

Greenwich Real Estate Monthly Market Report – November 2015

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November 2015 Summary

Single Family Homes Sold	31
Average Original Sale Price	\$1,932,400
Average List Price	\$1,818,239
Average Sale Price	\$1,723,669
Average Days on Market	156

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.

November 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	21	1,606,210	1,542,495	1,441,380	93.44%
COS COB	1	695,000	640,000	600,000	93.75%
RIVERSIDE	4	3,582,500	3,278,500	3,166,942	96.60%
OLD GREENWICH	5	2,229,800	2,043,800	1,979,400	96.85%
ALL AREAS AVG.	42	1,932,400	1,818,239	1,723,669	94.80%

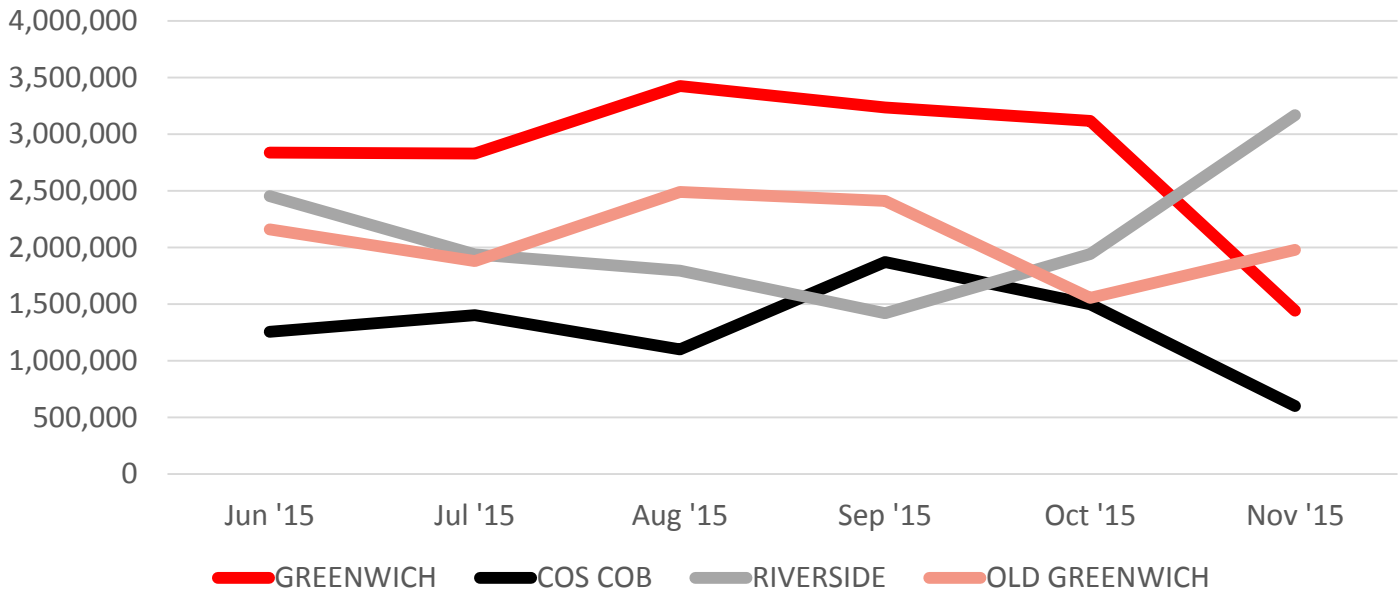
November 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	9	1	0	0	10
\$1M - \$2M	7	0	1	3	11
\$2M - \$3M	4	0	2	1	7
\$3M - \$4M	0	0	0	1	1
\$4M - \$5M	0	0	0	0	0
\$5M - \$7.5M	1	0	1	0	2
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	21	1	4	5	31

Six-Month Average Sales Price Area: June 2015 - November 2015

	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15
GREENWICH	2,837,211	2,829,358	3,425,574	3,236,400	3,115,983	1,441,380
COS COB	1,255,375	1,403,750	1,102,083	1,870,584	1,500,000	600,000
RIVERSIDE	2,453,090	1,938,462	1,794,920	1,419,409	1,942,333	3,166,942
OLD GREENWICH	2,160,189	1,880,667	2,491,667	2,411,000	1,555,714	1,979,400
ALL AREAS	2,419,139	2,364,957	2,642,057	2,613,771	2,527,490	1,723,669

