

## Greenwich Real Estate Monthly Market Report – February 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.

### February 2016 Summary

<b>Single Family Homes Sold</b>	<b>43</b>
<b>Average Original Sale Price</b>	<b>\$2,582,686</b>
<b>Average List Price</b>	<b>\$2,375,198</b>
<b>Average Sale Price</b>	<b>\$2,150,033</b>
<b>Average Days on Market</b>	<b>230</b>

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### February 2016 - 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	2,891,167	2,608,583	2,252,892	<b>83.88%</b>
<b>COS COB</b>	9	1,437,056	1,348,611	1,314,333	<b>97.46%</b>
<b>RIVERSIDE</b>	5	2,827,800	2,707,000	2,628,500	<b>97.10%</b>
<b>OLD GREENWICH</b>	5	2,919,000	2,771,000	2,682,100	<b>94.84%</b>
<b>ALL AREAS AVG.</b>	<b>43</b>	<b>2,582,686</b>	<b>2,375,198</b>	<b>2,150,033</b>	<b>90.52%</b>

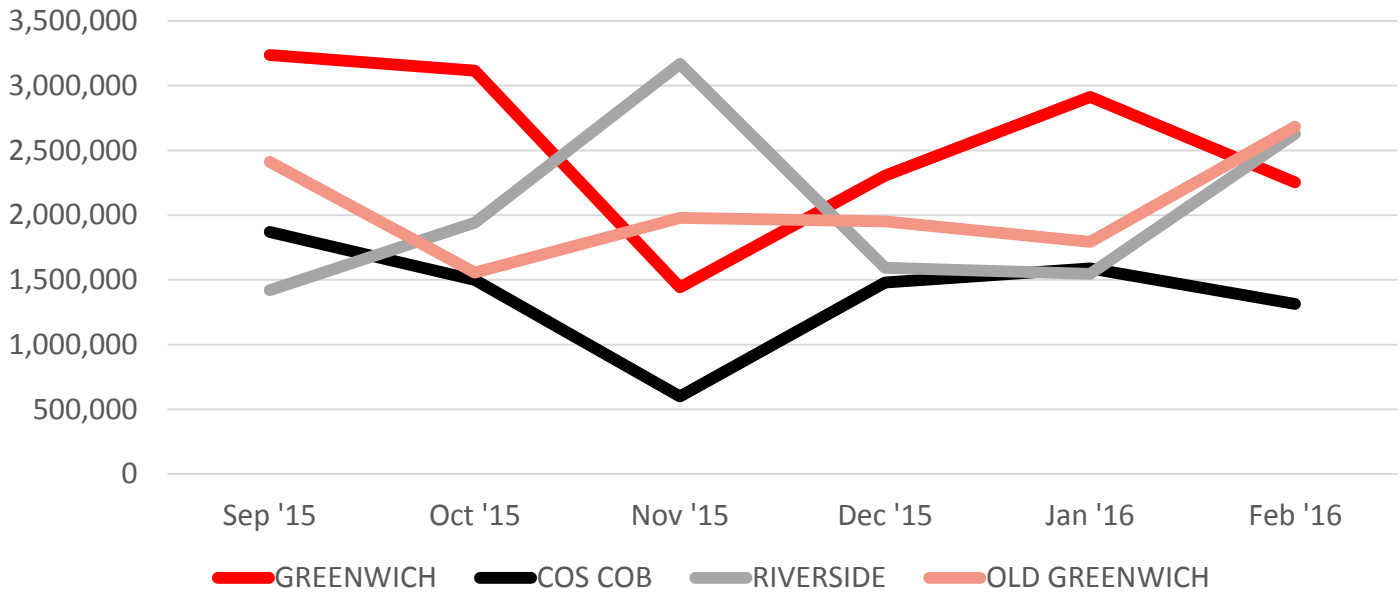
### February 2016 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	7	3	0	1	<b>11</b>
<b>\$1M - \$2M</b>	9	6	1	1	<b>17</b>
<b>\$2M - \$3M</b>	2	0	2	1	<b>5</b>
<b>\$3M - \$4M</b>	3	0	1	1	<b>5</b>
<b>\$4M - \$5M</b>	0	0	1	1	<b>2</b>
<b>\$5M - \$7.5M</b>	2	0	0	0	<b>2</b>
<b>\$7.5M – 10M</b>	0	0	0	0	<b>0</b>
<b>\$10M+</b>	1	0	0	0	<b>1</b>
<b>TOTAL</b>	<b>24</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>43</b>

