

## Greenwich Real Estate Monthly Market Report – October 2015

**Carolyn Sarsen (203-253-0441) [csarsen@gmail.com](mailto:csarsen@gmail.com)**

**Jack Sarsen (203-253-0476) [jsarsen@gmail.com](mailto:jsarsen@gmail.com)**

David Ogilvy & Associates / Christie's International Real Estate - Greenwich, CT

### October 2015 Summary

<b>Single Family Homes Sold</b>	<b>42</b>
<b>Average Original Sale Price</b>	<b>\$2,923,986</b>
<b>Average List Price</b>	<b>\$2,693,629</b>
<b>Average Sale Price</b>	<b>\$2,527,490</b>
<b>Average Days on Market</b>	<b>177</b>

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.

### October 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>	24	3,585,121	3,324,412	3,115,983	<b>93.18%</b>
<b>COS COB</b>	2	1,674,000	1,562,500	1,500,000	<b>96.00%</b>
<b>RIVERSIDE</b>	9	2,259,111	2,061,889	1,942,333	<b>94.20%</b>
<b>OLD GREENWICH</b>	7	1,869,214	1,666,537	1,555,714	<b>94.08%</b>
<b>ALL AREAS AVG.</b>	<b>42</b>	<b>2,923,986</b>	<b>2,693,629</b>	<b>2,527,490</b>	<b>93.83%</b>

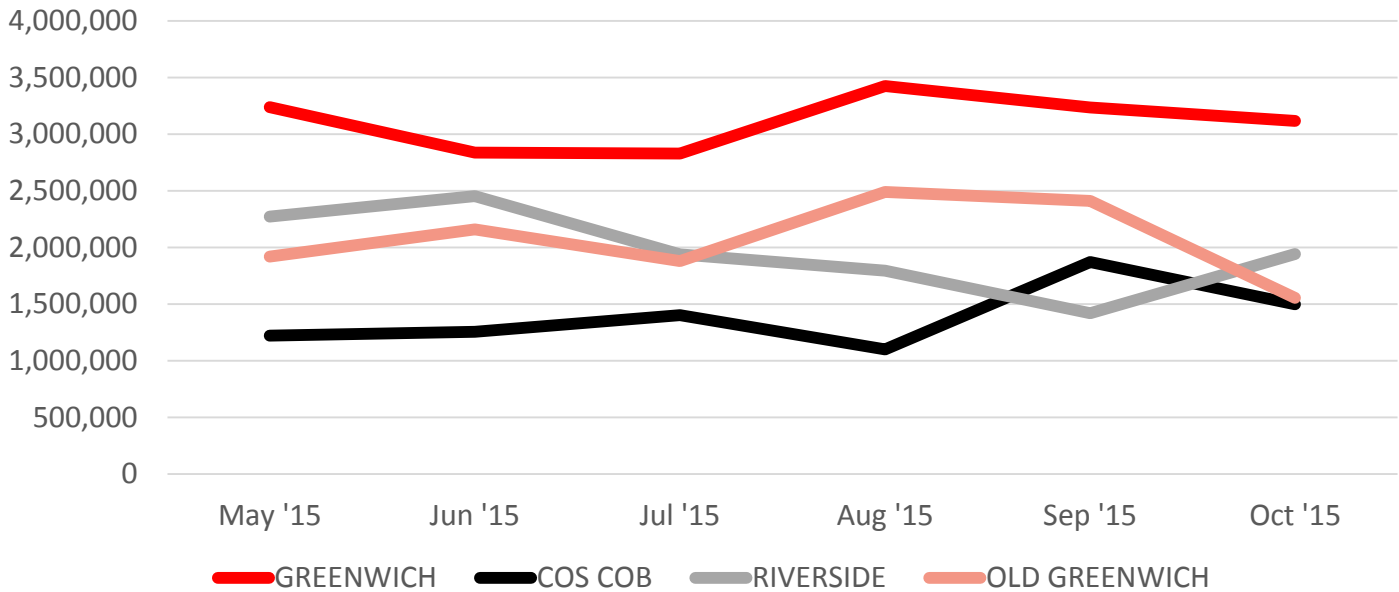
### October 2015 Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	4	1	1	3	<b>9</b>
<b>\$1M - \$2M</b>	4	0	4	3	<b>11</b>
<b>\$2M - \$3M</b>	3	1	3	0	<b>7</b>
<b>\$3M - \$4M</b>	7	0	1	0	<b>8</b>
<b>\$4M - \$5M</b>	4	0	0	1	<b>5</b>
<b>\$5M - \$7.5M</b>	1	0	0	0	<b>1</b>
<b>\$7.5M – 10M</b>	1	0	0	0	<b>1</b>
<b>\$10M+</b>	0	0	0	0	<b>0</b>
<b>TOTAL</b>	<b>24</b>	<b>2</b>	<b>9</b>	<b>7</b>	<b>42</b>