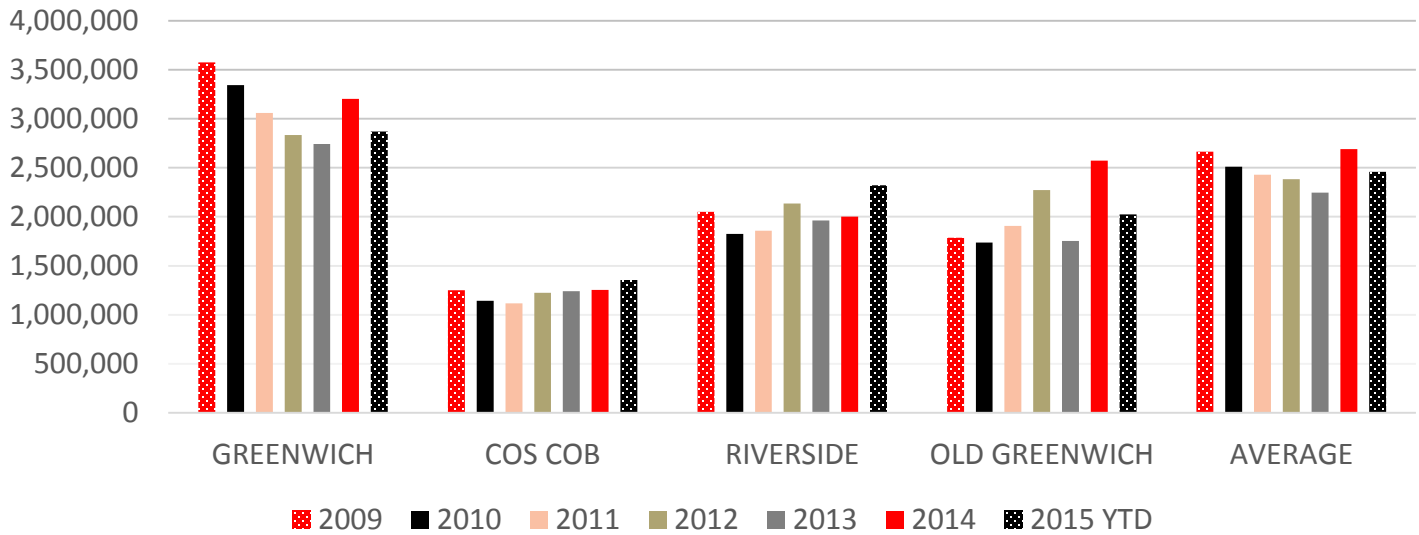
Chart: Six-Month Average Sales Price by Area: June 2015 – November 2015



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	2,868,678	1,353,907	2,320,425	2,024,849	2,458,646

