

Greenwich Real Estate Monthly Market Report – January 2016

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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.

January 2016 Summary

Single Family Homes Sold	26
Average Original Sale Price	\$2,637,962
Average List Price	\$2,533,615
Average Sale Price	\$2,334,673
Average Days on Market	169

January 2016 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	14	3,330,429	3,201,714	2,912,679	90.97%
COS COB	3	1,783,333	1,726,667	1,589,167	92.04%
RIVERSIDE	4	1,754,750	1,654,500	1,546,250	93.45%
OLD GREENWICH	5	1,918,400	1,850,400	1,794,300	96.97%
ALL AREAS AVG.	26	2,637,962	2,533,615	2,334,673	92.15%

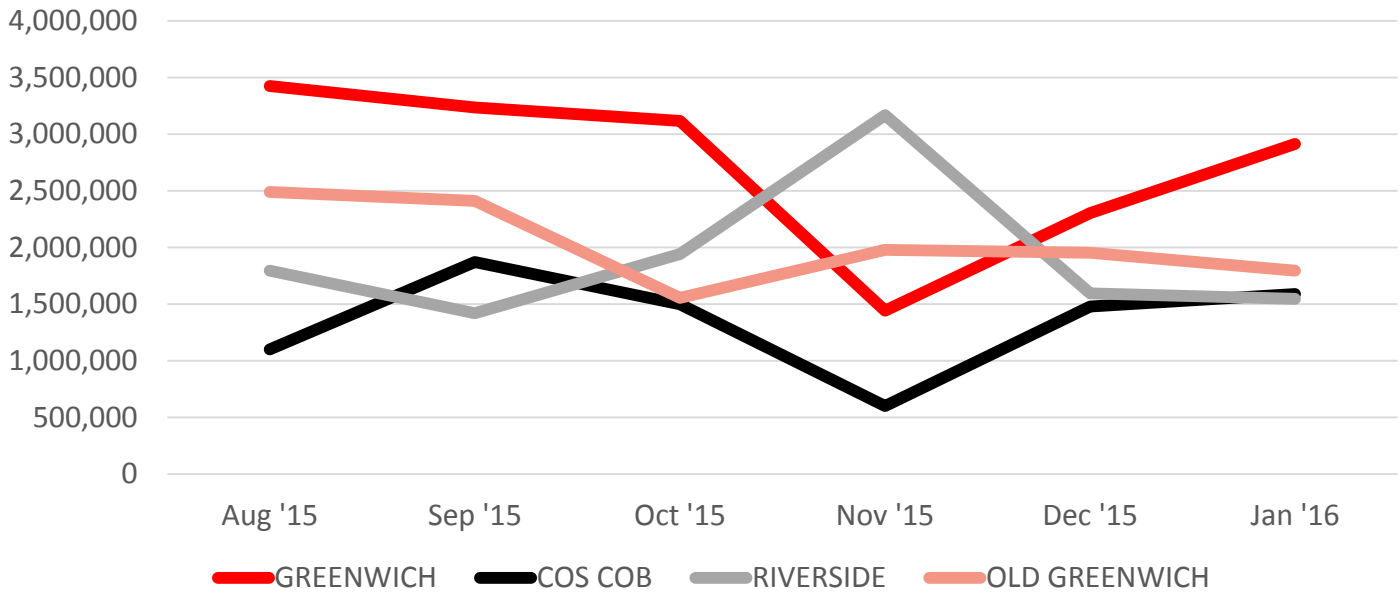
January 2016 Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	1	1	3	10
\$1M - \$2M	3	1	2	0	6
\$2M - \$3M	1	1	0	1	3
\$3M - \$4M	1	0	1	1	3
\$4M - \$5M	0	0	0	0	0
\$5M - \$7.5M	3	0	0	0	3
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	14	3	4	5	26

