

## Greenwich Real Estate Monthly Market Report – March 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.

### March 2016 Summary

<b>Single Family Homes Sold</b>	<b>29</b>
<b>Average Original Sale Price</b>	<b>\$2,802,500</b>
<b>Average List Price</b>	<b>\$2,710,569</b>
<b>Average Sale Price</b>	<b>\$2,589,659</b>
<b>Average Days on Market</b>	<b>187</b>

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### March 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>	16	3,620,281	3,511,531	3,360,475	<b>95.70%</b>
<b>COS COB</b>	3	1,094,333	1,051,000	981,667	<b>93.40%</b>
<b>RIVERSIDE</b>	5	1,832,000	1,812,000	1,741,000	<b>96.08%</b>
<b>OLD GREENWICH</b>	5	2,181,000	2,041,800	1,936,500	<b>94.84%</b>
<b>ALL AREAS AVG.</b>	<b>29</b>	<b>2,802,500</b>	<b>2,710,569</b>	<b>2,589,659</b>	<b>95.54%</b>

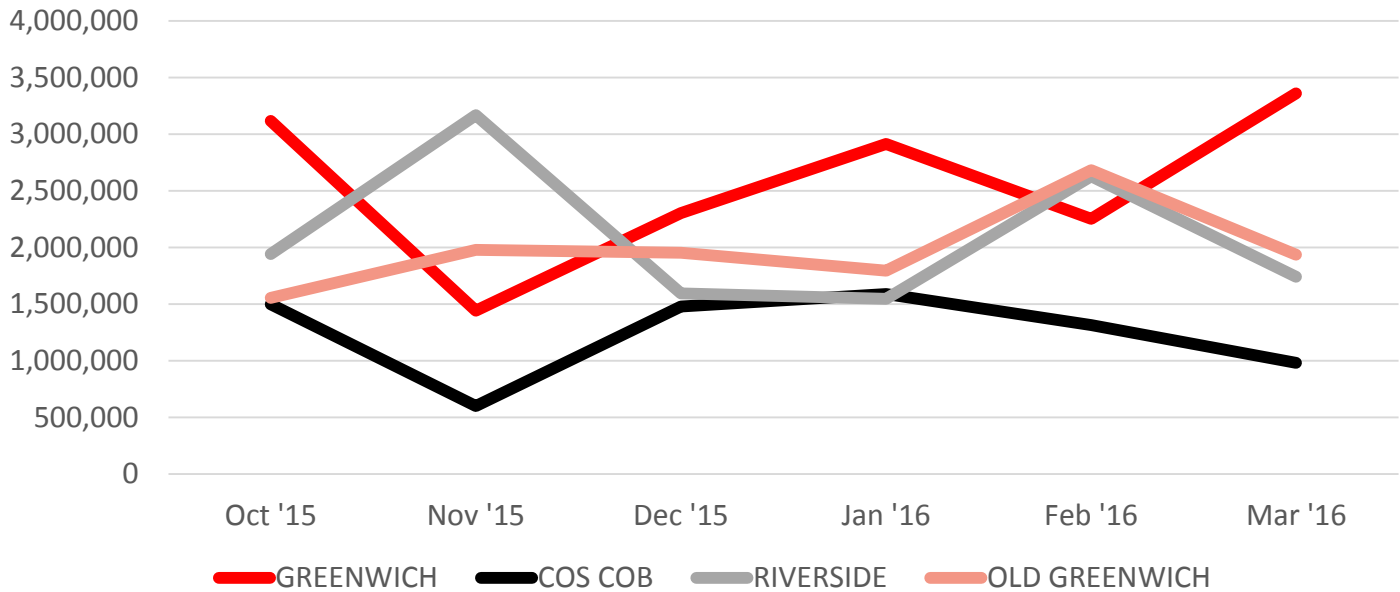
### March 2016 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	2	2	1	0	<b>5</b>
<b>\$1M - \$2M</b>	5	1	2	4	<b>12</b>
<b>\$2M - \$3M</b>	3	0	1	0	<b>4</b>
<b>\$3M - \$4M</b>	2	0	1	1	<b>4</b>
<b>\$4M - \$5M</b>	2	0	0	0	<b>2</b>
<b>\$5M - \$7.5M</b>	0	0	0	0	<b>0</b>
<b>\$7.5M – 10M</b>	1	0	0	0	<b>1</b>
<b>\$10M+</b>	1	0	0	0	<b>1</b>
<b>TOTAL</b>	<b>16</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>29</b>

