

Greenwich Real Estate Monthly Market Report – May 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.

May 2016 Summary

Single Family Homes Sold	54
Average Original Sale Price	\$2,348,787
Average List Price	\$2,166,998
Average Sale Price	\$2,057,281
Average Days on Market	215

May 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	26	2,553,796	2,251,477	2,086,526	92.67%
COS COB	10	1,497,300	1,487,900	1,466,350	98.55%
RIVERSIDE	10	2,621,100	2,521,100	2,449,350	97.15%
OLD GREENWICH	8	2,261,625	2,191,625	2,100,000	95.81%
ALL AREAS AVG.	54	2,348,787	2,166,998	2,057,281	94.94%

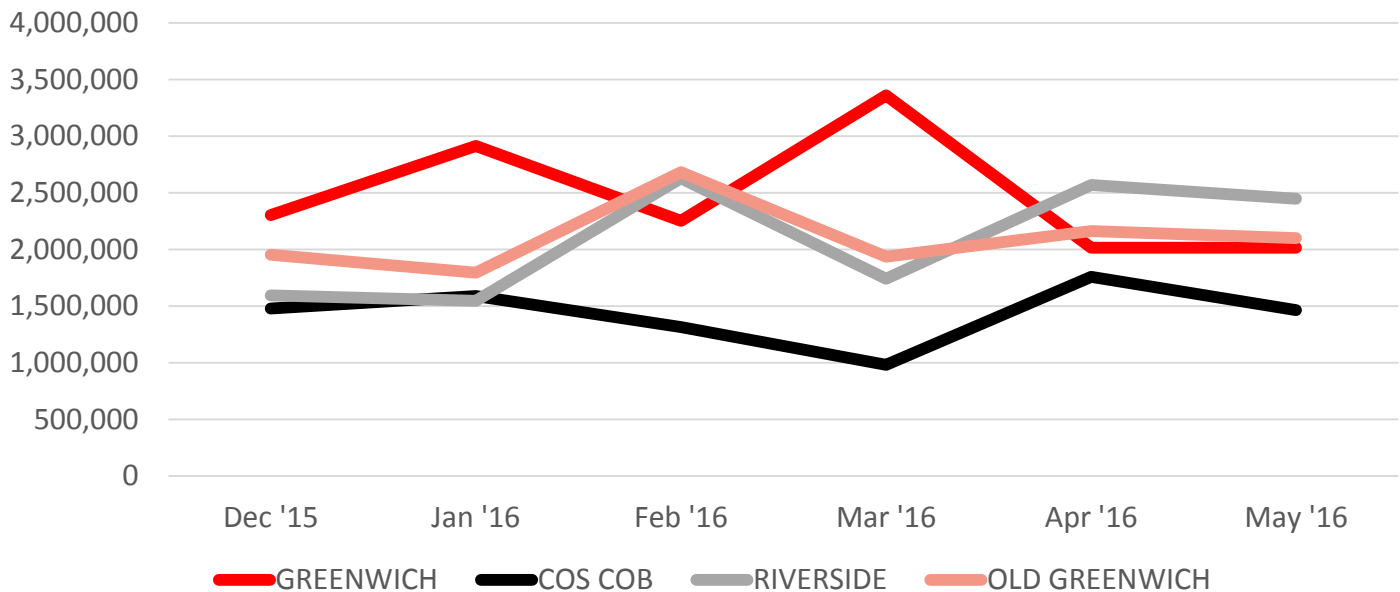
May 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	1	1	7
\$1M - \$2M	9	8	5	2	24
\$2M - \$3M	7	1	1	4	13
\$3M - \$4M	4	0	0	1	5
\$4M - \$5M	1	0	3	0	4
\$5M - \$7.5M	1	0	0	0	1
\$7.5M - 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	26	10	10	8	54

Six-Month Average Sales Price Area: December 2015 – May 2016

	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
GREENWICH	2,303,958	2,912,679	2,252,892	3,360,475	2,016,316	2,016,316
COS COB	1,479,167	1,589,167	1,314,333	981,667	1,760,000	1,466,350
RIVERSIDE	1,593,857	1,546,250	2,628,500	1,741,000	2,569,538	2,449,350
OLD GREENWICH	1,952,601	1,794,300	2,682,100	1,936,500	2,161,667	2,100,000
ALL AREAS	2,016,784	2,334,673	2,150,033	2,589,659	2,153,671	2,057,281

