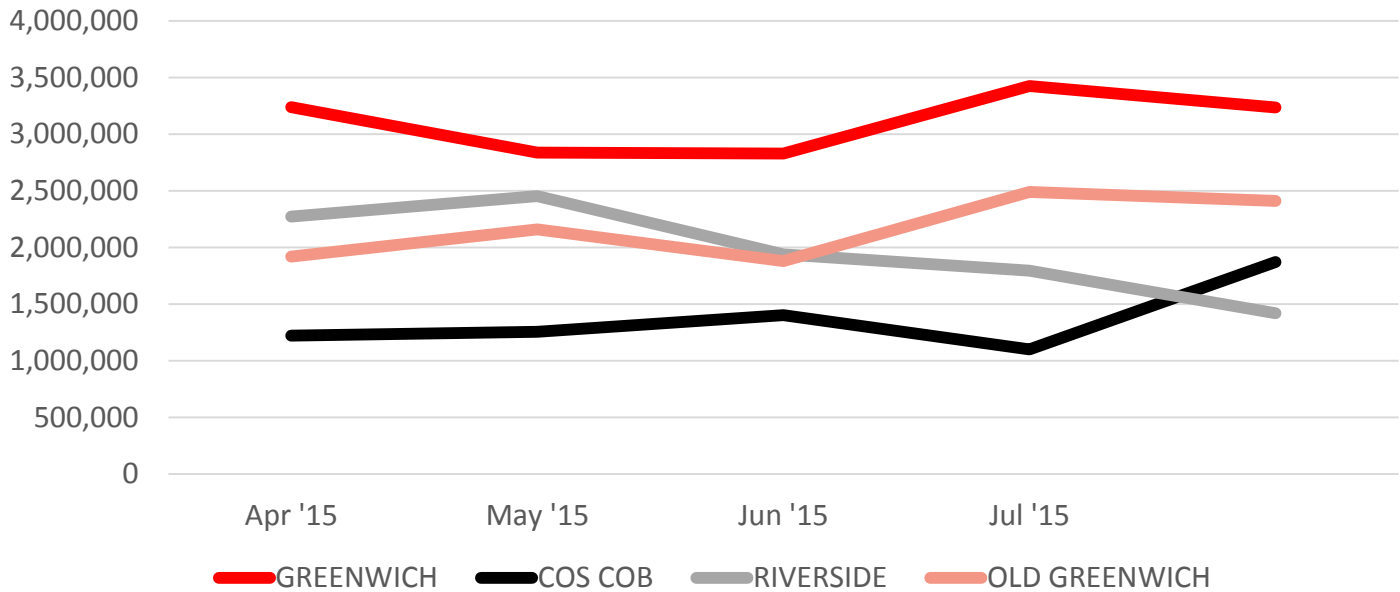
September 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	2	4	1	13
\$1M - \$2M	6	1	6	3	16
\$2M - \$3M	5	1	0	2	8
\$3M - \$4M	4	1	1	2	8
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	3	0	0	1	4
\$7.5M – 10M	3	0	0	0	3
\$10M+	0	0	0	0	0
TOTAL	30	5	11	9	55

Six-Month Average Sales Price Area – 2015 - September 2015

	Apr '15	May '15	Jun '15	Jul '15	Aug '15	Sep '15
GREENWICH	2,508,392	3,239,915	2,837,211	2,829,358	3,425,574	3,236,400
COS COB	1,137,000	1,221,563	1,255,375	1,403,750	1,102,083	1,870,584
RIVERSIDE	2,697,850	2,271,625	2,453,090	1,938,462	1,794,920	1,419,409
OLD GREENWICH	2,171,841	1,920,716	2,160,189	1,880,667	2,491,667	2,411,000
ALL AREAS	2,359,000	2,555,631	2,419,139	2,364,957	2,642,057	2,613,771