### Six-Month Average Sales Price Area: September 2015 – March 2016

	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16
<b>GREENWICH</b>	3,115,983	1,441,380	2,303,958	2,912,679	2,252,892	3,360,475
<b>COS COB</b>	1,500,000	600,000	1,479,167	1,589,167	1,314,333	981,667
<b>RIVERSIDE</b>	1,942,333	3,166,942	1,593,857	1,546,250	2,628,500	1,741,000
<b>OLD GREENWICH</b>	1,555,714	1,979,400	1,952,601	1,794,300	2,682,100	1,936,500
<b>ALL AREAS</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>	<b>2,589,659</b>

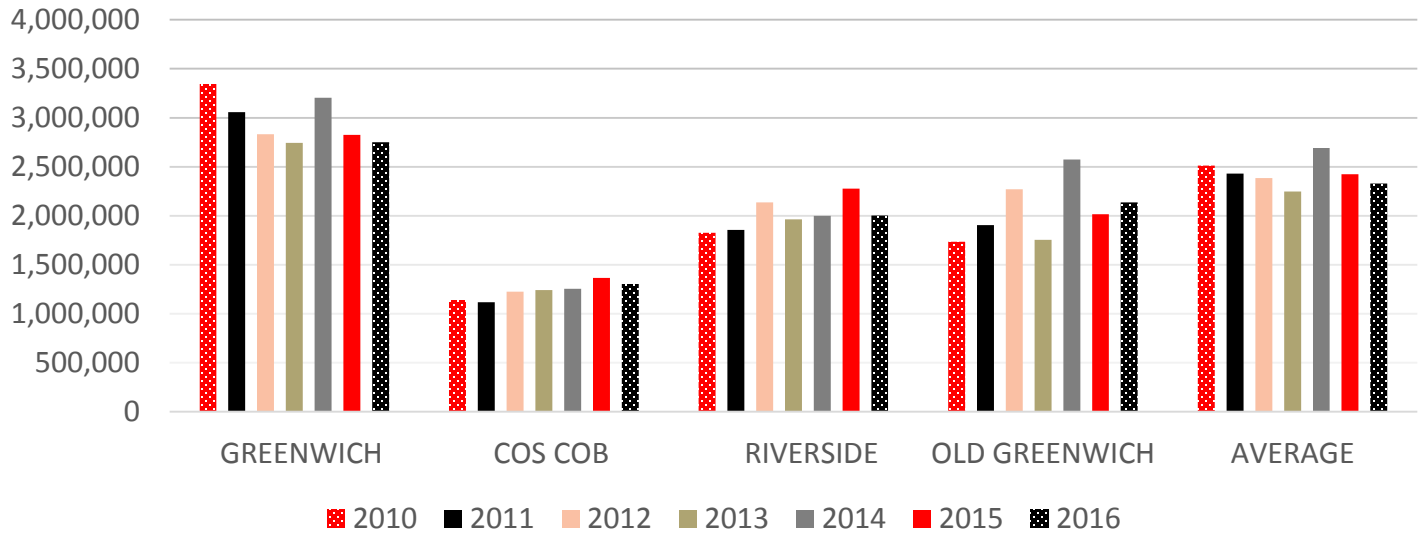
Chart: Six-Month Average Sales Price by Area: September 2015 – March 2016



### 2010 - 2016 YTD Single Family Homes Average Sale Price

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<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>2,752,120</b>	<b>1,302,767</b>	<b>2,002,321</b>	<b>2,137,633</b>	<b>2,329,112</b>

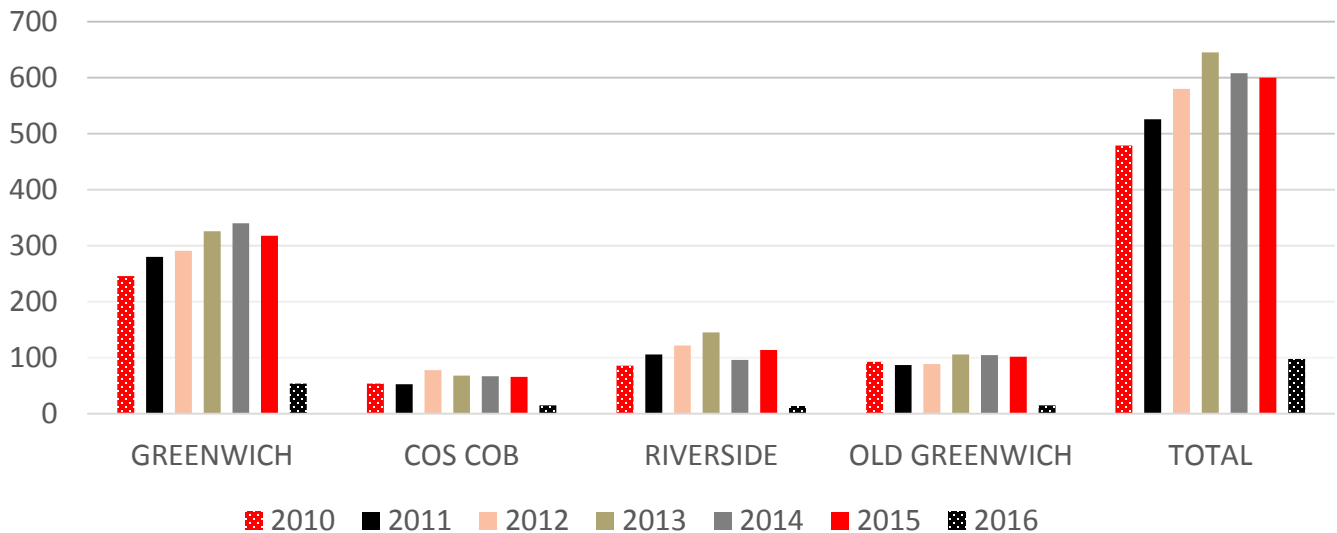
**Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price**



