

Greenwich Real Estate Monthly Market Report – June 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.

June 2016 Summary

Single Family Homes Sold	75
Average Original Sale Price	\$2,648,653
Average List Price	\$2,529,147
Average Sale Price	\$2,409,133
Average Days on Market	131

June 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	37	3,528,041	3,365,473	3,183,473	94.59%
COS COB	16	1,497,688	1,440,188	1,405,625	97.60%
RIVERSIDE	11	1,627,545	1,478,000	1,396,045	94.45%
OLD GREENWICH	11	2,426,682	2,351,136	2,277,273	96.86%
ALL AREAS AVG.	75	2,648,653	2,529,147	2,409,133	95.25%

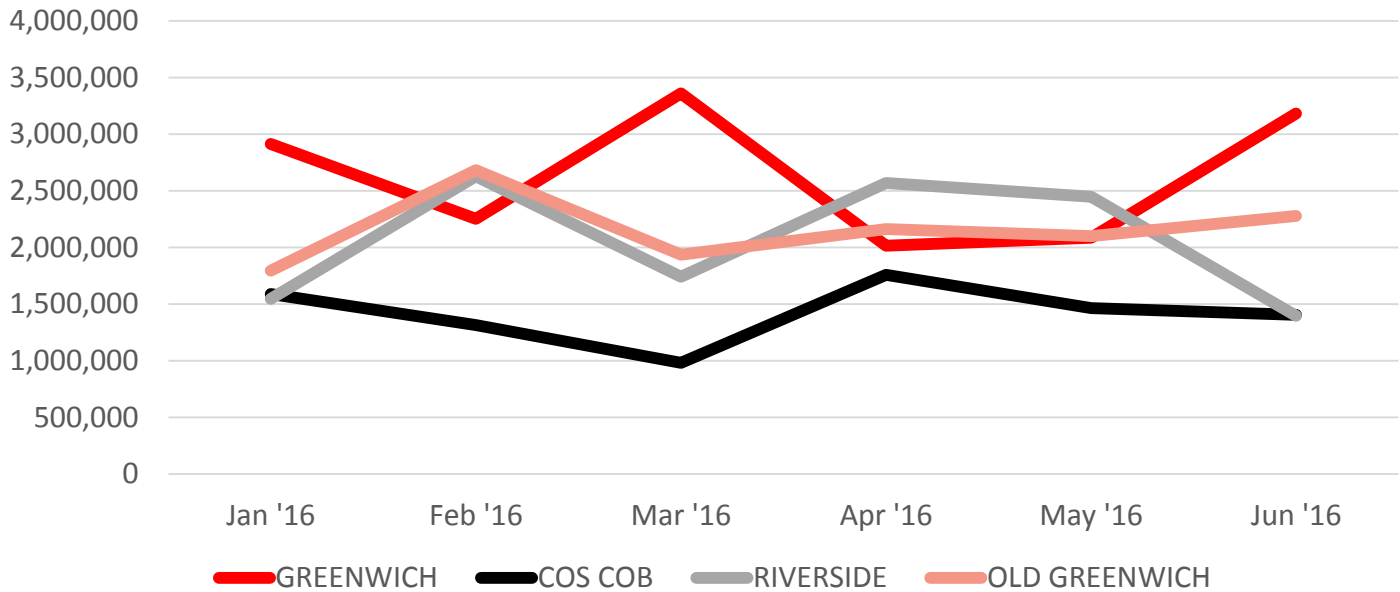
June 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	7	2	3	15
\$1M - \$2M	14	7	8	2	31
\$2M - \$3M	5	2	1	2	10
\$3M - \$4M	3	0	0	3	6
\$4M - \$5M	3	0	0	1	4
\$5M - \$7.5M	5	0	0	0	5
\$7.5M – 10M	3	0	0	0	3
\$10M+	1	0	0	0	1
TOTAL	37	16	11	11	75