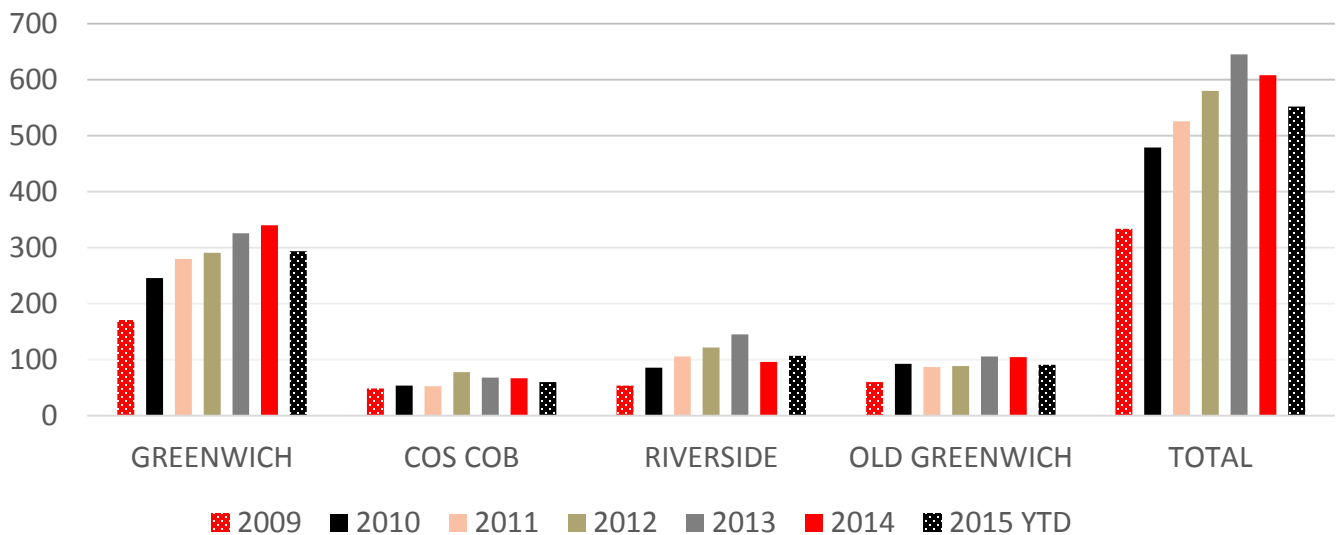
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	294	60	107	91	552

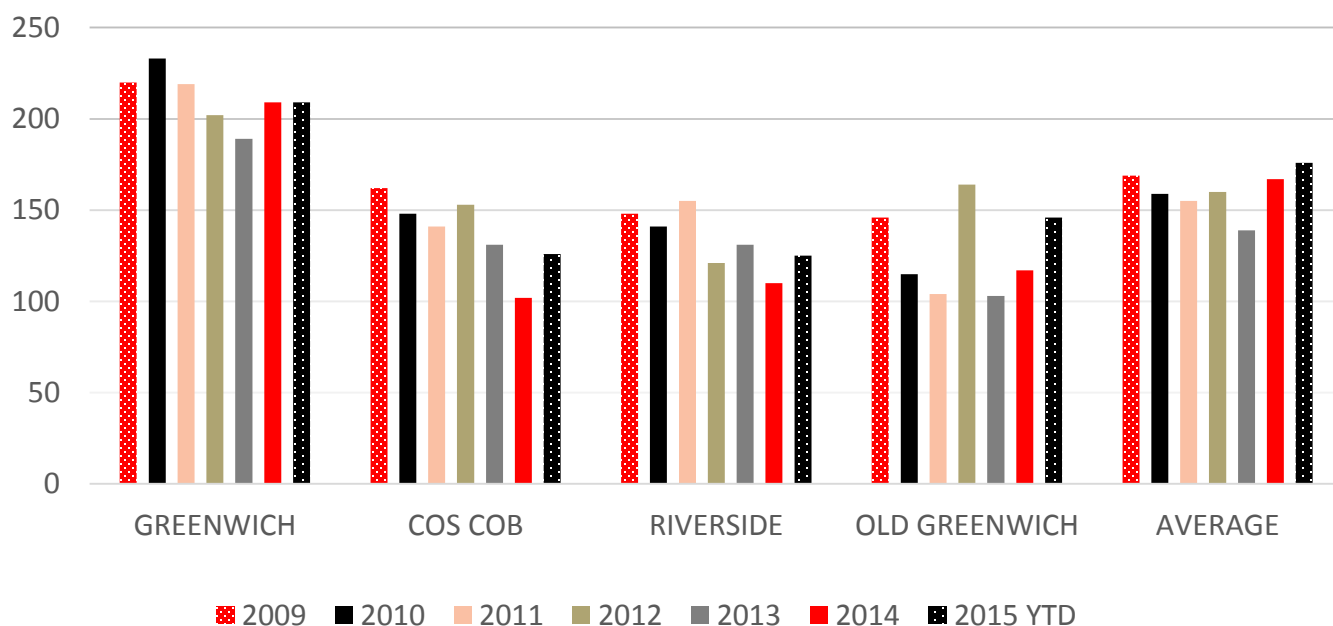
Chart: 2009 - 2015 YTD Number of Single Family Homes Sold by Area