**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	54	15	14	15	98

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

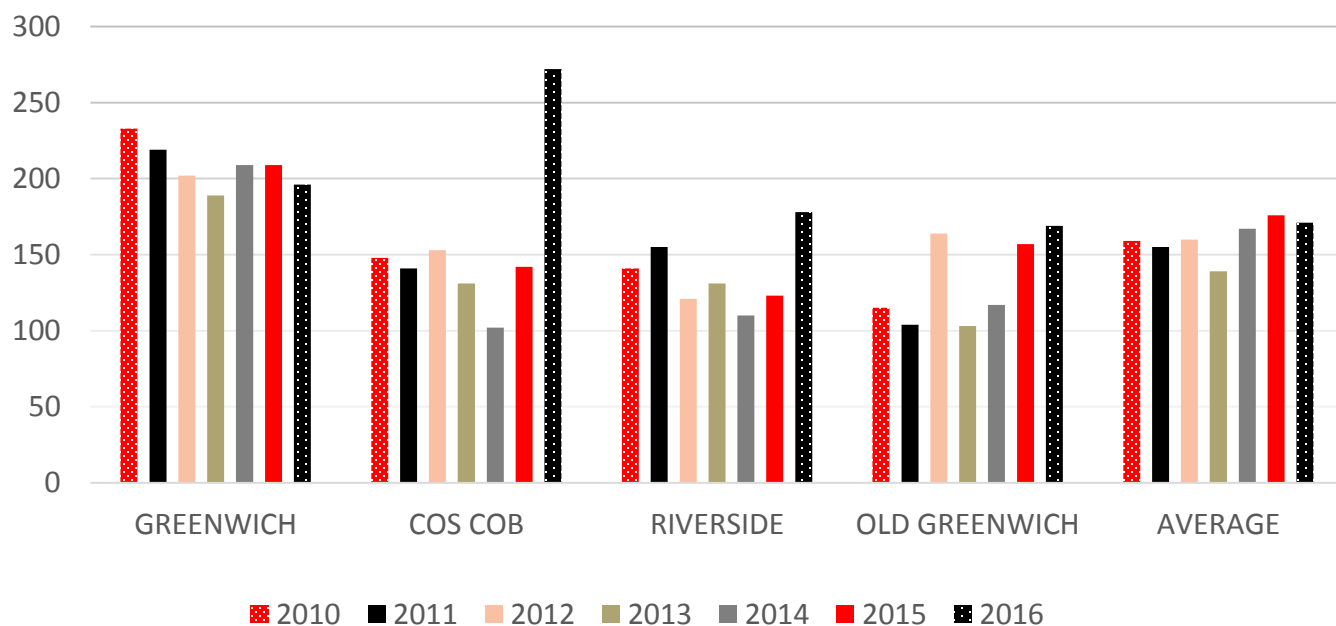


Source: Greenwich MLS

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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</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</b>	209	142	123	157	<b>176</b>
<b>2016</b>	196	<b>272</b>	<b>178</b>	<b>169</b>	<b>171</b>

