

Greenwich Real Estate Monthly Market Report – July 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.

July 2016 Summary

Single Family Homes Sold	69
Average Original Sale Price	\$2,717,072
Average List Price	\$2,541,080
Average Sale Price	\$2,415,451
Average Days on Market	167

July 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	35	3,236,714	2,946,129	2,773,371	85.68%
COS COB	9	1,398,111	1,351,111	1,269,403	90.79%
RIVERSIDE	15	2,512,000	2,470,000	2,383,233	94.87%
OLD GREENWICH	10	2,393,000	2,301,000	2,242,500	93.71%
ALL AREAS AVG.	69	2,717,072	2,541,080	2,415,451	88.90%

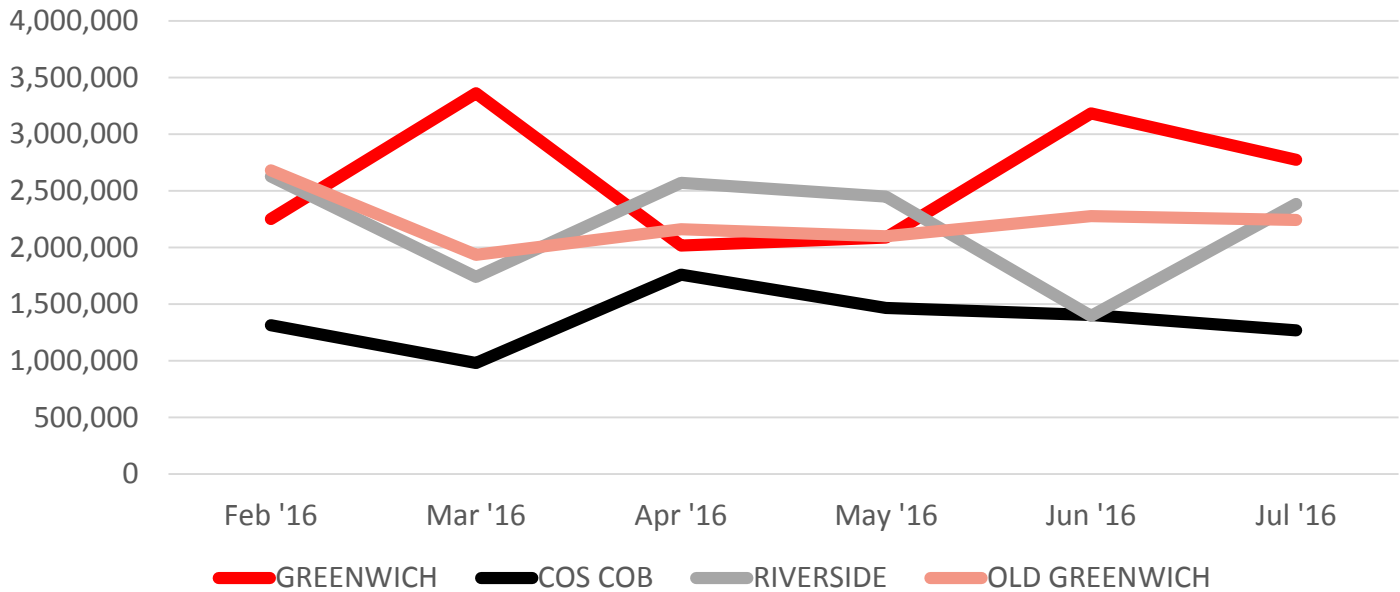
July 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	4	1	6	14
\$1M - \$2M	11	3	8	2	24
\$2M - \$3M	9	2	3	0	14
\$3M - \$4M	6	0	1	1	8
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	3	0	1	1	5
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	35	9	15	10	69

Six-Month Average Sales Price Area: February 2016 – July 2016

	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
GREENWICH	2,252,892	3,360,475	2,016,316	2,086,526	3,183,473	2,773,371
COS COB	1,314,333	981,667	1,760,000	1,466,350	1,405,625	1,269,403
RIVERSIDE	2,628,500	1,741,000	2,569,538	2,449,350	1,396,045	2,383,233
OLD GREENWICH	2,682,100	1,936,500	2,161,667	2,100,000	2,277,273	2,242,500
ALL AREAS	2,150,033	2,589,659	2,153,671	2,057,281	2,409,133	2,415,451

