

# Greenwich Real Estate Monthly Market Report – April 2016

Jack Sarsen (203-253-0476) [jsarsen@gmail.com](mailto:jsarsen@gmail.com)

Carolyn Sarsen (203-253-0441) [csarsen@gmail.com](mailto:csarsen@gmail.com)

David Ogilvy & Associates / Christie's International Real Estate - Greenwich, CT

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.

## April 2016 Summary

Single Family Homes Sold	37
Average Original Sale Price	\$2,496,703
Average List Price	\$2,328,189
Average Sale Price	\$2,153,671
Average Days on Market	257

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## April 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	19	2,345,757	2,172,842	2,016,316	92.80%
COS COB	3	1,871,667	1,771,667	1,760,000	99.34
RIVERSIDE	9	3,103,222	2,914,889	2,569,538	88.15%
OLD GREENWICH	6	2,377,500	2,218,833	2,161,667	96.73%
ALL AREAS AVG.	37	2,496,703	2,328,189	2,153,671	92.51%

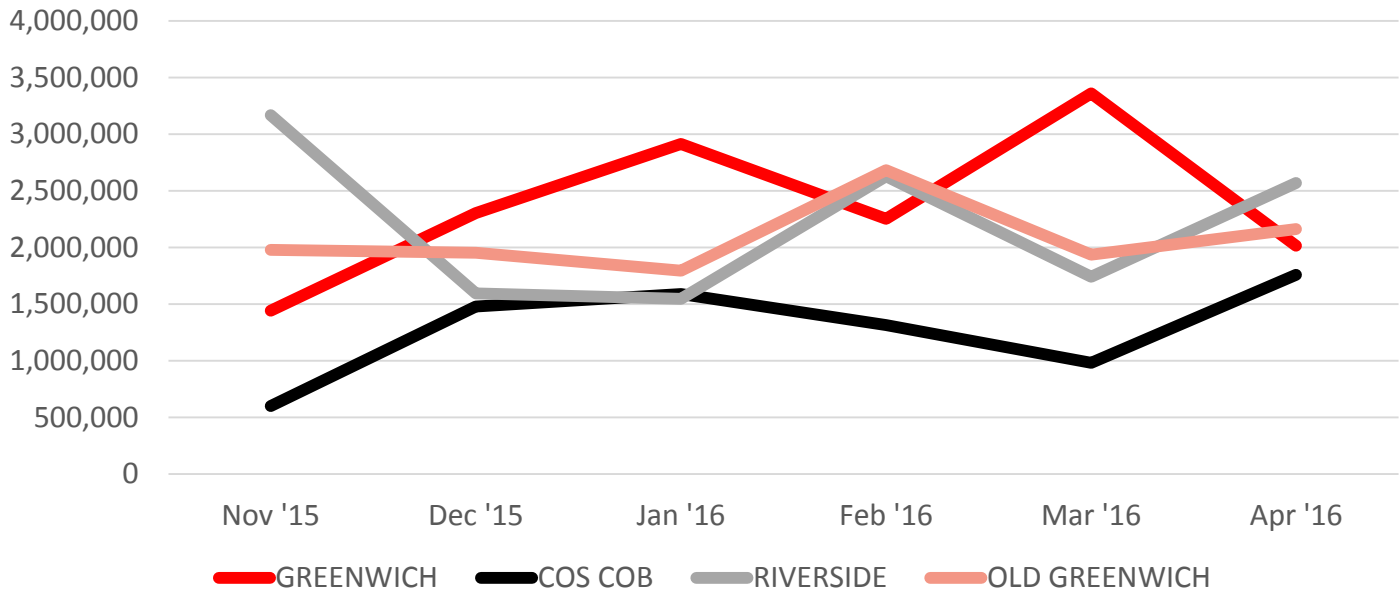
## April 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	1	2	0	6
\$1M - \$2M	6	1	2	3	12
\$2M - \$3M	7	1	3	1	12
\$3M - \$4M	2	0	1	2	5
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	0	0	0	0	0
\$7.5M - 10M	0	0	1	0	1
\$10M+	0	0	0	0	0
TOTAL	19	3	9	6	37

### Six-Month Average Sales Price Area: November 2015 – April 2016

	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16
<b>GREENWICH</b>	1,441,380	2,303,958	2,912,679	2,252,892	3,360,475	2,016,316
<b>COS COB</b>	600,000	1,479,167	1,589,167	1,314,333	981,667	1,760,000
<b>RIVERSIDE</b>	3,166,942	1,593,857	1,546,250	2,628,500	1,741,000	2,569,538
<b>OLD GREENWICH</b>	1,979,400	1,952,601	1,794,300	2,682,100	1,936,500	2,161,667
<b>ALL AREAS</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>	<b>2,153,671</b>