### Six-Month Average Sales Price Area – 2015 - October 2015

	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15
<b>GREENWICH</b>	3,239,915	2,837,211	2,829,358	3,425,574	3,236,400	3,115,983
<b>COS COB</b>	1,221,563	1,255,375	1,403,750	1,102,083	1,870,584	1,500,000
<b>RIVERSIDE</b>	2,271,625	2,453,090	1,938,462	1,794,920	1,419,409	1,942,333
<b>OLD GREENWICH</b>	1,920,716	2,160,189	1,880,667	2,491,667	2,411,000	1,555,714
<b>ALL AREAS</b>	<b>2,555,631</b>	<b>2,419,139</b>	<b>2,364,957</b>	<b>2,642,057</b>	<b>2,613,771</b>	<b>2,527,490</b>

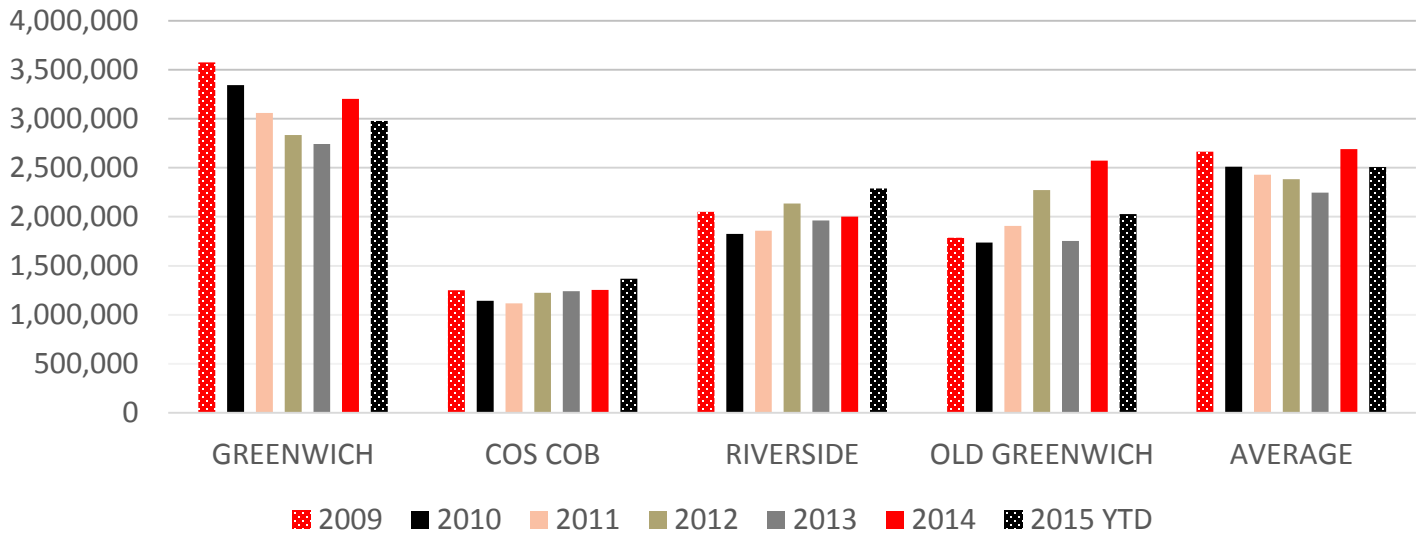
Chart: Six-Month Average Sales Price by Area – March 2015 – October 2015



### 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>2,978,470</b>	<b>1,366,685</b>	<b>2,287,551</b>	<b>2,027,491</b>	<b>2,507,378</b>