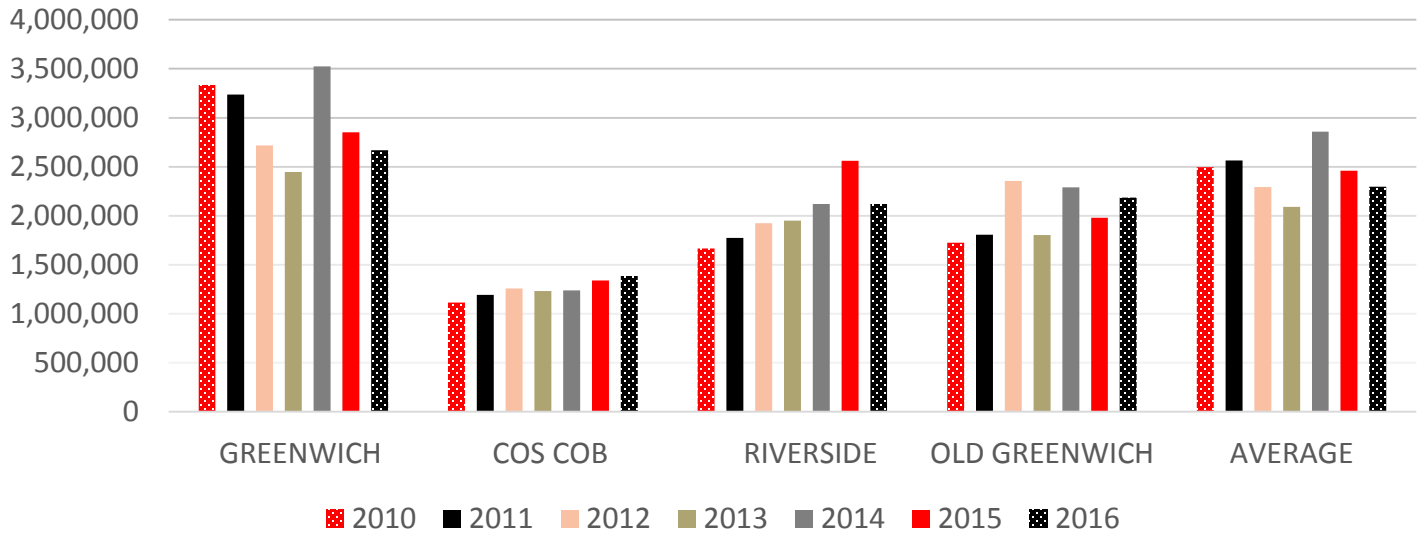
Chart: Six-Month Average Sales Price by Area: February 2016 – July 2016



2010 - 2016 YTD Single Family Homes Average Sale Price Area / Jan 1st – Jul 31st / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,334,249	1,113,836	1,667,184	1,726,368	2,495,929
2011	3,238,393	1,194,454	1,773,029	1,806,115	2,564,095
2012	2,717,960	1,258,838	1,923,193	2,355,014	2,295,179
2013	2,446,755	1,234,014	1,951,579	1,803,670	2,091,612
2014	3,525,583	1,240,436	2,119,831	2,289,532	2,857,258
2015	2,850,214	1,340,630	2,559,846	1,981,645	2,460,522
2016	2,668,490	1,384,899	2,121,781	2,186,190	2,297,725

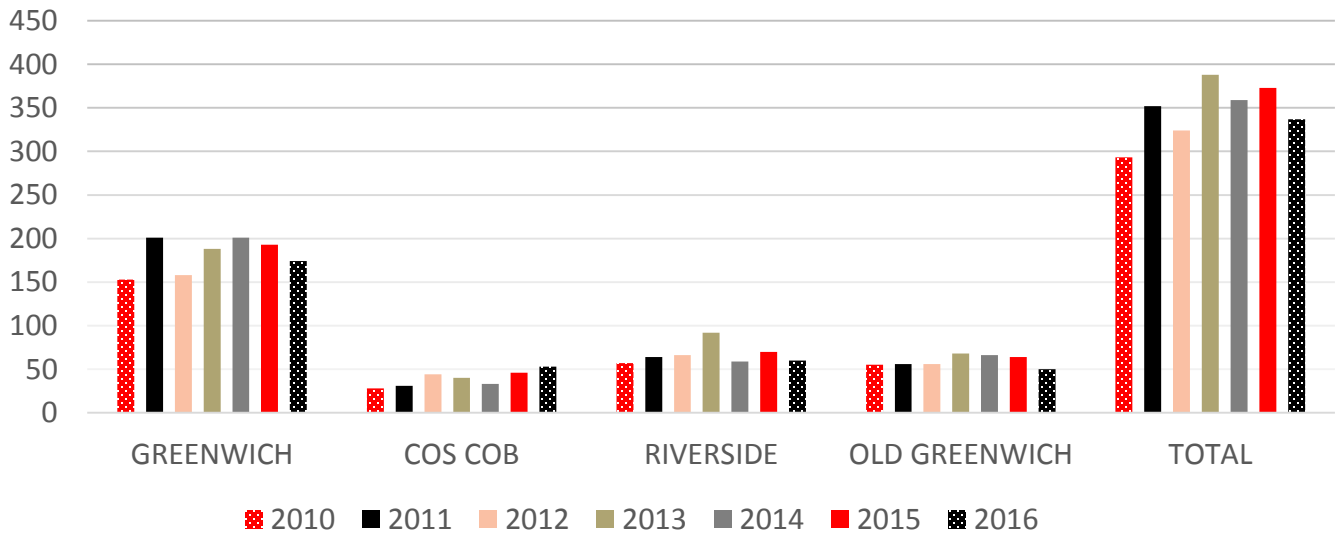
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Jul 31st / year over year



