

Greenwich Real Estate Monthly Market Report – December 2015

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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.

December 2015 Summary

Single Family Homes Sold	48
Average Original Sale Price	\$2,322,221
Average List Price	\$2,139,624
Average Sale Price	\$2,016,784
Average Days on Market	210

December 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	24	2,697,108	2,464,233	2,303,958	93.50%
COS COB	6	1,646,333	1,561,333	1,479,167	94.74%
RIVERSIDE	7	1,734,714	1,681,143	1,593,857	96.80%
OLD GREENWICH	11	2,246,818	2,038,577	1,952,601	96.13%
ALL AREAS AVG.	48	2,322,221	2,139,624	2,016,784	94.26%

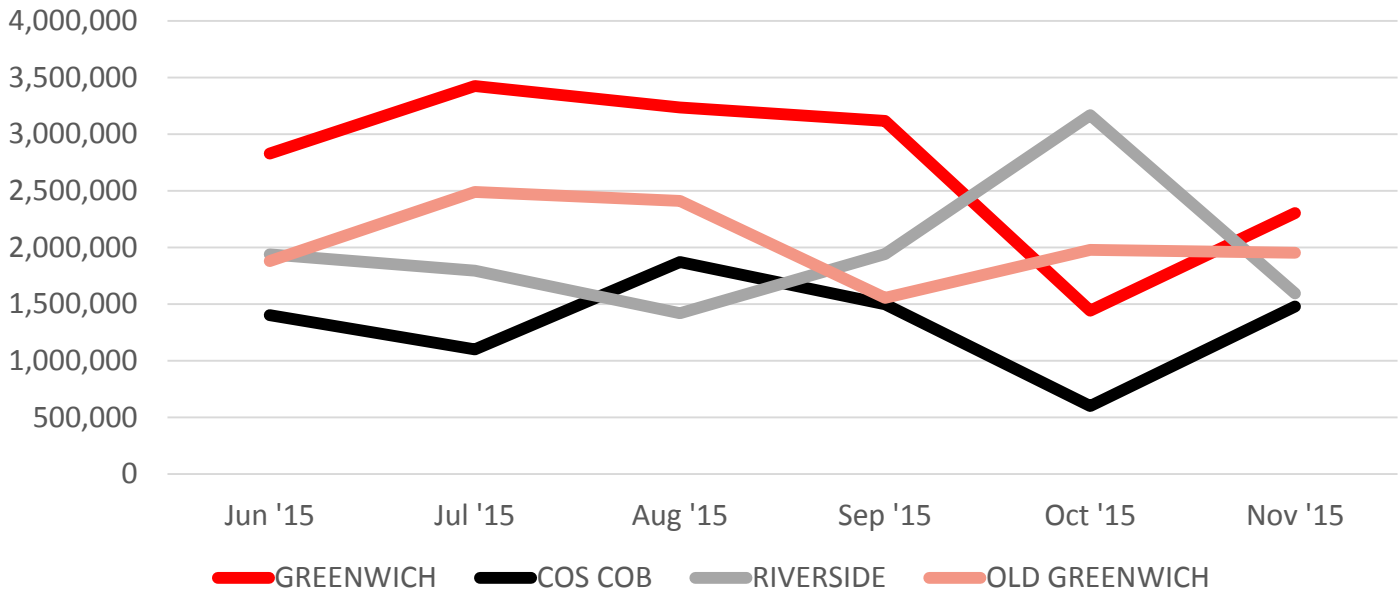
December 2015 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	3	2	2	11
\$1M - \$2M	11	1	3	4	19
\$2M - \$3M	4	2	2	4	12
\$3M - \$4M	2	0	0	1	3
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	1	0	0	0	1
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	24	6	7	11	48

Six-Month Average Sales Price Area: July 2015 - December 2015

	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15
GREENWICH	2,829,358	3,425,574	3,236,400	3,115,983	1,441,380	2,303,958
COS COB	1,403,750	1,102,083	1,870,584	1,500,000	600,000	1,479,167
RIVERSIDE	1,938,462	1,794,920	1,419,409	1,942,333	3,166,942	1,593,857
OLD GREENWICH	1,880,667	2,491,667	2,411,000	1,555,714	1,979,400	1,952,601
ALL AREAS	2,364,957	2,642,057	2,613,771	2,527,490	1,723,669	2,016,784