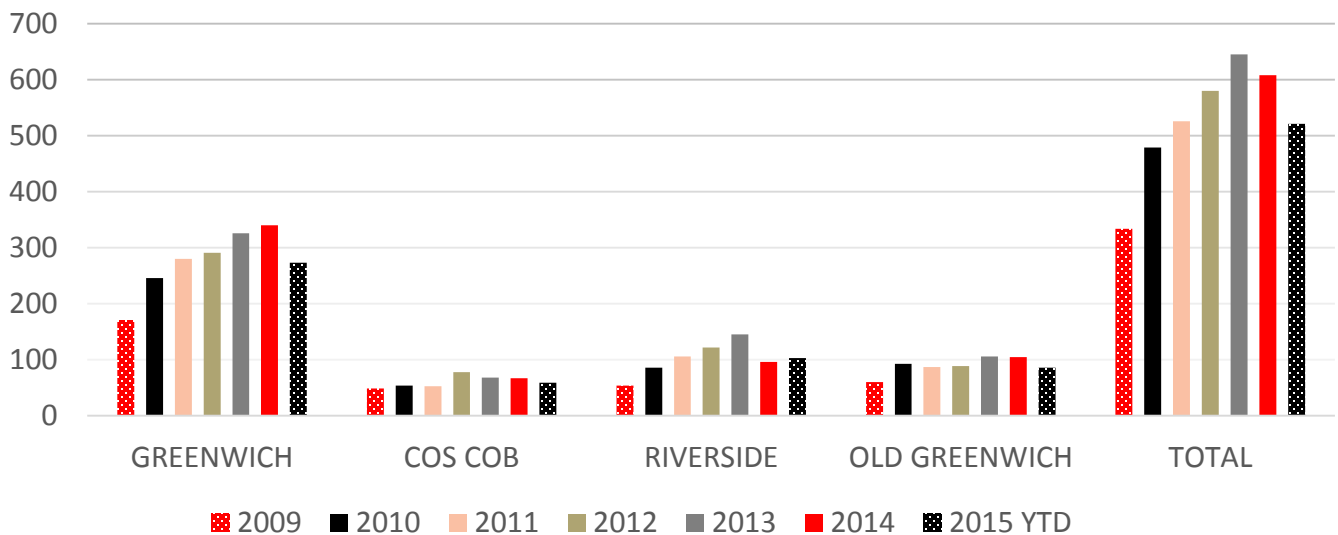
**Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price**



**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	273	59	103	86	521

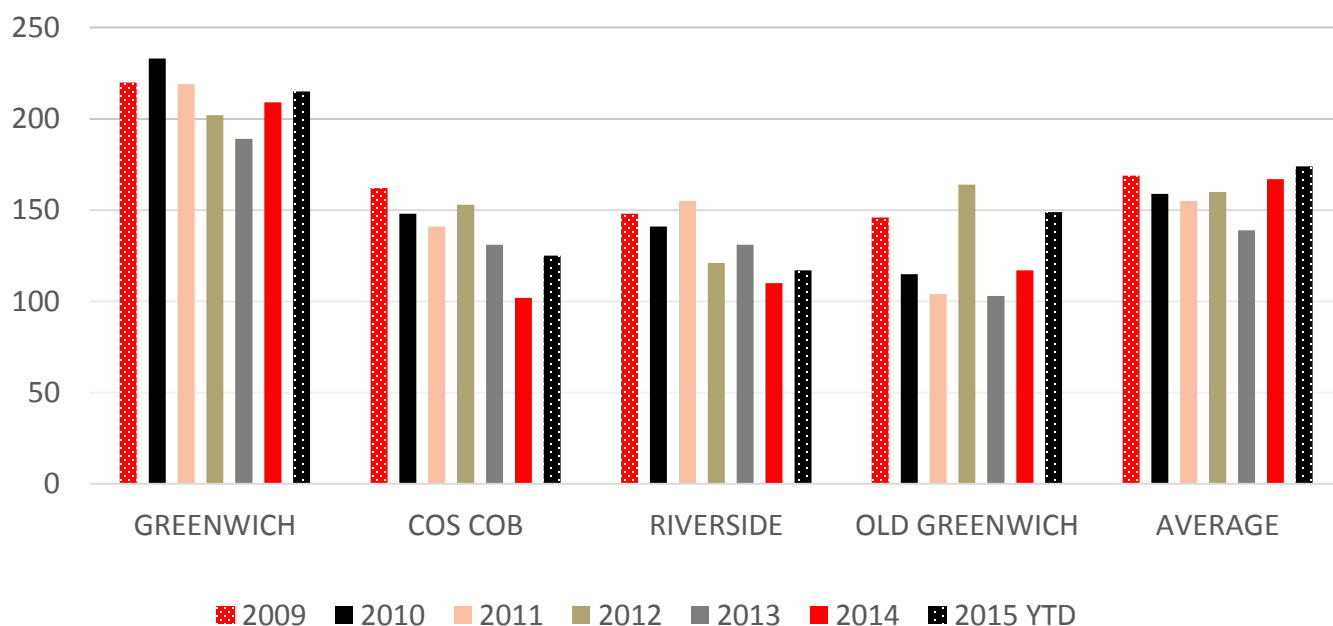
**Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area**



## 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>215</b>	<b>125</b>	<b>117</b>	<b>149</b>	<b>174</b>

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



## October 2015 Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
3 Havemeyer Ln	Cape Cod	1402	1953	2006	4	2	0	0.12	649500	625000	50	10/23/2015
7 Brookside Pk	Tudor	1522	1928	1999	3	3	0	0.26	725000	700000	229	10/8/2015
35 Center Dr	Colonial	1617	1950	2007	3	2	1	0.19	895000	850000	554	10/28/2015
10 Manor Rd	Colonial	2053	1949	1990	3	2	1	0.24	995000	1100000	13	10/5/2015
17 Shore Acre Dr	Colonial	2267	1927	2003	5	2	1	0.16	1650000	1565000	14	10/13/2015
10 Fairgreen Ln	TradRnch	2225	1924	2012	3	2	1	0.57	2250000	1950000	203	10/1/2015
4 Cove Ridge Ln	Contemp	4990	1992	2013	4	4	1	0.74	4500000	4100000	99	10/23/2015