Six-Month Average Sales Price Area: August 2015 – January 2016

	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16
GREENWICH	3,425,574	3,236,400	3,115,983	1,441,380	2,303,958	2,912,679
COS COB	1,102,083	1,870,584	1,500,000	600,000	1,479,167	1,589,167
RIVERSIDE	1,794,920	1,419,409	1,942,333	3,166,942	1,593,857	1,546,250
OLD GREENWICH	2,491,667	2,411,000	1,555,714	1,979,400	1,952,601	1,794,300
ALL AREAS	2,642,057	2,613,771	2,527,490	1,723,669	2,016,784	2,334,673

Chart: Six-Month Average Sales Price by Area: August 2015 – January 2016

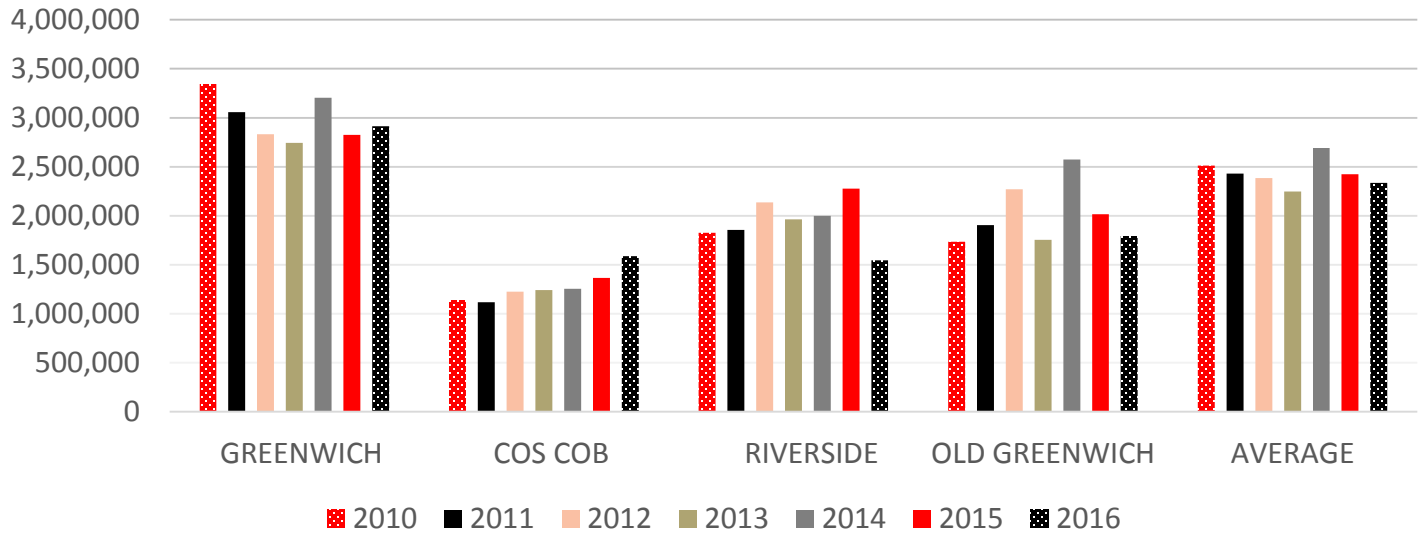


2010 - 2016 YTD Single Family Homes Average Sale Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
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
2016	2,912,679	1,589,167	1,546,250	1,794,300	2,334,673