**Six-Month Average Sales Price Area: September 2015 – February 2016**

	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16
<b>GREENWICH</b>	3,236,400	3,115,983	1,441,380	2,303,958	2,912,679	2,252,892
<b>COS COB</b>	1,870,584	1,500,000	600,000	1,479,167	1,589,167	1,314,333
<b>RIVERSIDE</b>	1,419,409	1,942,333	3,166,942	1,593,857	1,546,250	2,628,500
<b>OLD GREENWICH</b>	2,411,000	1,555,714	1,979,400	1,952,601	1,794,300	2,682,100
<b>ALL AREAS</b>	<b>2,613,771</b>	<b>2,527,490</b>	<b>1,723,669</b>	<b>2,016,784</b>	<b>2,334,673</b>	<b>2,150,033</b>

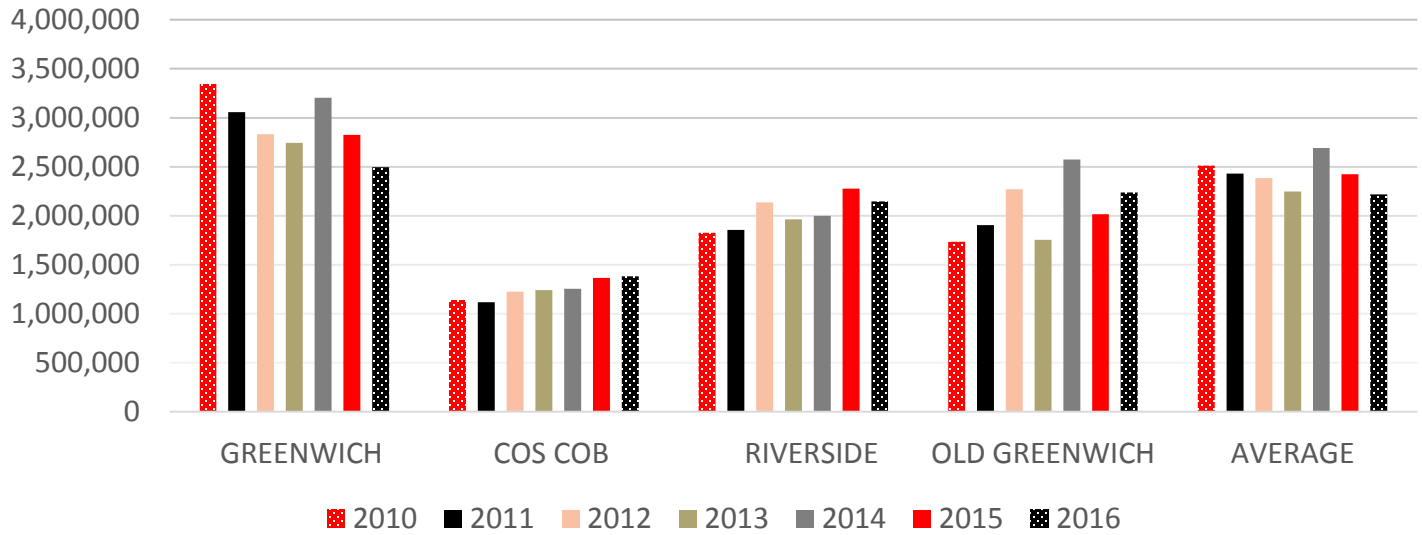
**Chart: Six-Month Average Sales Price by Area: September 2015 – February 2016**



**2010 - 2016 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>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</b>	2,826,058	1,365,294	2,275,811	2,017,058	<b>2,423,297</b>
<b>2016</b>	<b>2,495,971</b>	<b>1,383,042</b>	<b>2,147,500</b>	<b>2,238,200</b>	<b>2,219,607</b>

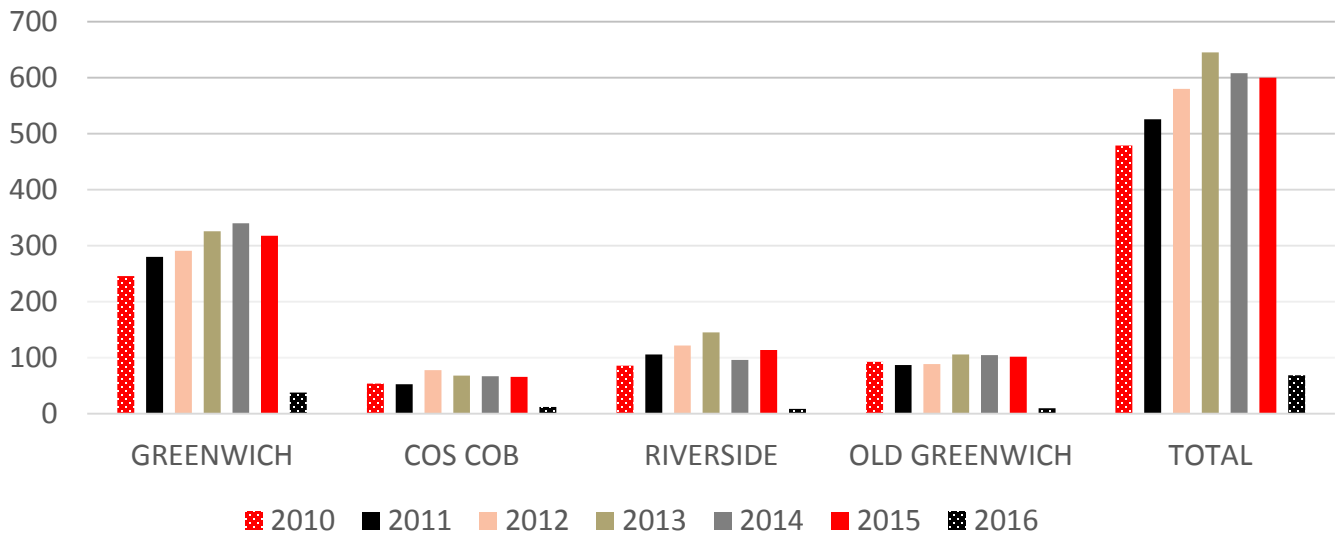
**Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price**