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

	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16
GREENWICH	2,912,679	2,252,892	3,360,475	2,016,316	2,086,526	3,183,473
COS COB	1,589,167	1,314,333	981,667	1,760,000	1,466,350	1,405,625
RIVERSIDE	1,546,250	2,628,500	1,741,000	2,569,538	2,449,350	1,396,045
OLD GREENWICH	1,794,300	2,682,100	1,936,500	2,161,667	2,100,000	2,277,273
ALL AREAS	2,334,673	2,150,033	2,589,659	2,153,671	2,057,281	2,409,133

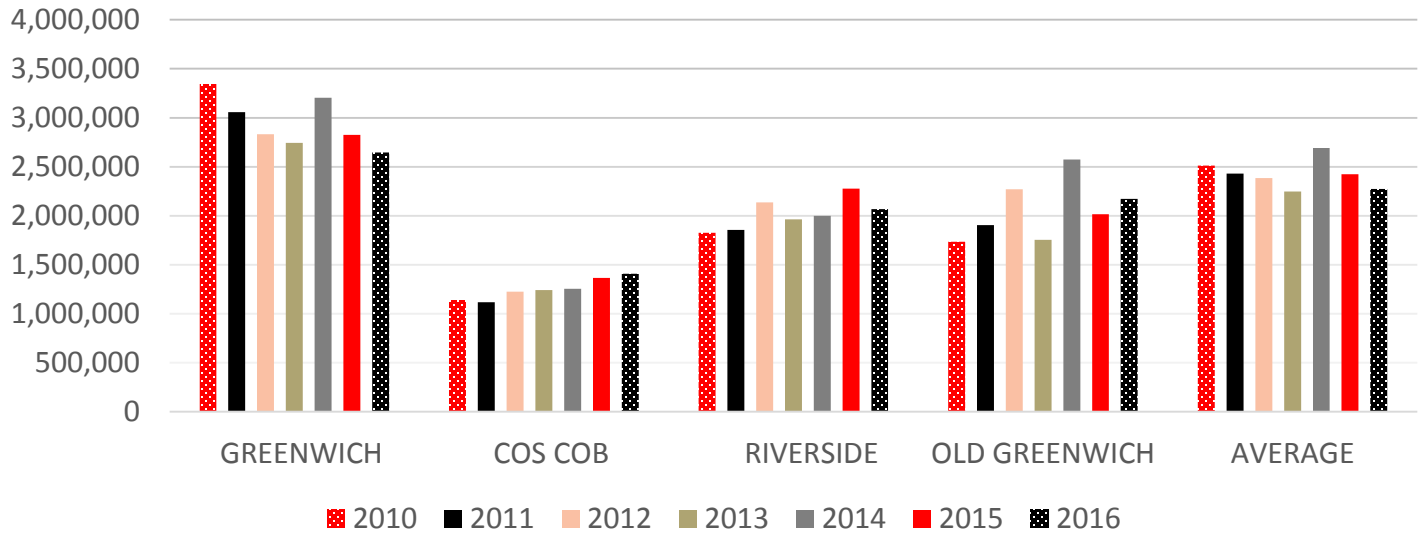
Chart: Six-Month Average Sales Price by Area: January 2016 – June 2016



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	2,645,284	1,408,523	2,068,371	2,172,113	2,274,124