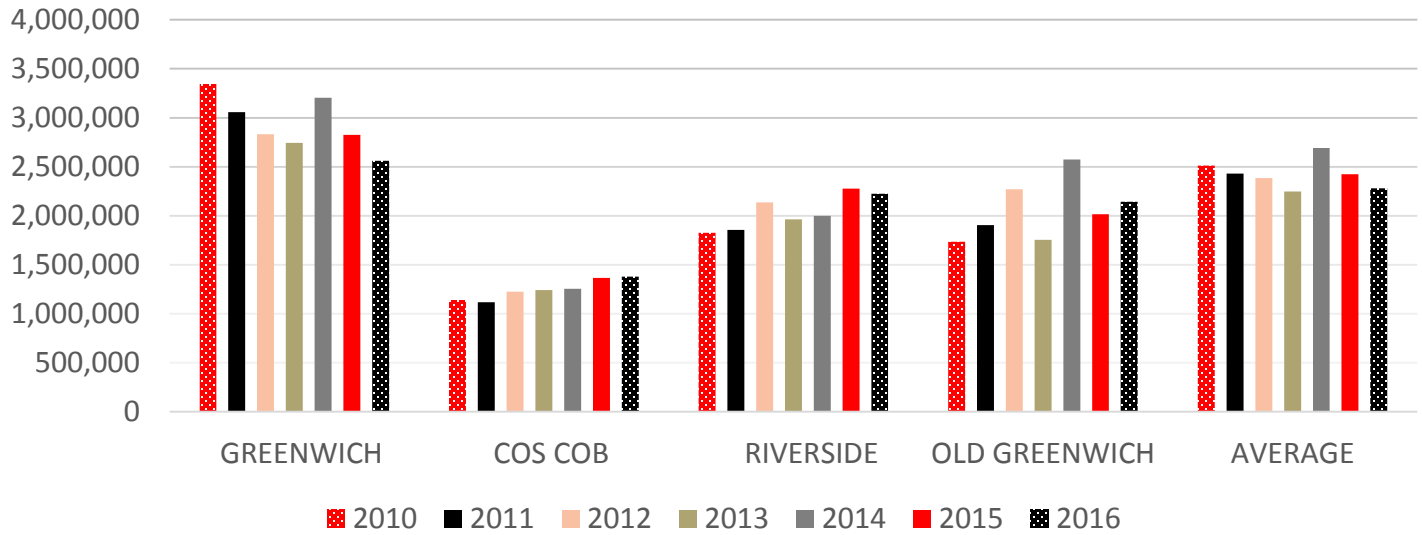
Chart: Six-Month Average Sales Price by Area: September 2015 – March 2016



### 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>2,560,610</b>	<b>1,378,972</b>	<b>2,224,276</b>	<b>2,144,500</b>	<b>2,281,028</b>

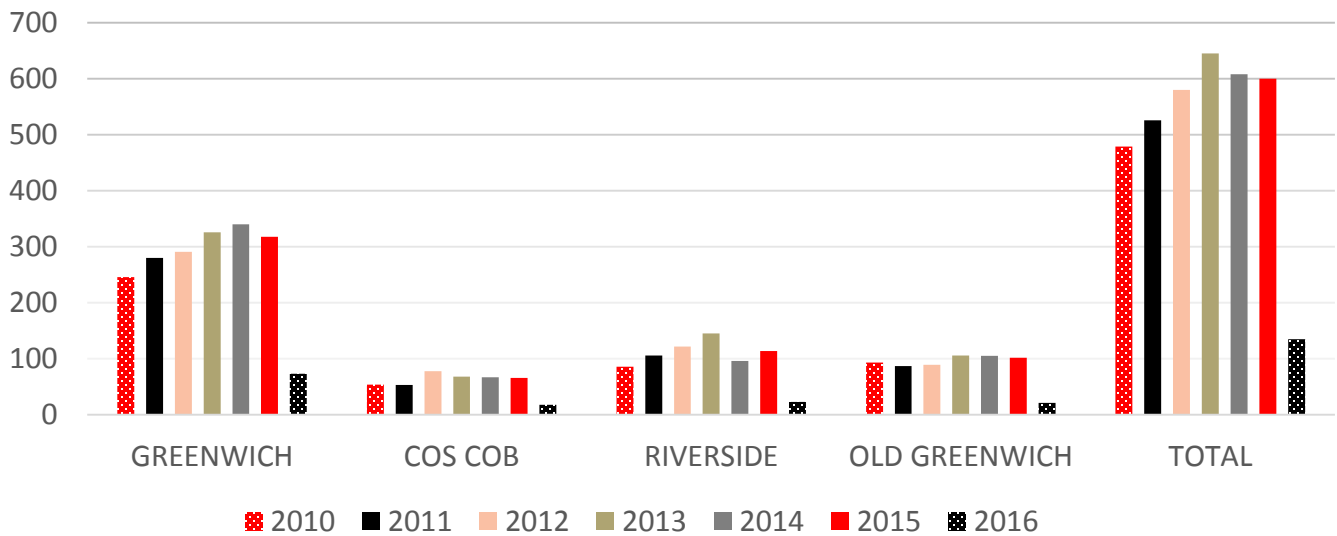
**Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price**