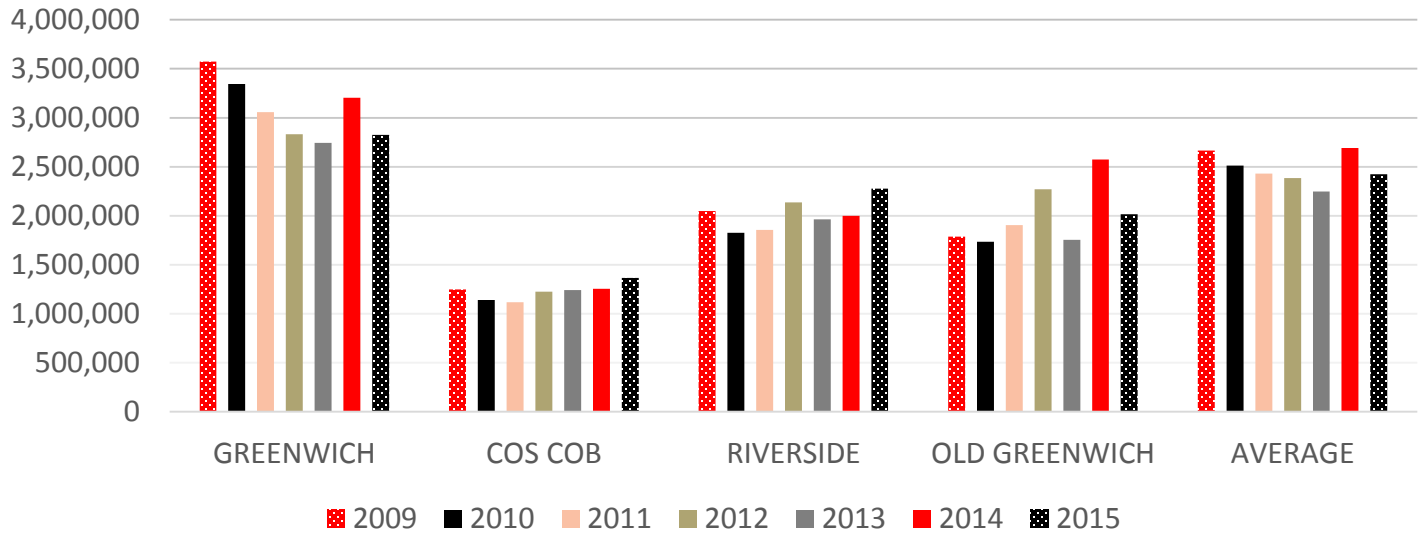
Chart: Six-Month Average Sales Price by Area: July 2015 – December 2015



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	2,826,058	1,365,294	2,275,811	2,017,058	2,423,297

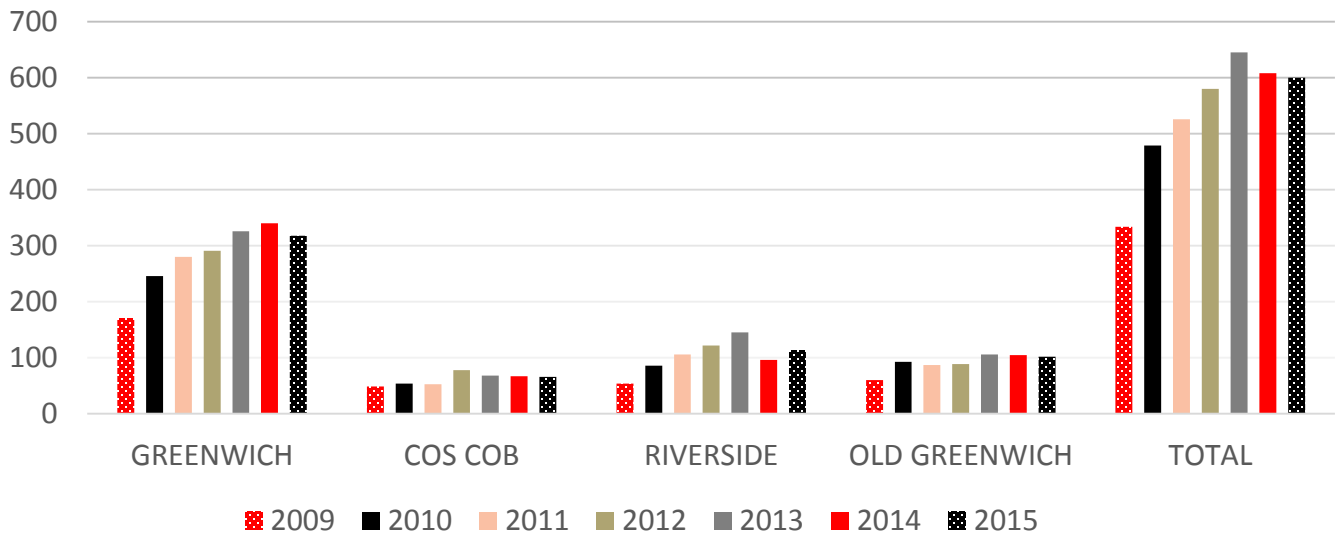
Chart: 2009 - 2015 YTD Single Family Homes Average Sale Price