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



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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
20 Nicholas Av	ShoreCol	1470	1928	2013	3	2	0	0.13	665000	665000	62	03/23/2016
101 Stanwich Rd	Contemp	2523	1981	2003	3	3	0	0.56	995000	920000	133	03/02/2016
20 Idar Ct	Split	2404	1955		3	3	1	0.37	995000	1100000	13	03/15/2016
185 Maple Av	Colonial	2726	1969		6	3	1	0.28	1375000	1150000	298	03/28/2016
1 Strawbridge Ln	Colonial	3124	1984	2015	4	3	0	1.00	1425000	1375000	264	03/24/2016
155 Stanwich Rd	Colonial	3513	1995		3	2	1	1.00	1650000	1600000	293	03/15/2016
11 Circle Dr	Colonial	5100	2006	2014	4	3	1	0.28	1997500	1900000	56	03/04/2016
19 Dingtletown Rd	Colonial	3575	1937	2014	4	4	0	1.00	2249000	2070000	82	03/11/2016
141 Overlook Dr	Colonial		1938	2012	4	3	1	0.36	2325000	2260000	104	03/31/2016
58 Connecticut Av	ShoreCol	3020	2007		4	3	1	0.14	2495000	2425000	146	03/01/2016
212 Taconic Rd	Colonial	6985	1997	2009	5	5	2	4.39	3595000	3248100	366	03/22/2016
6 Lita Dr	ShingleSty	4640	2015		5	4	2	0.31	3650000	3425000	154	03/29/2016
10 Will Merry Ln	Colonial	7800	2002	2013	6	7	1	2.18	4495000	4391500	15	03/04/2016
558 Lake Av	EngMan	9281	1920		8	7	3	2.98	4275000	4400000	105	03/04/2016
75 Conyers Farm Dr	SeeRmks	16386	1991	2009	7	7	2	14.83	8998000	8838000	162	03/17/2016
46 Byram Dr	Colonial	5111	1909	1997	6	3	2	1.42	15000000	14000000	59	03/01/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
108k Orchard St	Cape Cod	1981	1979		4	2	0	0.40	829000	830000	97	03/23/2016
84 Cognewaugh Rd	Ranch	2314	1952		4	3	0	2.00	1049000	960000	316	03/31/2016
33 Sundance Dr	Split	2088	1966		4	2	1	0.25	1275000	1155000	106	03/01/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
34 Wescott St	Cape Cod	1440	1951		3	2	0	0.19	745000	730000	129	03/28/2016
42 Sunshine Av	Cape Cod	1916	1960		4	2	0	0.61	1150000	1150000	0	03/15/2016
7 Chapel Ln	ShoreCol	2205	1911		4	2	0	0.22	1295000	1200000	195	03/07/2016
4 Bramble Ln	Colonial	3395	1956	2003	4	3	0	0.29	1975000	2000000	0	03/11/2016
146 Hendrie Av	Colonial	7693	2014		6	6	1	0.41	3895000	3625000	388	03/16/2016

**March 2016 - Single Family Homes Sold: Old Greenwich**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
48 Sound Beach Av	Colonial	2513	1927		4	2	1	0.43	1399000	1325000	199	03/22/2016
22 Tait Rd	Cape Cod	1702	1953		3	2	0	0.33	1525000	1525000	0	03/16/2016
7 Heusted Dr	Colonial	3206	2008		3	3	1	0.11	1795000	1795000	22	03/31/2016
22 Arnold St	Colonial	3800	2013		4	4	1	0.19	2095000	1917500	77	03/21/2016
187 Shore Rd	Colonial	3276	1898	2015	5	4	1	0.49	3395000	3120000	282	03/31/2016

## March 2016 – Co-ops and Condominiums – All of Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
1465 Putnam Av	Contemp	912	1977		1	1	0	350000	365000	8	03/02/2016
52 Lafayette Pl	HiRise	980	1956		2	1	0	390000	365000	113	03/28/2016
10 Hollow Wood Ln	Townhouse	1510	1987		2	2	1	468500	465000	58	03/21/2016
1 Putnam Hill	HiRise		1956	2006	2	1	0	495000	495000	48	03/09/2016
11 Lafayette Ct	GeorgCol	1700	1930	1975	2	2	1	625000	625000	21	03/29/2016
34 Silo Cir	Colonial	1732	1976	2014	3	2	1	635000	675100	5	03/21/2016
106 Putnam Park	Ranch	1632	1950	2009	3	2	0	765000	725000	310	03/29/2016
20 Church St	HiRise	1318	1945	2005	2	2	0	750000	750000	1	03/29/2016
70 Riverdale Av	Colonial	2270	2007		2	2	1	845000	825000	188	03/15/2016
172 Field Point Rd	Townhouse	1952	1986	2013	2	2	1	910000	880000	258	03/21/2016
513 Lyon Farm Dr	Contemp	1904	1976	2011	2	2	1	950000	882000	149	03/31/2016
15 Lafayette Ct	HiRise	1344	1930	2014	2	2	0	925000	915000	43	03/29/2016
81 Sherwood Pl	Townhouse	3636	2006	2014	3	3	1	1500000	1480000	24	03/07/2016
77 Sherwood Pl	Townhouse	3110	2006		3	3	1	1570000	1525000	24	03/14/2016
35 Indian Harbor Dr	Cape Cod	4700	2015		4	4	1	2550000	2535000	119	03/09/2016
91 Elm St	Federal	4699	2007	2008	5	4	1	4250000	4100000	645	03/17/2016

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.