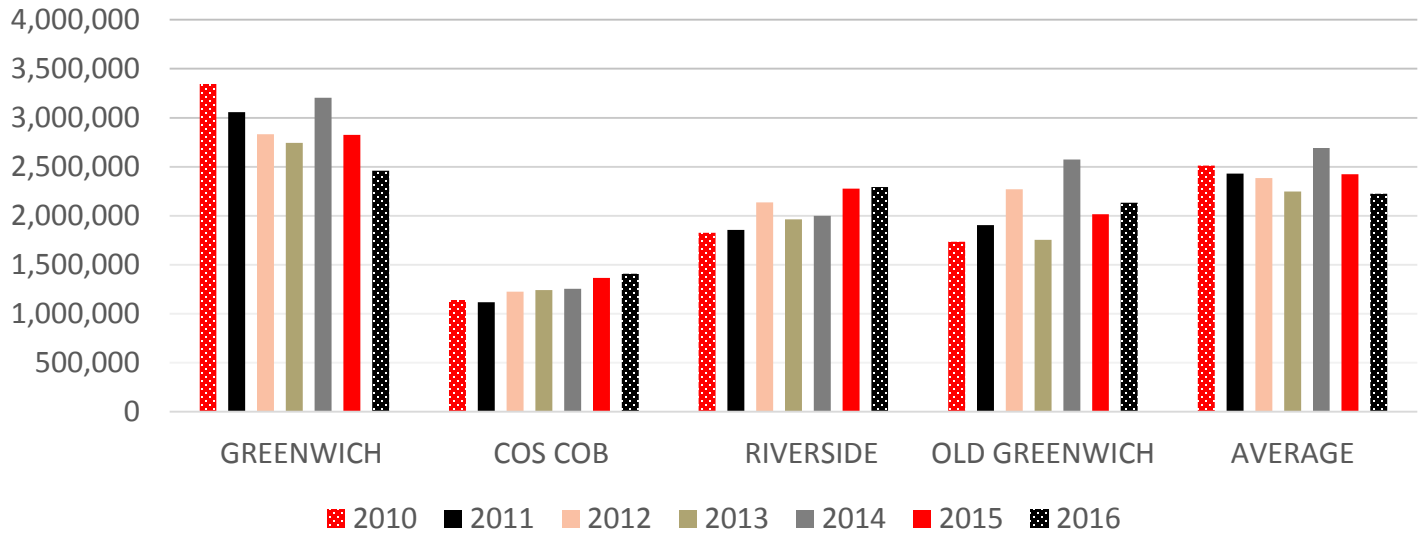
Chart: Six-Month Average Sales Price by Area: December 2015 – May 2016



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	2,460,607	1,410,179	2,292,480	2,132,224	2,226,484