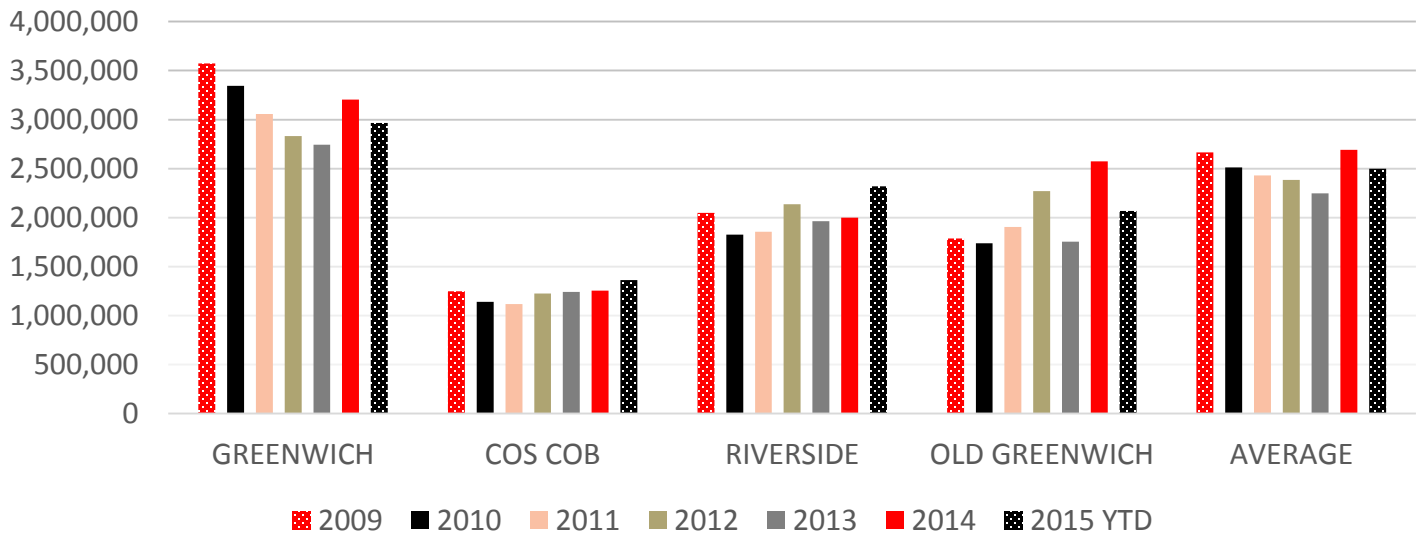
Chart: Six-Month Average Sales Price by Area – March 2015 – September 2015



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	2,965,216	1,362,007	2,320,603	2,069,294	2,500,176

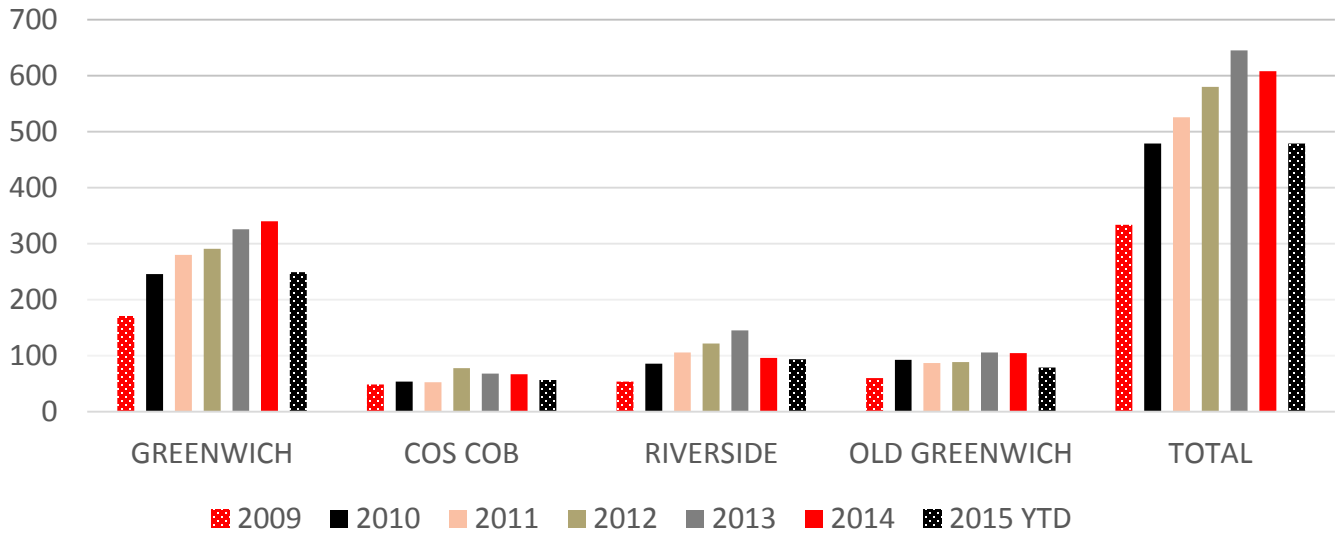
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	249	57	94	79	479