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	209	126	125	146	176

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



November 2015 Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
19 Watch Tower Ln	Cape Cod	1831	1954		4	2	1	0.38	1175000	1100000	14	11/20/2015
18 Hassake Rr	ShoreCol	2636	1927	2014	3	3	1	0.18	1350000	1375000	8	11/23/2015
9 Shorelands Pl	Colonial	2186	1900	2007	5	2	1	0.13	1595000	1595000	10	11/17/2015
393 Sound Beach Av	Colonial	4250	1931	1995	4	3	2	0.27	2250000	2130000	187	11/02/2015
6 Lockwood Dr	ShingleSty	6500	2015		7	7	1	0.44	3849000	3697000	196	11/13/2015

November 2015 Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
79 Josephine Evaristo	Colonial	904	1919		2	1	0	0.11	395000	395000	42	11/25/2015
77 Ritch Av	Colonial	1343	1915		3	1	0	0.19	450000	485000	19	11/30/2015
89 Lake Av	Federal	2204	1957		1	1	0	0.07	675000	500000	230	11/17/2015
24 Morgan Av	Cape Cod	1337	1937	2015	3	2	0	0.12	550000	505000	143	11/10/2015
120 Pilgrim Dr	Split	1204	1969		3	1	1	0.17	524900	550000	60	11/09/2015
30 William St	Colonial	1556	1904	2015	4	3	0	0.08	649500	605000	133	11/30/2015
90 Glenville St	Colonial	1986	1952	2006	3	2	0	0.19	785000	725000	51	11/13/2015
18 Connecticut Av	Colonial	2290	1920	2005	5	2	1	0.11	999000	890000	193	11/06/2015
16 Byram Dock St	Cottage	1892	1900	2012	3	3	0	0.12	940000	940000	0	11/02/2015
3 Game Cock Rd	Colonial	1168	1941		3	2	0	0.12	1000000	1000000	0	11/05/2015
50 Le Grande Av	Colonial	2074	1910	2004	4	2	1	0.12	1049000	1049000	59	11/03/2015
16 Jada Ln	Contemp	3663	1975		4	3	2	1.5	1290000	1175000	171	11/10/2015
107 Havemeyer Pl	Colonial	3077	1905	2010	3	3	0	0.2	1600000	1300000	58	11/18/2015
19 Porchuck Rd	Colonial	1905	1978		3	2	1	2.99	1500000	1400000	69	11/18/2015
17 Steeple Chase	Contemp	4998	1983		5	4	1	2.11	1350000	1570000	25	11/07/2015
104 Husted Ln	Ranch	3018	1950		4	3	0	2.01	1800000	1905000	434	11/02/2015
163 Clapboard Ridge	Contemp	4640	1977	2012	3	4	1	2.01	2500000	2374984	122	11/06/2015
743 Lake Av	Colonial	2668	1958		4	2	0	2.65	3195000	2450000	357	11/04/2015
306 Stanwich Rd	ShingleSty		1959	2015	5	3	1	2.84	2850000	2700000	49	11/16/2015
4 Game Cock Rd	Cape Cod	3692	1941	2013	4	2	1	0.28	2895000	2750000	170	11/11/2015
2 Oneida Dr	Colonial	6954	2015		4	5	1		5395000	5000000	570	11/03/2015

November 2015 Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
4 Relay Ct	ShingleSty	1029	1920	2014	3	1	0	0.09	640000	600000	162	11/24/2015

November 2015 Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
41 Leonard Av	Colonial	2478	1971	2007	5	3	0	0.27	1369000	1297767	190	11/06/2015
11 Stoney Ridge Ln	Colonial	3204	1953	2011	4	4	1	0.38	2145000	2145000	212	11/06/2015
44 Cedar Cliff Re	FrenchSty	4056	1997		4	3	1	0.75	2950000	2825000	432	11/13/2015
20 Carriglea Dr	Federal	7883	2015		5	7	2	1	6650000	6400000	397	11/05/2015