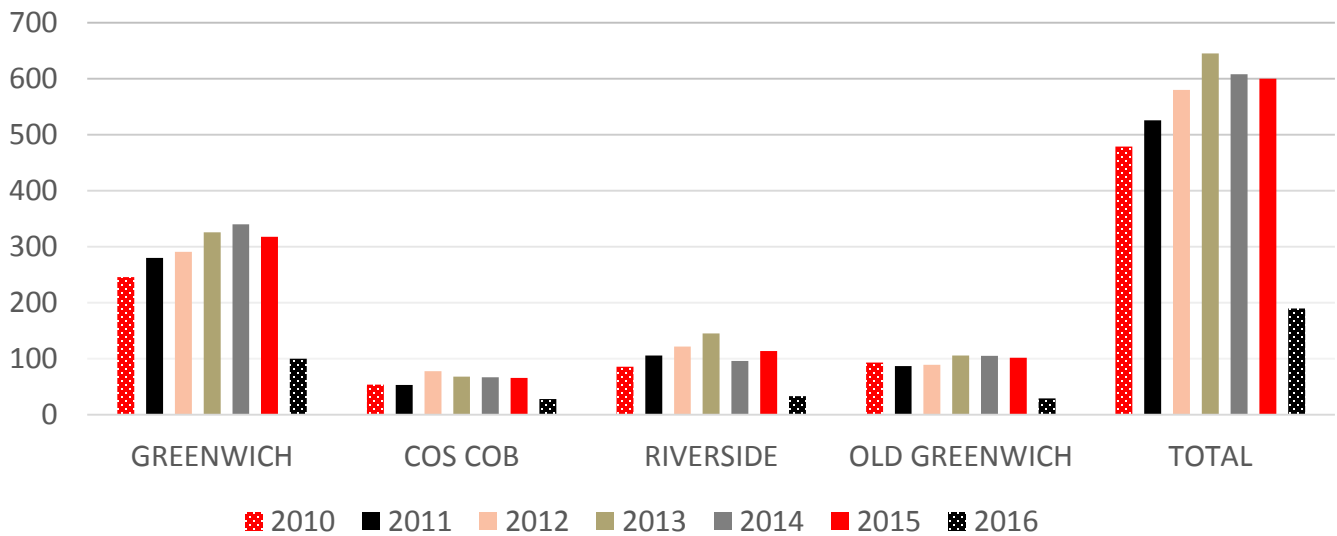
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price



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	100	28	33	29	190

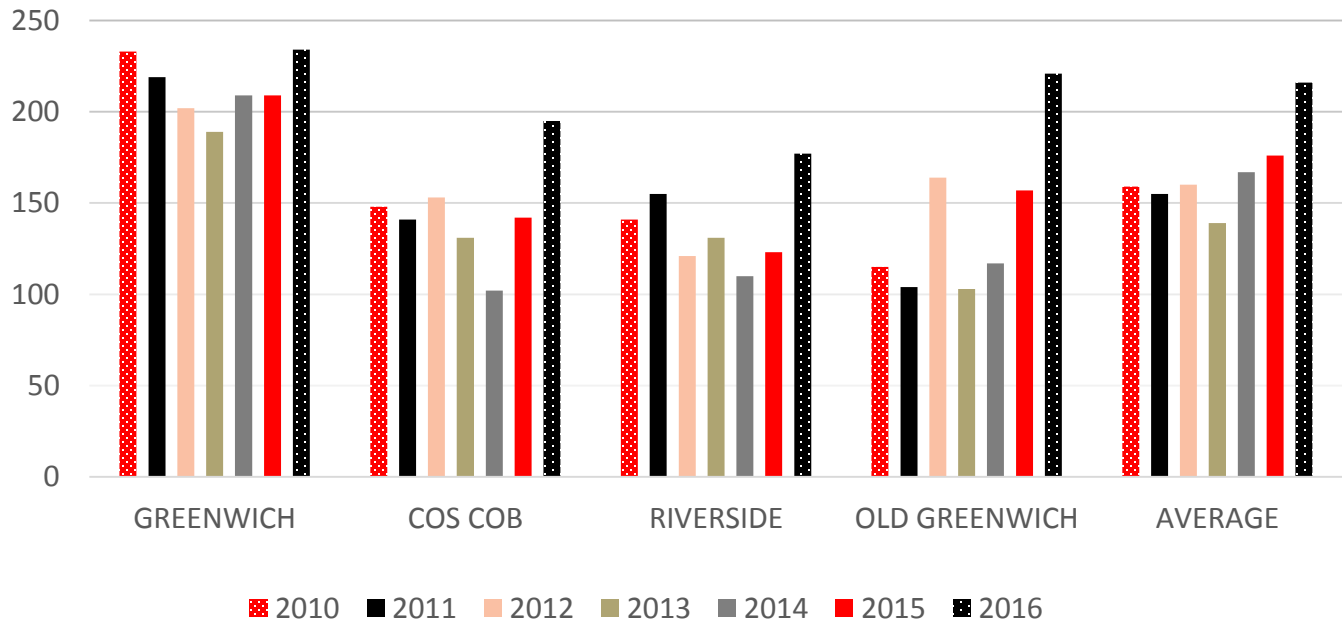
Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area