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	318	66	114	102	600

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

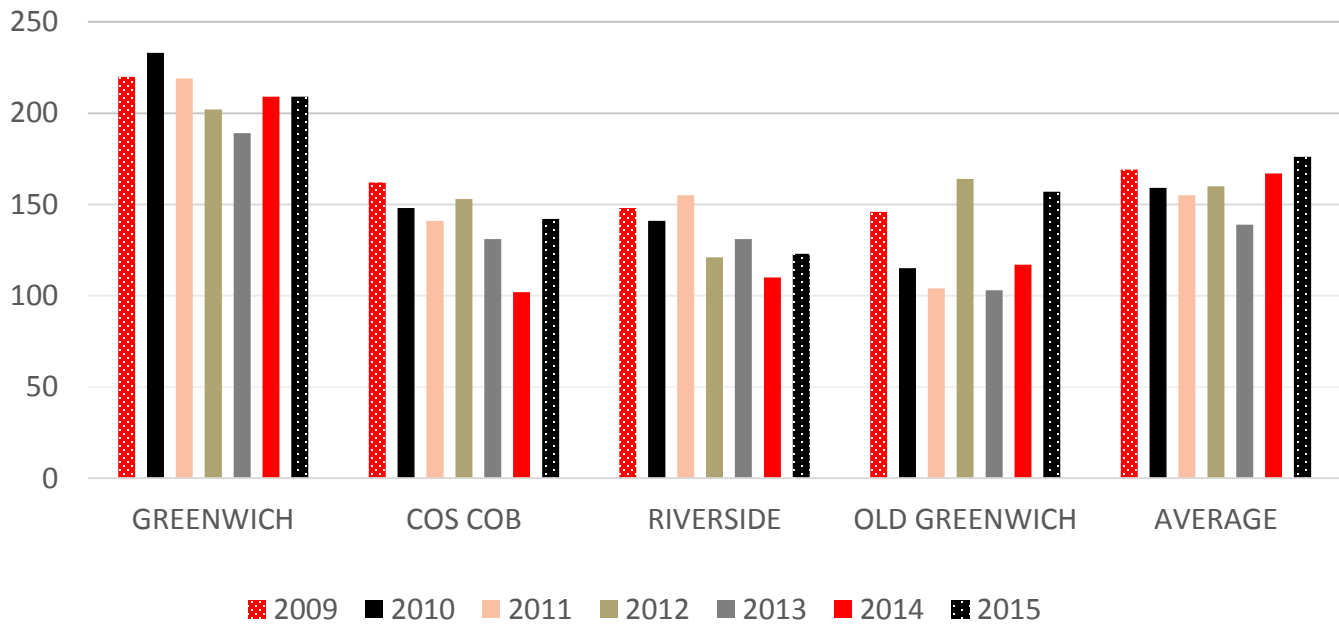


Source: Greenwich MLS

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	209	142	123	157	176

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



December 2015 Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
9 Ferris Dr	Colonial	1744	1953		4	2	0	0.18	749500	646000	151	12/04/2015
45 Harding Rd	Colonial	2087	1949	1988	3	2	1	0.23	925000	915000	201	12/31/2015
75 Harding Rd	Colonial	3900	1984	2007	5	3	1	1.11	1795000	1466611	670	12/30/2015
25 Lockwood Av	Colonial	1654	1880	2006	4	1	1	0.32	1795000	1600000	423	12/22/2015
2 Binney Ln	ShoreCol	3374	1919	2012	5	3	1	0.24	1999850	1850000	247	12/31/2015
18 Highview Av	Colonial	3605	1989	2007	4	4	1	0.24	1950000	1950000	65	12/04/2015
184 Shore Rd	Victorian	3241	1990	2015	4	3	1	0.21	2075000	2000000	103	12/02/2015
12 Ricki Beth Ln	Victorian	3144	1911	2011	5	4	1	0.28	2050000	2050000	9	12/16/2015
8 Old Club House Rd	ShoreCol	3541	1999		5	4	1	0.24	1995000	2151000	251	12/30/2015
2 Grimes Rd	Colonial	4472	2015		5	4	1	0.25	2895000	2700000	40	12/31/2015
12 Manor Rd	Colonial	5002	2015		7	6	1	0.39	4195000	4150000	7	12/30/2015