**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	38	12	9	10	69

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

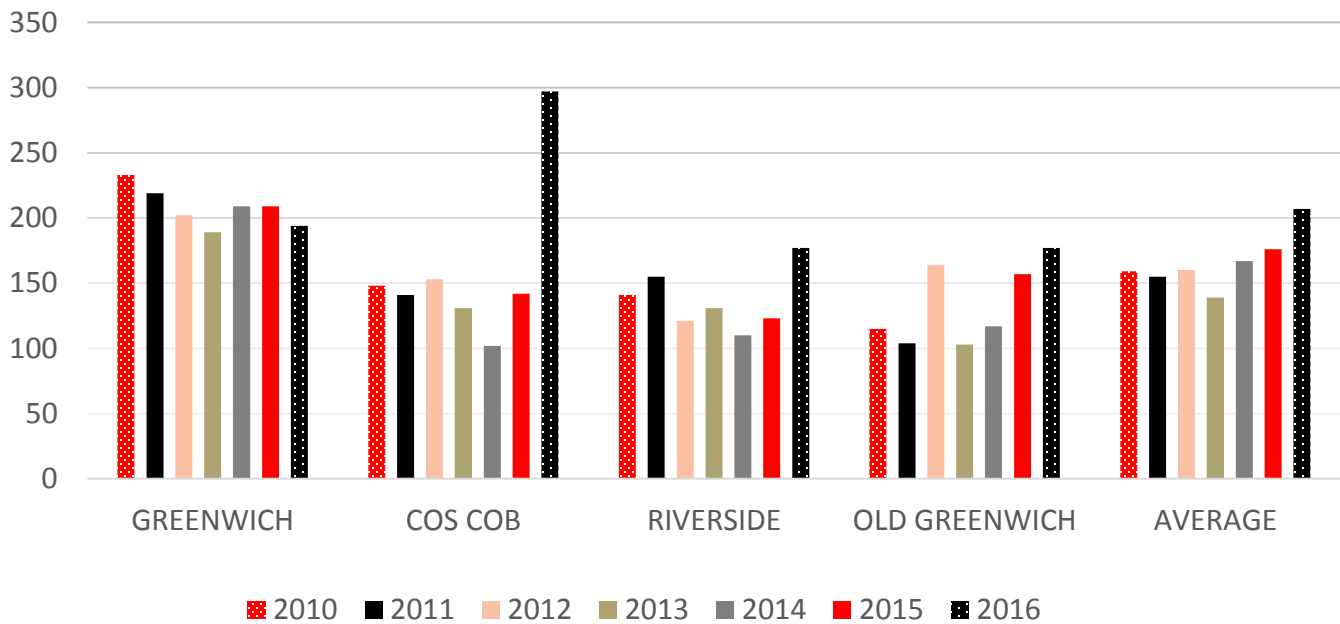


Source: Greenwich MLS

## 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	194	297	177	177	207

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



## February 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
18 End Av	Victorian	1884	1903		3	2	1	0.15	895000	855000	276	02/08/2016
15 Lincoln Av	Colonial	2530	1923	2008	3	3	0	0.17	1850000	1782500	5	02/29/2016
97 Shore Rd	ShoreCol	3630	1900	2007	5	4	0	0.48	2765000	2703000	214	02/29/2016
14 Lockwood Av	Colonial	4417	1912	2013	6	3	2	0.34	3395000	3245000	141	02/24/2016
105 Shore Rd	ShoreCol	8299	2016		6	5	2	0.52	4950000	4825000	149	02/22/2016