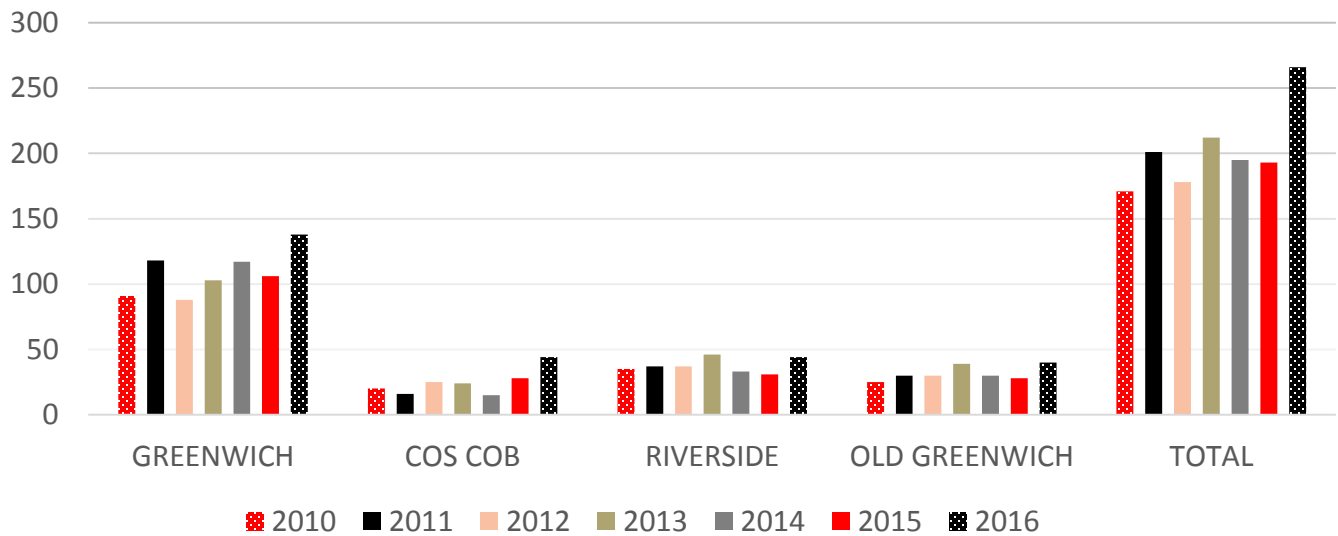
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price



2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jun 30th / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	91	20	35	25	171
2011	118	16	37	30	201
2012	88	25	37	30	178
2013	103	24	46	39	212
2014	117	15	33	30	195
2015	106	28	31	28	193
2016	138	44	44	40	266

Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jun 30th / year over year

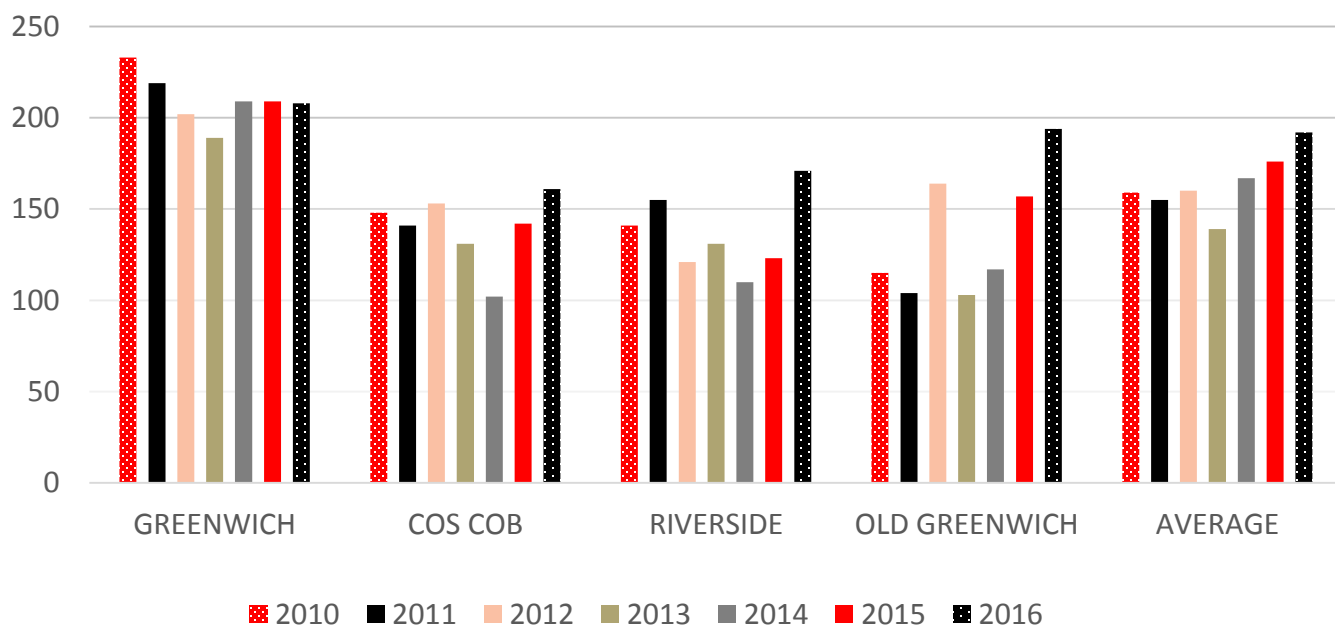


Source: Greenwich MLS

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	208	161	171	194	192

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



June 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBl	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
35 Reynolds Place	Ranch	1284	1969		2	2	0	0.2	470000	450000	35	06/06/2016
39 High Street	Victorian	2376	1927	2010	4	3	1	0.13	880000	750000	96	06/15/2016
47 Sound View Drive	Cotswold	1634	1929	2010	3	1	1	0.17	995000	960000	128	06/05/2016
30 Morningside Drive	Colonial	2122	1952		4	3	0	0.31	1024500	1050000	58	06/15/2016
115 East Elm Street	Colonial	2833	1911	2013	4	3	0	0.12	1050000	1155000	14	06/16/2016
30 Indian Field Road	Cape Cod	1652	1968	2014	2	2	0	0.3	995000	1200000	157	06/28/2016
14 Indian Rock Lane	Colonial	2699	1989	2009	4	2	1	0.29	1475000	1352000	133	06/30/2016
3 Whitney Drive	Ranch	3154	1950		6	3	1	4.19	1425000	1415000	36	06/15/2016
7 Comly Terrace	Colonial	3260	2007		4	4	1	0.19	1445000	1450000	7	06/27/2016
16 Anderson Road	Colonial	2345	1945		3	2	1	0.41	1595000	1475000	47	06/28/2016
36 Evergreen Road	Colonial	2665	1950		4	3	1	0.66	1565000	1500000	42	06/07/2016
12 Glen Court	Colonial	3333	1954	1991	5	2	1	0.45	1695000	1600000	48	06/17/2016
74 Howard Road	Cape Cod	4232	1953	1998	5	3	1	4.01	1600000	1600000	0	06/28/2016
26 Annjim Drive	Colonial	3665	1955	2015	5	4	0	0.37	1695000	1641000	93	06/27/2016
22 Red Coat Lane	GeorgCol	4664	1965		4	4	1	2.06	1750000	1642510	422	06/03/2016
21 Cherry Valley Road	Colonial	4055	1952		4	4	1	5.64	1775000	1724501	35	06/13/2016
82 Butternut Hollow Rd	Colonial	3678	1968	1995	4	4	3	2.14	2050000	1900000	401	06/24/2016
5 Osceola Drive	Colonial	3651	1928	2011	5	3	1	0.39	2050000	2050000	11	06/22/2016
99 Londonderry Drive	Contemp	6616	1979	2013	5	5	1	2.04	1995000	2302500	56	06/27/2016
27 Stepping Stone Lane	Colonial	4398	1993	2015	5	5	0	1	2490000	2400000	48	06/21/2016
1 Gatefield Drive	Contemp	4477	1974	2005	4	4	2	2	2600000	2450000	231	06/17/2016
250 Old Church Road	Colonial	5587	1990		5	5	2	1	3000000	2770000	76	06/20/2016
44 Upland Drive	Colonial	6207	2000	2008	5	6	2	1.6	3850000	3500000	322	06/30/2016
17 Midwood Drive	Colonial	8414	2000	2015	7	6	1	4.5	3995000	3650000	157	06/10/2016
58 Ridge Street	Colonial	5258	2009	2012	5	4	1	0.28	3753000	3753000	0	06/10/2016
80 Round Hill Road	GeorgCol	7049	1913	1993	5	4	2	2.12	4080000	4080000	200	06/30/2016
17 Sherwood Farm Ln	Colonial	8010	2004		6	6	2	1.12	4595000	4100000	510	06/01/2016
59 Dingtletown Road	Contemp	5642	1982	2004	4	3	1	2.86	3995000	4175000	19	06/20/2016
26 Lindsay Drive	GeorgCol	8020	1966	2013	6	8	2	2	5295000	5000000	76	06/20/2016
48 Parsonage Road	Colonial	6892	2008		6	7	1	1.9	5900000	5500000	188	06/15/2016
108 Birch Lane	Colonial	7300	2015		5	6	2	1.01	5750000	5550000	35	06/28/2016
15 Cedarwood Drive	Colonial	8570	2001	2005	7	7	2	2.05	5995000	5800000	405	06/08/2016
111 Park Avenue	GeorgCol	6408	1918	2000	6	5	2	1.82	6150000	5900000	34	06/30/2016
4 Cherry Blossom Lane	GeorgCol	16802	2006		7	8	4	2.27	8495000	7100000	372	06/30/2016
32 Lower Cross Road	EngMan	11017	2002		7	6	2	14.04	7100000	7150000	295	06/10/2016
4 Cliffdale Road	Colonial	8756	2006	2016	6	9	2	4.7	7950000	7250000	37	06/15/2016
7 Old Round Hill Lane	GeorgCol	14000	2002	2015	7	9	2	2.86	12000000	10442990	210	06/20/2016