December 2015 Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
356 Davis Av	Colonial	2022	1900	1961	5	2	1	0.22	1075000	975000	87	12/16/2015
51 Circle Dr	Colonial	3150	1952	2002	5	3	0	0.44	1195000	1072000	154	12/08/2015
131 Havemeyer Pl	ShingleSty	1293	1911	2015	3	1	1	0.17	1295000	1225000	48	12/22/2015
78 Glen Ridge Rd	Colonial	2140	1966	2015	4	2	1	0.45	1295000	1250000	43	12/01/2015
74 Cliffdale Rd	Colonial	3020	1960		3	3	1	6.15	1575000	1360000	201	12/04/2015
90 Brookside Dr	Tudor	2286	1933		2	2	1	0.65	1399000	1360000	70	12/23/2015
54 Mallard Dr	Ranch	2501	1959		3	3	0	0.44	1435000	1417500	24	12/08/2015
67 Sumner Rd	Contemp	3743	1981		5	4	1	4.87	1699000	1500000	351	12/29/2015
108 Cutler Rd	Colonial	4214	1966	2000	5	5	2	4.53	1695000	1550000	98	12/22/2015
50 Sumner Rd	Contemp	2934	1983	2012	3	3	1	5.61	1795000	1575000	48	12/18/2015
4 Blanchard Rd	Colonial	5140	1993		5	4	1	1.33	1899000	1825000	52	12/08/2015
34 Beechcroft Rd	Col Ranch	4185	1951	2005	4	4	1	1.79	2100000	1900000	146	12/11/2015
16 Porchuck Rd	SeeRmks	5196	1928	2010	4	3	1	4.01	2199000	2086000	323	12/30/2015
749 Riversville Rd	ShingleSty	7602	1986	2003	4	3	1	6.11	2950000	2435000	791	12/30/2015
50 Porchuck Rd	Colonial	4883	1964	2015	5	5	0	4.03	2795000	2475000	91	12/07/2015
14 Pecksland Rd	Colonial	4361	1900	2000	4	5	2	1.7	2995000	2995000	0	12/07/2015
30 Butternut Hollow Rd	Colonial	6998	1996	2014	5	4	2	2.03	3600000	3300000	204	12/04/2015
1 Jada Ln	Colonial	3235	1969		5	3	1	1.6	3300000	3300000	0	12/23/2015
24 Lower Cross Rd	SeeRmks	6948	1993	2007	5	6	0	10.1	5750000	5250000	546	12/23/2015
27 Baldwin Farms	GeorgCol	####	2005		8	8	2	2.19	6590000	6200000	699	12/02/2015
44 Harbor Dr	ShoreCol	4379	1979	2000	4	3	0	1.25	8375000	8200000	126	12/29/2015

December 2015 Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
74 Orchard St	Colonial	1048	1912	2008	3	1	0	0.54	699000	650000	148	12/02/2015
17 Salem St	Cape Cod	1502	1948		3	1	0	0.18	789000	750000	92	12/11/2015
1 Carriage Rd	CalRnch	1996	1951		3	2	0	1	895000	875000	88	12/29/2015
10 Hilton Heath	Colonial	3195	1968		4	3	1	2.39	1595000	1500000	71	12/11/2015
57 Gregory Rd	Colonial	5786	2015		4	5	1	0.37	2395000	2300000	174	12/17/2015
174 Cognewaugh Rd	Colonial	5104	2008		5	5	2	1.76	2995000	2800000	1259	12/09/2015

December 2015 Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
5 Carol Pl	Split	1030	1953		3	2	0	0.2	739000	600000	219	12/21/2015
18 Oval Av	Split	1196	1956		4	2	0	0.42	995000	995000	72	12/07/2015
119 Hendrie Av	Tudor	2245	1928	2009	3	2	1	0.19	1499000	1495000	90	12/18/2015
7 Finney Knoll	ShingleSty	4926	2006		5	4	1	0.19	1995000	1907000	69	12/08/2015
14 Meadow Rd	Colonial	5174	1941	2000	5	5	1	0.37	2150000	1975000	113	12/29/2015
32 Long Meadow Rd	Colonial	2340	1938	2012	4	3	1	0.24	2195000	2000000	77	12/21/2015
24 Meadow Rd	Colonial	2558	1960	2015	4	2	1	0.2	2195000	2185000	44	12/14/2015

Please note that Copper Beech, 499 Indian Field Road, Greenwich, CT was sold by David Ogilvy & Associates for \$120 million in 2014. This unique sale is excluded from this report so as not to skew results. 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.