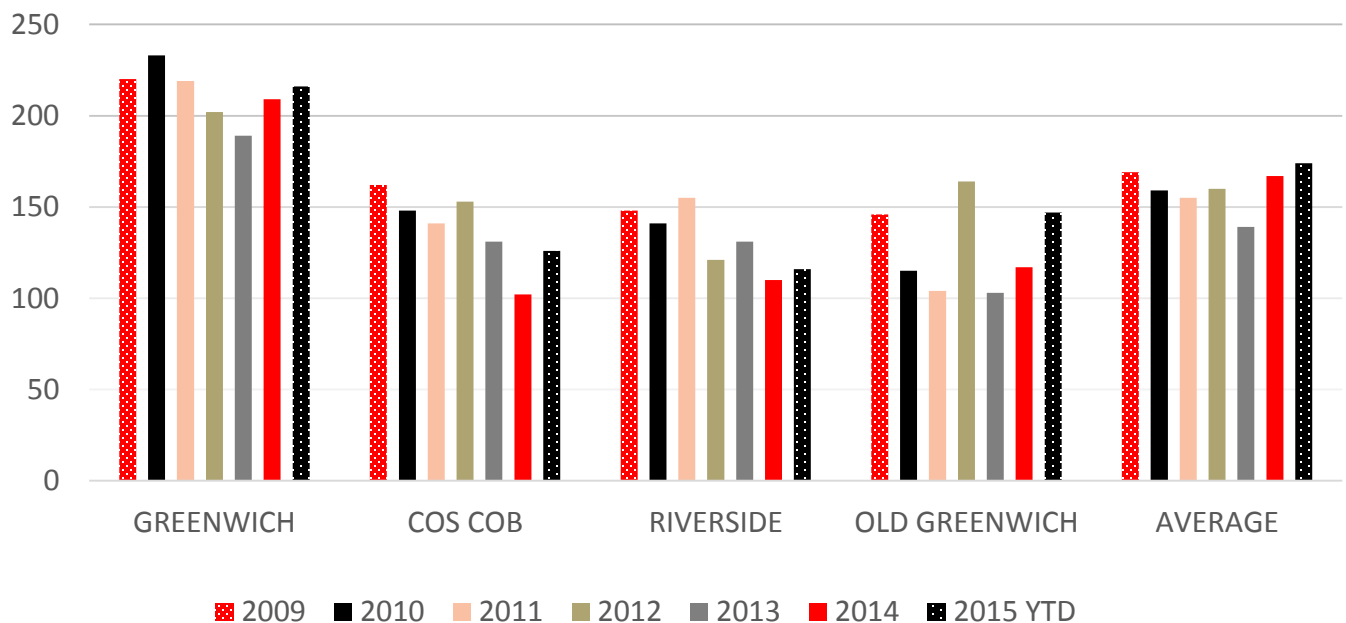
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



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	216	126	116	147	174

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



September 2015 Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
30 Maplewood Dr	Ranch	2130	1956		3	2	1	0.22	890000	855420	55	9/1/2015
34 Dandy Dr	RaisdRnch	1881	1968		4	2	0	0.51	949000	940000	17	9/15/2015
11 Mill Pond Court	Colonial	1670	1942	2008	3	3	0	0.16	1420000	1410000	131	9/1/2015
4 Cedar Ln	Colonial	7760	2015		6	5	2	0.37	2995000	2847500	164	9/14/2015
647 River Rd	ShoreCol	8200	2015		5	5	2	1.19	3400000	3300000	148	9/23/2015
30 Maplewood Dr	Ranch	2130	1956		3	2	1	0.22	890000	855420	55	9/1/2015