June 2016 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
18 River Road	Contemp	1584	1979		3	3	1	0.21	725000	725000	24	06/03/2016
8 Tulip Street	Split	1146	2001		3	2	0	0.13	780000	785000	51	06/30/2016
108 Orchard Street	Ranch	1108	1961		3	2	0	0.35	825000	831000	72	06/08/2016
32 Butler Street	Split	1530	1957	2013	3	2	0	0.17	885000	865000	27	06/01/2016
10 Licata Terrace	SeeRmks	2524	1957	2015	4	3	0	0.35	894000	889000	132	06/14/2016
8 Kent Place	Colonial	2105	1928	2016	3	1	1	0.14	918000	935000	5	06/23/2016
112 Orchard Street	Contemp	2266	1950	1997	3	2	1	0.27	989000	950000	57	06/02/2016
26 Valleywood Road	Tudor	2329	1928	2015	4	2	0	0.22	1299000	1240000	217	06/15/2016
15 Cat Rock Road	Colonial	2648	1975	2013	4	2	1	0.32	1345000	1310000	222	06/13/2016
15 Ferncliff Road	Contemp	3119	1965	2011	4	3	1	1.18	1375000	1375000	0	06/07/2016
5 Mimosa Drive	Colonial		1964	2014	4	2	1	1.14	1595000	1550000	197	06/30/2016
70 Old Stone Bridge Rd	Cape Cod	3742	1978	1992	4	2	1	1	1699000	1625000	20	06/10/2016
1 White Birch Lane	Colonial	3930	1936	1985	5	3	1	1.56	1845000	1765000	274	06/29/2016
100 Orchard Street	Colonial	4122	2008		5	5	1	0.42	1895000	1895000	42	06/13/2016
8 Patricia Lane	Colonial	6368	2002	2012	5	4	3	1	2975000	2850000	248	06/03/2016
5 Cat Rock Road	Colonial	6349	2005	2009	5	6	1	0.64	2999000	2900000	44	06/13/2016

June 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
29 Cary Road	Colonial	1776	1946	2015	4	3	0	0.22	840000	830000	82	06/07/2016
1 Janet Court	Cape Cod	1359	1954	2001	4	2	0	0.2	929000	904500	53	06/21/2016
20 Long Meadow Road	Cape Cod	1818	1955	2006	4	3	2	0.36	1090000	1020000	91	06/27/2016
74 Summit Road	Tudor		1926	2013	3	2	0	0.26	1095000	1095000	25	06/16/2016
44 Summit Road	Colonial	1936	1948	1993	3	2	1	0.23	1295000	1150000	235	06/03/2016
208 Sheephill Road	Cape Cod		1958	2004	2	2	0	0.3	1195000	1155000	90	06/06/2016
55 Summit Road	Colonial	2620	1942	2008	4	3	1	0.3	1699000	1625000	196	06/01/2016
9 William Street	Colonial	2223	1930		4	2	0	0.45	1995000	1735000	293	06/01/2016
102 Riverside Lane	Colonial	3037	2006		4	4	1	0.25	1850000	1757000	142	06/28/2016
39 Jones Park Drive	Cottage	3310	1910	1998	4	3	0	0.46	1975000	1935000	295	06/15/2016
274 Palmer Hill Road	Colonial	3464	1999	2005	4	3	2	0.43	2295000	2150000	196	06/30/2016