**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	73	18	23	21	135

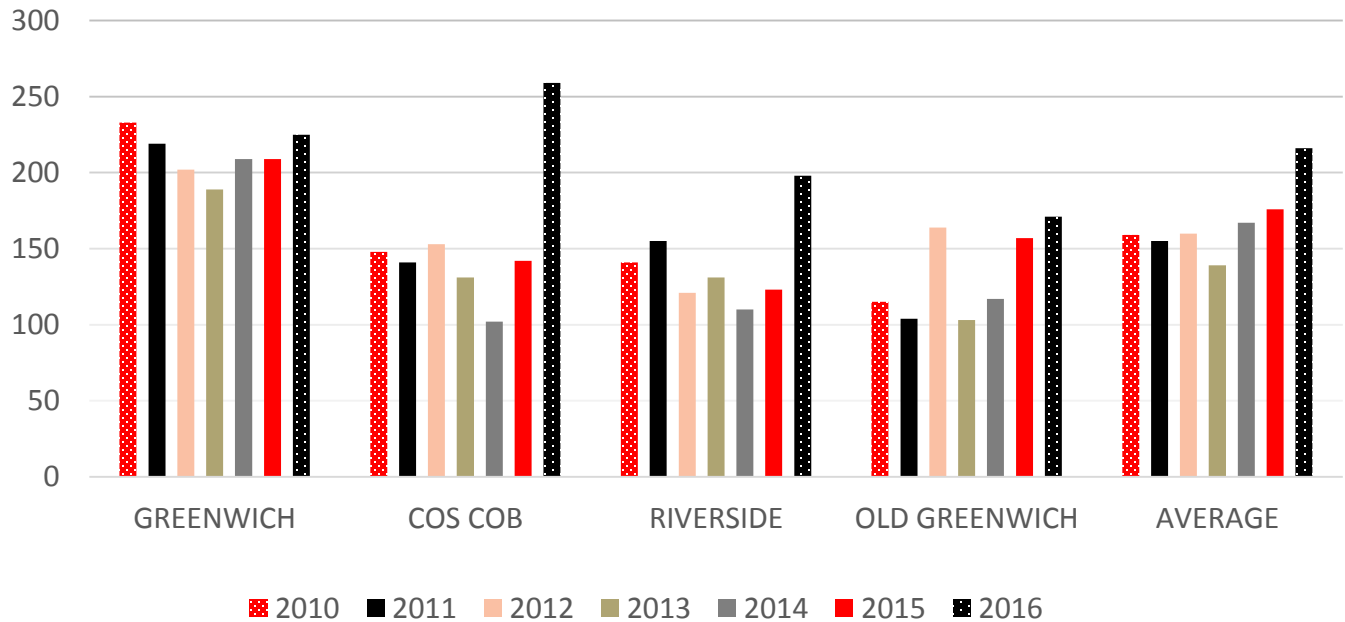
**Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area**