Source: Greenwich MLS

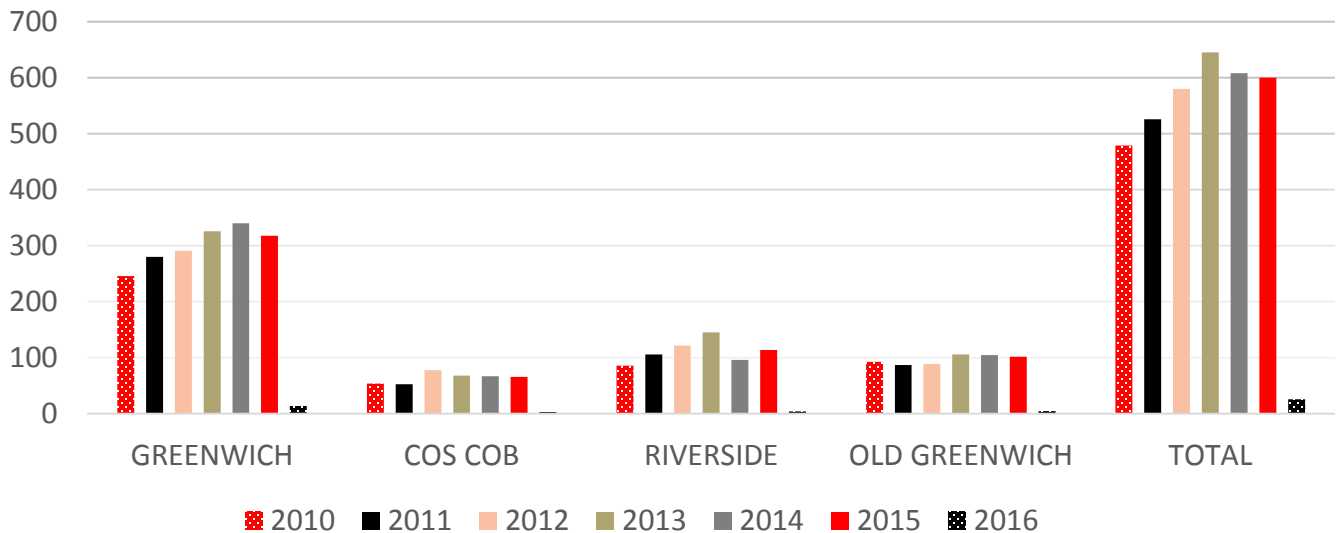
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price



2010 - 2016 YTD Number of Single Family Homes Sold by Area

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
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
2016	14	3	4	5	26

Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area

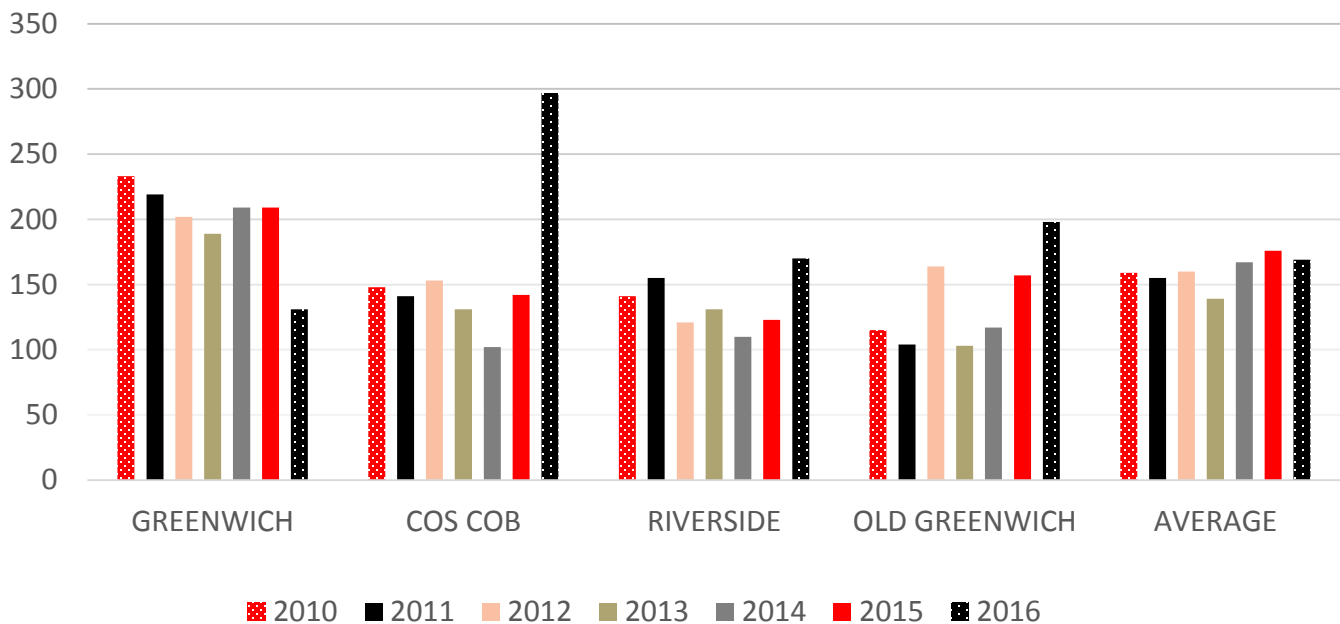


Source: Greenwich MLS

2010 - 2016 YTD Single Family Homes Average Days on Market by Area

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
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
2016	131	297	170	198	169

Chart: 2010 - 2016 YTD Number of Single Family Homes Average Days on Market by Area



January 2016 Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
35 Rockmere Av	Cape Cod	1719	1920	2011	4	2	0	0.13	649000	617500	170	01/22/2016
5 Webb Av	Colonial	1908	1974	2006	4	1	1	0.15	898000	884000	27	01/15/2016
5 Old Kings Hgwy	Cape Cod	2375	1928		4	2	1	0.16	945000	945000	81	01/15/2016
54 Shore Rd	Colonial	3671	1932	2011	4	3	1	0.28	2765000	2700000	258	01/15/2016
10 Esther Pl	ShingleSty	6656	2014		6	4	1	0.33	3995000	3825000	455	01/25/2016

January 2016 Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
10 Windy Knolls	Ranch	908	1955		2	1	0	0.13	509000	480000	136	01/22/2016
5 Lyon Av	Colonial	1995	1961		4	2	1	0.19	629000	640000	14	01/04/2016
30 Nicholas Av	FarmHse		1928	2012	3	2	0	0.18	675000	640000	197	01/13/2016
279 Davis Av	Colonial	1664	1954	2009	4	2	0	0.16	718000	650000	154	01/13/2016
7 Connecticut Av	Colonial	1930	1908	2003	3	2	0	0.09	895000	885000	67	01/06/2016
35 Pine Ridge Rd	Colonial	3208	1937		5	4	0	1.13	1695000	1665000	33	01/08/2016
7 Anderson Rd	Cape Cod	3367	1961	2007	5	3	0	0.73	1950000	1675000	241	01/29/2016
444 Riversville Rd	SeeRmks	4135	1991	2008	4	3	1	2	2050000	1967500	109	01/29/2016
257 Shore Rd	Tudor	3880	1927		7	5	1	1.42	2549000	2275000	177	01/15/2016
24 Lakewood Cir	Colonial	4851	1952	2011	5	6	1	1.2	3449000	3000000	222	01/21/2016
404 Round Hill Rd	Colonial	5500	1935	2015	5	4	1	6.15	5985000	5300000	36	01/27/2016
2 Oneida Dr	ShoreCol	6830	2015		4	4	2		5895000	5650000	27	01/29/2016
636 Lake Av	PostModern	10174	1988		4	6	1	4.43	8975000	7350000	274	01/26/2016
465 Field Point Rd	ShingleSty	10044	2015	2015	7	7	2	0.92	8850000	8600000	153	01/05/2016

January 2016 Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
19 Carriage Rd	Ranch	1712	1954		3	2	0	2	1180000	950000	199	01/13/2016
70a Sinawoy Rd	Colonial	4300	2015		4	3	2	0.43	1725000	1675000	269	01/15/2016
18 Cat Rock Rd	Colonial	6056	2015		6	5	3	0.56	2275000	2142500	86	01/14/2016

January 2016 Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
12 Bonwit Rd	Cape Cod	1643	1955	1985	4	2	0	0.23	645000	630000	207	01/26/2016
30 Buxton Landing	Colonial	2302	1977	2002	3	2	1	0.31	1099000	1050000	193	01/06/2016
10 Rainbow Dr	Colonial	2966	1968		4	2	1	0.33	1275000	1140000	118	01/20/2016
11 Cherry Tree Ln	Colonial	4550	1999	2004	5	3	1	0.66	3599000	3365000	163	01/15/2016

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.