June 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
46 Rockmere Avenue	Colonial	1665	1920	2004	3	3	0	0.2	819000	770000	232	06/24/2016
22 Sound Beach Ave	Cape Cod	1350	1950		2	1	0	0.41	895000	810000	250	06/29/2016
28 Sound Beach Ave	SeeRmks	1680	1940	2012	4	2	0	0.18	985000	950000	49	06/01/2016
57 Tomac Avenue	Colonial	2212	1905		4	3	1	0.32	1435000	1435000	0	06/23/2016
19 Lockwood Drive	Colonial	2236	1930	2013	4	2	1	0.13	1695000	1615000	69	06/29/2016
1 Keofferam Road	Tudor	3943	1910	2003	4	4	1	0.41	2749000	2610000	228	06/15/2016
24 Saint Claire Avenue	Colonial	3349	1950	2010	6	5	1	0.28	2749500	2750000	39	06/22/2016
1A Quintard Avenue	Colonial	3528	2005	2016	5	4	1	0.36	2995000	3000000	16	06/10/2016
9 Lockwood Avenue	Colonial	4661	1923	2010	6	4	1	0.3	3295000	3135000	346	06/06/2016
24 Sylvan Lane	Colonial	5807	1999	2009	6	5	1	0.42	3995000	3925000	37	06/27/2016
7 Irvine Road	ShoreCol	6145	2007		5	5	1	0.35	4250000	4050000	108	06/10/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
52 Lafayette Place	SeeRmks	585	1956		1	1	0	254500	248000	47	06/17/2016
1525 Putnam Avenue	HiRise	674	1975		1	1	0	279000	279000	51	06/01/2016
169 Mason Street	Colonial	685	1940		1	1	0	405000	380000	105	06/16/2016
2 Homestead Lane	Contemp	714	2005		1	1	0	389000	385000	9	06/29/2016
1535 Putnam Avenue	HiRise	905	1975	2012	2	1	0	409500	397000	62	06/03/2016
1465 Putnam Avenue	Contemp	1344	1977		2	1	1	482000	482000	0	06/15/2016
140 Field Point Road	HiRise	1147	1973	2012	2	1	1	565000	535000	73	06/03/2016
74 Silo Circle	Townhouse	1681	1977	2015	2	2	1	625000	615000	48	06/27/2016
12 Glenville Street	Townhouse	2160	1981	2006	2	3	1	595000	640000	4	06/10/2016
11 River Road	Townhouse	1270	1979	2015	2	2	0	685000	668000	162	06/16/2016
351 Pemberwick Road	Townhouse	1462	1990	2001	3	2	1	687500	680000	32	06/06/2016
15 River Road	Contemp	1286	1979	2006	2	2	0	699000	690000	57	06/15/2016
72 Greenwich Hills Dr	Townhouse	1544	1976	2013	3	2	1	725000	725000	129	06/22/2016
51 Forest Avenue	Colonial	1579	1995	2005	2	2	1	825000	835000	31	06/01/2016
18 Georgetowne North	Colonial	2443	1977	2013	3	3	1	1250000	1261000	50	06/09/2016
101 Lewis Street	Townhouse	2292	1972	2009	3	2	2	1349000	1300000	46	06/21/2016
23 Orchard Place	Colonial	2967	2006		3	3	1	1325000	1325000	0	06/08/2016
340 Valley Road	ShingleSty	4366	2010		4	4	1	1745000	1692500	389	06/28/2016
140 Havemeyer Place	ShingleSty	3656	2004		3	4	1	2375000	2230000	124	06/08/2016

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.