**October 2015 Single Family Homes Sold: Greenwich**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
38 Fletcher Av	Cape Cod	1134	1932		3	1	0	0.2	550000	500000	45	10/8/2015
57 View St	Ranch	1252	1941	2008	3	1	0	0.27	549000	535000	152	10/1/2015
1 Sound View Ct	Colonial	1328	1922		3	1	0	0.08	799000	780000	98	10/30/2015
5 Tree Top TTer	Colonial	3868	1995		5	4	1	0.63	1320000	1320000	28	10/14/2015
2 Strawbridge Ln	Contemp	3600	1979		4	3	1	1	1550000	1380000	63	10/7/2015
39 Mohawk Ln	Colonial		1967		5	3	1	5.61	1749900	1600000	67	10/14/2015
27 Perryridge Rd	Colonial	2208	1972	2006	4	2	1	0.19	1945000	1882500	29	10/15/2015
19 Pintail Ln	Colonial	4240	2015		5	4	1	0.18	2695000	2445000	169	10/15/2015
13 Chieftans Rd	EngMan	6106	2003	2007	4	5	2	0.92	2950000	2650000	519	10/9/2015
124 Birch Ln	Colonial	4412	0	2010	5	4	2	1	2999000	2950000	265	10/28/2015
37 Perryridge Rd	Colonial	5074	1927	2012	5	4	1	0.3	3195000	3000000	90	10/15/2015
19 Widgeon Wy	Colonial	5900	2015		5	4	2	0.36	3199999	3199999	44	10/14/2015
8 Chieftans Rd	EngMan	10640	1996		5	7	3	1.19	3450000	3425000	600	10/21/2015
47 Husted Ln	GeorgCol	4302	1960	1993	4	5	1	2.2	4500000	3500000	235	10/1/2015
122 Butternut Hllw Rd	GeorgCol	5920	1966	2002	5	7	2	2	3495000	3500000	28	10/9/2015
150 North St	Colonial	7177	2006	2008	5	6	2	0.55	4295000	3800000	205	10/15/2015
27 Khakum Wood Rd	GeorgCol	3989	1929	1998	5	4	1	2.48	4250000	3937500	103	10/2/2015
37 Maher Av	Colonial	5755	1905	2006	7	5	4	0.86	4395000	4270000	109	10/7/2015
70 Hunting Ridge Rd	Colonial	10229	2002		6	8	1	4.28	4695000	4425000	472	10/1/2015
12 Byfield Ln	EngMan	9556	2008		6	7	3	2.6	4475000	4475000	0	10/29/2015
170 Old Mill Rd	ShingleSty	13350	2005		7	7	3	4.11	5100000	4900000	401	10/22/2015
630 Lake Av	EngMan	10170	1972	2009	7	7	2	3.16	6950000	6500000	221	10/1/2015
18 Parsonage Rd	GeorgCol	12136	2010		6	7	2	2.3	10200000	9355000	168	10/14/2015

**October 2015 Single Family Homes Sold: Cos Cob**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
42 Orchard St	Cape Cod	2168	1961		3	3	0	0.21	875000	850000	45	10/23/2015
60 Cat Rock Rd	Contemp	4859	1986	2015	5	5	1	2.02	2250000	2150000	140	10/21/2015

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
11 Mary Ln	Cape Cod	2022	1953	2006	4	2	1	0.2	989000	990000	60	10/21/2015
6 Griffith Rd	Colonial	2768	1968		5	3	1	0.16	999000	1025000	27	10/5/2015
17 Tory Rd	Colonial	2005	1968	2010	4	2	1	0.29	1255000	1200000	82	10/1/2015
26 Lancer Rd	See Rmks	2732	1960	2010	4	3	1	0.31	1399000	1451000	42	10/30/2015
18 Lake Dr	Tudor	1810	1923		4	2	0	0.51	1950000	1675000	46	10/26/2015
267 Riverside Av	Colonial	2266	1925	1987	5	2	2	0.54	2295000	2100000	78	10/15/2015
60 Lockwood Rd	Colonial	4903	1917		7	6	1	0.87	2825000	2515000	67	10/20/2015
59 Gilliam Ln	Cape Cod	3237	1998		3	2	1	1.17	2950000	2850000	440	10/20/2015
31 Owenoke Wy	Colonial	6200	2007		6	5	2	0.4	3895000	3675000	350	10/15/2015

This report is based on data generated by Greenwich MLS. Property and statistical data is solely for your personal non-commercial use and is deemed reliable but not guaranteed. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.