**February 2016 - Single Family Homes Sold: Greenwich**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
107 Halstead Av	Cape Cod	1079	1925		3	1	0	0.18	350000	340000	171	02/07/2016
10 Hartford Av	Cape Cod	1140	1940		3	1	0	0.12	569000	530000	94	02/10/2016
119 Spruce St	Colonial	1418	1923	2005	4	2	0	0.07	555000	532900	124	02/03/2016
64 Richland Rd	Colonial	1581	1920	2014	3	2	0	0.17	699000	680000	119	02/17/2016
21 Upland St	Cape Cod	1410	1952	2008	4	2	0	0.17	770000	725000	155	02/17/2016
202 Weaver St	Split	1534	1960	2000	4	1	2	0.98	869995	794000	182	02/05/2016
46 Bedford Rd	Cape Cod	1904	1947	1972	3	2	0	5.5	895000	875000	363	02/12/2016
6 Riverview Ct	Colonial	2050	2007		3	3	1	0.28	1069000	1050000	154	02/05/2016
71 Bowman Dr	Ranch	1993	1960		3	2	0	1.03	1099000	1050000	277	02/26/2016
40 Mohawk Ln	SeeRmks	1793	1965	2001	4	3	0	4.01	1195000	1195000	13	02/04/2016
51 Glen Rd	Col Ranch	3282	1959	2010	5	4	0	0.34	1300000	1235000	606	02/22/2016
53 Glen Rd	Colonial	2812	1950	2008	4	3	0	0.24	1325000	1250006	99	02/03/2016
85 Lower Cross Rd	Colonial	3550	1935	2015	3	3	1	4	1325000	1290000	141	02/17/2016
1093 King St	Federal	3620	1850	2011	4	3	1	3.32	1725000	1550000	73	02/26/2016
18 Halock Dr	Colonial	3100	2015		4	3	1	0.17	1795000	1795000	76	02/02/2016
6 Echo Ln	Colonial	2976	1959	1995	4	3	1	0.68	1950000	1850000	92	02/01/2016
100 Oneida Dr	PostModern	5326	1950	2012	6	4	0	0.9	2700000	2350000	272	02/01/2016
83 Sawmill Ln	Colonial	5523	1987	2000	4	4	2	1.04	3100000	2925000	166	02/10/2016
25 Cutler Rd	Colonial	11112	2013		6	7	3	5	3750000	3200000	219	02/01/2016
52 John St	Colonial	9030	1923	1993	7	8	2	5.71	3990000	3412500	553	02/23/2016
36 Day Rd	GeorgCol	9004	1992		6	7	1	4.8	4250000	3800000	344	02/12/2016
39 Meadow Wood Dr	Tudor	5807	1987	2005	5	5	1	1.09	5950000	5390000	194	02/17/2016
11 Khakum Dr	EurSty	6971	1962	1999	6	6	2	2.06	5875000	5500000	106	02/29/2016
94 Field Point Cir	EurSty	6938	1910		4	6	1	2.18	15500000	10750000	292	02/16/2016

**February 2016 - Single Family Homes Sold: Cos Cob**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
26 Grove St	Colonial		1928	2014	2	1	0	0.07	630000	615000	76	02/24/2016
42 Ridge St	Contemp	2598	1961	2007	3	2	0	0.3	899000	899000	313	02/22/2016
21 Sinawoy Rd	FarmHse	1430	1893		3	2	0	0.28	879500	900000	7	02/29/2016
15 Stone Brook Ln	Colonial	2531	1970		4	2	1	2	1195000	1175000	292	02/17/2016
29 Windsor Ln	Colonial	2236	1971	2005	4	2	1	0.28	1295000	1245000	135	02/11/2016
6 Carriage Rd	Ranch		1958	2013	4	3	1	1.07	1499000	1475000	249	02/09/2016
74 Old Stone Bridge	Colonial	5119	1979	2013	4	5	1	1.09	1895000	1770000	238	02/10/2016
12 Cognewaugh Rd	Colonial	5062	2015		4	3	2	0.42	1850000	1850000	477	02/05/2016
54 Sundance Dr	Colonial	4584	2001		5	3	1	1.25	1995000	1900000	275	02/05/2016

**February 2016 - Single Family Homes Sold: Riverside**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
3 Juniper Ln	Split	1800	1964		3	2	0	0.29	895000	1020000	4	02/18/2016
28 Loading Rock Rd	Colonial	5346	2006	2015	5	4	1	0.52	2400000	2285000	96	02/09/2016
101 Lockwood Rd	Colonial	4481	1997	2014	4	3	1	0.28	2450000	2300000	142	02/24/2016
8 Willow Rd	Colonial	5187	1929	2008	5	4	2	0.47	3595000	3462500	211	02/12/2016
29 Winthrop Dr	Colonial	6950	2015		5	5	2	0.38	4195000	4075000	319	02/17/2016

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.