## 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	225	259	198	171	216

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



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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
24 Indian Field Road	Colonial	1969	1930		5	3	0	0.3	550000	601000	18	04/21/2016
40 Cassidy Street	Split	1548	1958		3	1	1	0.26	699000	615000	58	04/13/2016
7 Bolling Place	Colonial	1152	1923	1995	2	2	1	0.09	910000	830000	56	04/26/2016
21 Nicholas Avenue	Colonial	2750	2016		4	4	1	0.17	1025000	1006000	128	04/21/2016
41 Shady Lane	Colonial	2440	1964		4	2	1	0.46	1100000	1075000	71	04/05/2016
2 Farley Street	ShingleSty	2655	1898	2002	3	3	0	0.24	1195000	1195000	36	04/25/2016
2 Prescott Lane	Victorian	2067	1900	1998	3	2	1	0.25	1350000	1340000	10	04/01/2016
8 Candlelight Place	Ranch	1792	1962	2013	3	2	0	0.53	1350000	1350000	38	04/11/2016
65 Overlook Drive	Tudor	3046	1930	1993	4	3	0	0.42	1775000	1635000	140	04/19/2016
80 Birch Lane	Cape Cod	3173	1957	2003	4	3	1	1.2	2195000	2025000	220	04/29/2016
215 Shore Road	Colonial	3636	1905	2015	6	6	1	0.66	2295000	2053000	240	04/22/2016
160 Bedford Road	Colonial	2937	1937	1985	6	4	1	8.16	2200000	2200000	510	04/28/2016
13 Perryridge Road	Colonial	3632	2015		4	5	0	0.17	2635000	2435000	91	04/29/2016
345 Shore Road	Colonial	3303	1924	2006	4	4	1	0.45	3175000	2675000	341	04/25/2016
3 Dewart Road	Colonial	4032	1963	2011	5	3	0	2.32	2850000	2700000	366	04/28/2016
34 Lenox Drive	Colonial	5420	2015		6	5	1	0.17	2995000	2850000	164	04/27/2016
10 Cobb Island Drive	Colonial	5540	1993	2015	5	4	1	1.23	3695000	3300000	89	04/28/2016
23 Wyckham Hill Lane	GeorgCol	7106	1989	1996	5	5	3	2.16	3795000	3625000	55	04/27/2016
26 Mayfair Lane	GeorgCol	6667	1936	2008	6	4	3	4.89	5495000	4800000	274	04/04/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
12 Butler Street	Colonial	2838	1920		6	2	2	0.17	625000	735000	112	04/18/2016
29 Indian Mill Road	Colonial	3033	1949	2014	3	3	0	1.06	1595000	1550000	252	04/15/2016
50 Cat Rock Road	Colonial	7000	2007		5	6	2	1.47	3095000	2995000	213	04/19/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
33 Sunshine Avenue	Colonial	2034	1930		4	2	0	0.23	685000	605000	134	04/08/2016
51 Mary Lane	Split	1614	1960		3	2	0	0.49	699000	650000	67	04/28/2016
29 Long Meadow Rd	Col Ranch	2536	1954	2013	3	2	1	0.28	1065000	1065000	0	04/27/2016
2 Finney Knoll Lane	Colonial	4080	2006	2012	5	4	1	0.18	1895000	1855000	110	04/22/2016
32 Gilliam Lane	Colonial	3078	1928	1990	5	3	0	0.69	2495000	2150000	176	04/22/2016
26 Normandy Lane	Colonial	3064	1969	1995	6	4	0	1	2450000	2163588	328	04/25/2016
6 Elizabeth Lane	Colonial	4906	2014		5	4	1	0.23	2395000	2200000	202	04/12/2016
9 Miltiades Avenue	Colonial	6500	2012		6	5	1	0.35	3075000	3187250	43	04/21/2016
8 Seagate Road	ShingleSty	5660	1999	2000	4	5	0	1.01	11475000	9250000	386	04/29/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
25 Manor Road	Colonial	2156	1972		3	2	0	0.17	1050000	1050000	46	04/28/2016
12 Lockwood Drive	ShoreCol	2154	1941	2013	4	2	1	0.14	1195000	1180000	157	04/29/2016
21 Cove Road	Colonial	2865	1953	2004	3	3	0	0.27	1995000	1917500	218	04/15/2016
16 Roosevelt Avenue	Colonial	3700	2015		4	4	1	0.19	2395000	2285000	346	04/20/2016
16 Mortimer Drive	Colonial	4500	2014	2015	5	4	0	0.27	3175000	3087500	65	04/18/2016
3 Point Lane	ShoreCol	3796	2005		4	3	2	0.29	3500000	3450000	231	04/22/2016

**April 2016 – Co-ops and Condominiums – ALL GREENWICH AREAS**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
148 Putnam Park	Colonial		1950	2007	2	2	0	499000	430000	323	04/20/2016
60 Putnam Park	Colonial		1950	2012	2	2	0	499000	475000	53	04/20/2016
102 Valley Road	Col Ranch	1000	1975		2	1	1	525000	490000	110	04/29/2016
150 Prospect Street	Colonial	1224	1989	2010	2	2	1	589500	565000	154	04/29/2016
17 Le Grande Avenue	Colonial	1411	1973	2006	3	2	1	740000	700000	237	04/08/2016
70 Riverdale Avenue	Townhouse	2270	2007		2	2	1	839000	830000	140	04/08/2016
48 Spring Street	Colonial	1987	1989		3	2	1	949000	870000	51	04/26/2016
218 Lyon Farm Drive	Contemp	1904	1975	2008	2	2	1	890000	873000	21	04/18/2016
78 River Road	Townhouse	1824	1985	1996	3	3	1	929000	885000	137	04/22/2016

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.