September 2015 Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
259 Pemberwick Rd	Colonial	1620	1940		3	1	1	0.42	699000	620000	96	9/30/2015
17 Pilgrim Dr	Ranch	1608	1958	2006	3	2	0	0.25	699000	658000	74	9/18/2015
80 Oak Ridge St	FarmHse	1361	1915	2013	3	2	0	0.23	699000	695000	151	9/4/2015
30 Cambridge Dr	RaisdRnch	2166	1966	2013	4	2	1	0.22	895000	855000	49	9/15/2015
16 Hickory Dr	Colonial	3132	1949	2015	4	3	0	0.37	925000	875000	98	9/9/2015
22 Connecticut Av	Colonial	1733	1912		3	2	1	0.11	949000	930000	64	9/17/2015
14 Montgomery Ln	Contemp	2817	1958		3	4	1	1.02	1595000	1350000	94	9/11/2015
1 Montgomery Ln	Colonial	1224	2000		1	1	0	1.27	1650000	1500000	97	9/10/2015
19 Pine Ridge Rd	Colonial	3229	1960	2008	4	3	1	1.12	1950000	1800000	496	9/18/2015
124 Porchuck Rd	Tudor	5074	1986		5	4	1	4.24	2195000	1850000	276	9/15/2015
69 Mallard Dr	Colonial	4200	2006		5	4	1	0.34	1995000	1850000	453	9/17/2015
79 Duncan Dr	Col Ranch	3688	1987		4	4	2	2.21	2150000	1950000	276	9/1/2015
100 Perkins Rd	Colonial	4768	1969	2005	5	5	1	2.46	2500000	2290000	74	9/9/2015
1 Reynwood Mnr	FrenchSty	7645	1981	2004	5	5	3	4	2999000	2350000	302	9/21/2015
543 Stanwich Rd	Colonial	2516	1966	2004	4	2	1	4	2875000	2450000	433	9/17/2015
95 Oneida Dr	Colonial	3088	1969	1998	4	2	1	0.73	2695000	2518500	391	9/22/2015
21 Byfield Ln	SeeRmks	6136	1961	2000	4	5	1	2	2975000	2800000	79	9/29/2015
27 Ridgebrook Rd	Colonial	3578	1928	2012	4	3	2	0.66	3295000	3200000	11	9/21/2015
33 Doubling Rd	Colonial	7045	1972	2008	5	6	2	1.23	3895000	3340000	72	9/14/2015
2 Cowdray Park Dr	GeorgCol	8966	1986		7	8	3	13.34	4199000	3800000	211	9/18/2015
29 Butternut Hollow Rd	Colonial	3850	1969	2012	5	3	1	2.3	3895000	3800000	50	9/30/2015
613 Steamboat Rd	Mediterran	6000	2009		4	4	2	0.22	4000000	4000000	0	9/18/2015
26 Stillman Ln	Colonial	6642	2015		5	7	2	1.35	4500000	4200000	242	9/22/2015
75 Buckfield Ln	GeorgCol	5694	2004		5	4	2	2.29	4490000	4400000	36	9/22/2015
16 Andrews Farm Rd	Colonial	8711	1993	2010	6	8	2	4	5295000	5250000	159	9/9/2015
311 Shore Rd	ShingleSty	7288	2005	2012	5	4	2	0.46	5750000	5450000	672	9/15/2015
69 Dingtletown Rd	ShingleSty	10705	1913	2001	8	8	2	4	7750000	6637000	231	9/8/2015

September 2015 Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
20 Bonwit Rd	Cape Cod	1501	1955	2012	4	2	0	0.17	699000	673500	113	9/10/2015
69 Sheephill Rd	Ranch	1317	1954		3	2	0	0.2	678000	685000	81	9/2/2015
22 Wescott St	Colonial	1526	1947	1989	4	2	0	0.2	798000	777000	81	9/25/2015
31 Sound Beach Av	Colonial	1642	1926		3	2	1	0.14	975000	958000	75	9/9/2015
23 Sunshine Av	Colonial	2266	1996		4	3	1	0.18	1295000	1272500	24	9/10/2015
19 Nearwater Ln	Colonial	3324	1952	2001	4	3	1	0.4	1350000	1320000	15	9/15/2015
23 Dorchester Ln	Colonial	1890	1951	1996	4	3	0	0.23	1375000	1375000	84	9/11/2015
30 Loading Rock Rd	Colonial	3388	1986	2008	4	3	1	0.48	1649000	1575000	98	9/1/2015
44 Leonard Av	Colonial	2449	1924	2014	4	2	1	0.67	1685000	1627500	112	9/17/2015
15 Dawn Harbor Ln	Ranch	1710	1953		3	1	1	0.64	2000000	1850000	32	9/22/2015
8 Willowmere Av	ShingleSty	4079	1982	2006	4	3	1	0.75	3550000	3500000	27	9/30/2015

September 2015 Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Ac	List Price	Sold Price	Dom	CD
18 Halsey Dr	Ranch		1948		2	2	0	0.19	855000	805000	87	9/3/2015
35 Old Wagon Rd	Ranch	1559	1954		3	2	0	0.42	997500	1045000	90	9/1/2015
1 Tait Rd	Colonial	1829	1904	2008	4	2	0	0.09	995000	1101500	23	9/21/2015
12 Northridge Rd	Cape Cod	3001	1948	2010	3	2	1	0.24	1365000	1400000	92	9/2/2015
40 Forest Av	Colonial	2893	1989	2010	3	3	1	0.2	2075000	2000000	92	9/9/2015
26 Tomac Av	Colonial	3976	2006		4	5	1	0.49	2750000	2610000	251	9/22/2015
67 Sound Beach Av	Colonial	6119	2015		6	5	1	0.32	3795000	3500000	125	9/25/2015
15 West Wy	Colonial	4023	1920	1989	6	5	0	0.42	4150000	3700000	415	9/25/2015
11 Crossway	ShoreCol	4891	2000	2013	4	5	1	0.54	5995000	5537500	121	9/28/2015

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