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	234	195	177	221	216

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



May 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
61 Mead Avenue	Colonial	1784	1899		4	2	0	0.14	475000	412500	57	05/12/2016
29 Nicholas Avenue	Ranch	1140	1923		2	2	0	0.23	599000	569000	106	05/05/2016
31 Ettl Lane	Ranch	1676	1962		2	2	0	0.19	775000	715000	73	05/24/2016
9 Muriel Place	Cape Cod	2142	1958	2011	4	3	0	0.51	825000	805000	14	05/19/2016
11 Heather Lane	Colonial	2258	1965		4	2	1	1.06	1250000	1065000	112	05/16/2016
4 Bowman Drive	Ranch	2002	1957		3	2	1	1.01	1249000	1100000	73	05/06/2016
31 Londonderry Drive	Colonial	3492	1969		5	4	1	2	1195000	1200000	57	05/27/2016
153 Lake Avenue	FarmHse		1880	2009	4	3	1	0.26	1295000	1240000	292	05/18/2016
24 Nutmeg Drive	Colonial	4586	1965	1980	4	3	1	2.12	1685000	1500000	261	05/12/2016
18 Connecticut Ave	Colonial	2290	1920	2005	5	2	1	0.11	1572500	1572500	0	05/05/2016
11 Old Forge Road	Ranch	4105	1967	2014	6	3	0	2.06	1650000	1600000	128	05/11/2016
82 Indian Harbor Dr	Colonial	3275	1984		4	5	0	0.32	1695000	1600000	139	05/19/2016
18 Carissa Lane	Colonial	5513	1978	2014	5	5	2	1.02	1995000	1889000	142	05/04/2016
11 Stallion Trail	Contemp	7569	1981	2015	7	7	3	2.91	2950000	2020000	254	05/16/2016
156 Old Church Road	Colonial	6194	1998		7	5	1	0.69	2268000	2125000	210	05/25/2016
10 Tinker Lane	GeorgCol	4847	1962	2013	5	4	0	2.01	2375000	2200000	189	05/10/2016
16 Winding Lane	Colonial	5041	1962		5	4	1	2.3	2495000	2265000	134	05/27/2016
37 Byfield Lane	Colonial	4232	1958	2015	5	4	1	2.22	2395000	2275000	106	05/18/2016
5 Dwight Lane	Contemp	10184	1989	2013	6	7	2	6.1	2750000	2600000	571	05/27/2016
30 Burning Tree Road	Colonial	5910	2003		4	4	1	2	2750000	2650000	357	05/05/2016
400 Stanwich Road	GeorgCol	6224	1994	2007	6	5	3	2	3549000	3147200	577	05/26/2016
16 Deer Lane	Cape Cod	2410	1956		3	3	1	1.59	2995000	3251000	7	05/26/2016
21 Walsh Lane	Colonial	4486	2007		5	5	2	0.73	3650000	3500000	611	05/31/2016
14 Hope Farm Road	Colonial	7919	1977	2015	5	5	2	2.7	3995000	3800000	252	05/03/2016
495 Field Point Road	Victorian	4815	1878	2004	8	5	1	0.75	4467375	4035000	232	05/25/2016
35 Winding Lane	ShingleSty	9024	2014		7	7	2	2.22	6495000	6000000	334	05/24/2016

May 2016 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
4 Waterfall Lane	Colonial	1356	1908	2008	3	1	1	0.46	969000	969000	15	05/17/2016
10 Butler Street	Colonial	1996	1920	2009	4	2	0	0.17	995000	1009500	20	05/11/2016
9 Cottontail Road	RaisdRnch	1614	1967		4	3	0	1.18	1100000	1050000	151	05/26/2016
54 Loughlin Avenue	Colonial	1642	1935	2010	4	1	1	0.23	1250000	1200000	45	05/31/2016
70 Gregory Road	SeeRmks	2628	1961	2014	4	3	0	0.33	1205000	1205000	63	05/06/2016
15 Taylor Drive	Colonial	3162	2009		4	4	1	0.16	1595000	1490000	155	05/05/2016
13 Lia Fail Way	Colonial	4074	1999	2016	4	5	1	1.02	1700000	1700000	0	05/25/2016
29 Horseshoe Road	Contemp	3818	1976	2015	5	3	1	1.15	1795000	1810000	31	05/13/2016
300 Cognewaugh Rd	Cottage	3954	1949	1998	5	4	0	3.03	1975000	1930000	100	05/19/2016
21 Cat Rock Road	Colonial	4302	1996	2015	5	4	1	2	2295000	2300000	9	05/03/2016

May 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
8 Cary Road	Ranch	640	1949		2	1	0	0.15	545000	550000	41	05/18/2016
210 Sheephill Road	FarmHse	1518	1909	2012	3	2	0	0.38	1283000	1250000	19	05/10/2016
25 Pleasant Street	Colonial	2905	1902	2005	4	2	1	0.23	1299000	1325000	23	05/20/2016
81 Riverside Avenue	Colonial	2754	1985	2005	4	2	1	0.28	1595000	1575000	237	05/19/2016
355 Riverside Avenue	Cape Cod	2896	1953	2011	4	3	0	0.33	1699000	1690000	38	05/06/2016
38 Lockwood Lane	Colonial	4508	1952	2007	6	3	1	0.41	1925000	1875000	67	05/09/2016
23 Willowmere Ave	Colonial	3776	1995	2014	5	5	1	0.33	2695000	2736000	8	05/02/2016
41 Dawn Harbor Lane	Colonial	6061	1993	2014	5	4	3	1.03	4450000	4445000	28	05/03/2016
26 Jones Park Drive	ShoreCol	5415	1902	2015	7	4	1	1.11	4925000	4500000	339	05/18/2016
24 Field Road	ShoreCol	7981	2006		6	6	3	0.48	4795000	4547500	215	05/13/2016

May 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
15 Maple Drive	Cape Cod	1151	1929		3	1	1	0.14	649000	550000	153	05/13/2016
282 Sound Beach Ave	ShoreCol	2472	1900	2008	4	2	1	0.21	1649000	1600000	38	05/26/2016
10 End Avenue	Colonial	3176	1892	2010	5	3	1	0.53	1795000	1775000	294	05/25/2016
39 Midbrook Lane	Colonial	3563	2013		4	3	0	0.41	2150000	2125000	47	05/20/2016
72 Hillcrest Park Road	SeeRmks	4180	1902	2015	5	4	1	1.71	2495000	2350000	337	05/03/2016
17 Tomac Avenue	Colonial	5265	1998	2011	5	5	1	0.33	2595000	2500000	613	05/18/2016
31 Heusted Drive	Colonial	3100	2016		4	4	1	0.23	2900000	2900000	0	05/31/2016
5 Kernan Place	Colonial	5771	2008		6	6	1	0.78	3300000	3000000	30	05/23/2016

May 2016 – Co-ops and Condominiums – ALL GREENWICH AREAS

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
104 Ritch Avenue	Townhouse	1970	1999		3	3	1	800000	790000	18	05/06/2016
51 Forest Avenue	GeorgCol	1271	1992	2011	1	2	0	729000	723000	20	05/27/2016
221 Lyon Farm Drive	Contemp	1704	1976	2002	2	2	1	850000	830000	22	05/04/2016
40 Elm Street	GeorgCol	1826	1939	2005	2	2	1	1725000	1550000	46	05/24/2016
33 Talbot Lane	Townhouse	1200	1978	2006	3	1	1	530000	522250	54	05/19/2016
1465 Putnam Avenue	Contemp		1978		0	1	0	310000	290000	55	05/06/2016
12 Glenville Street	Townhouse	1306	1981		2	2	1	524999	505000	66	05/06/2016
1465 Putnam Avenue	Contemp	784	1977	2013	1	1	0	395000	384000	70	05/04/2016
20 Church Street	HiRise	1284	1945	2016	2	2	0	699000	650000	72	05/13/2016
169 Mason Street	Colonial	420	1940		1	1	0	365000	325000	78	05/02/2016
26 Georgetowne North	Townhouse	2113	1974		3	2	1	855000	815000	206	05/26/2016
19 Church West Street	Townhouse	1051	1909	2008	2	2	0	289999	289999	427	05/18/2016

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.