2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jul 31st / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	153	28	57	55	293
2011	201	31	64	56	352
2012	158	44	66	56	324
2013	188	40	92	68	388
2014	201	33	59	66	359
2015	193	46	70	64	373
2016	174	53	60	50	337

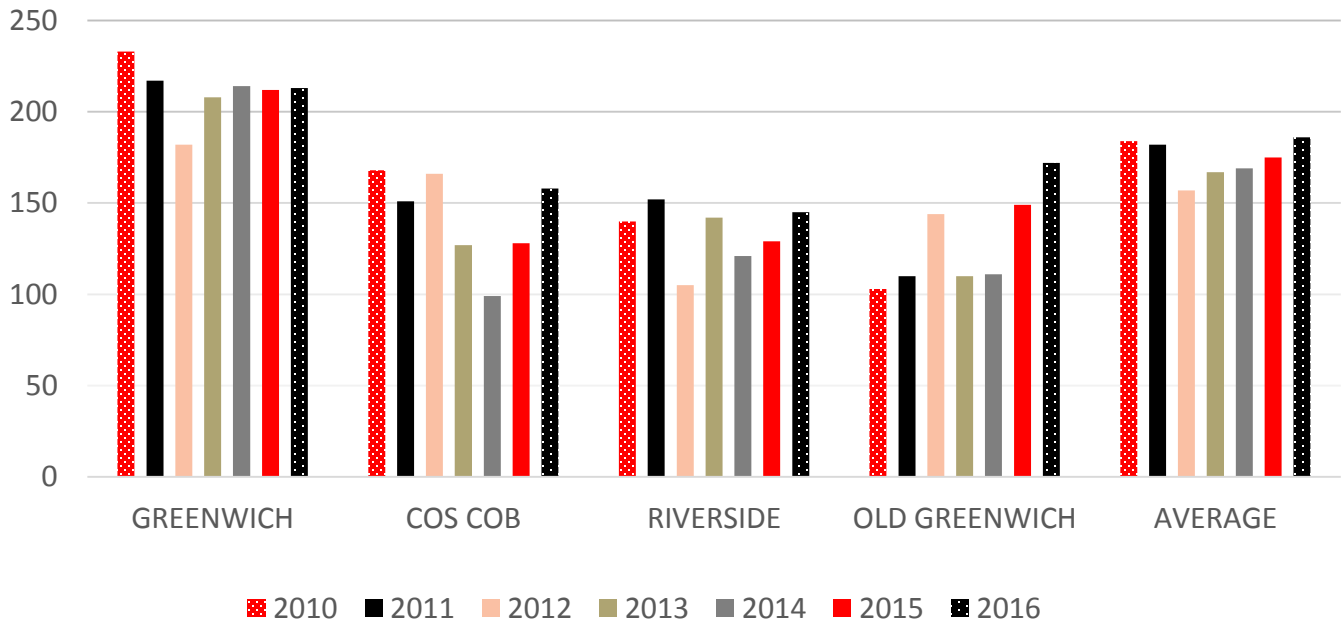
Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jul 31st / year over year



2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jul 31st / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	233	168	140	103	184
2011	217	151	152	110	182
2012	182	166	105	144	157
2013	208	127	142	110	167
2014	214	99	121	111	169
2015	212	128	129	149	175
2016	213	158	145	172	186

Chart: 2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jul 31st / year over year



July 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
60 Caroline Place	Ranch	1040	1952		3	1	0	0.17	499000	465000	25	07/05/2016
2 Ocean View Avenue	Ranch	1404	1970	2006	3	3	0	0.13	649000	615000	66	07/27/2016
351 Delavan Avenue	FarmHse	1820	1904	2008	4	2	0	0.21	789000	740000	82	07/15/2016
61 Sherwood Avenue	TradRnch	4779	1945		3	4	0	2.24	1200000	1350000	15	07/20/2016
108 Glenville Road	Colonial	3242	1984	2007	4	2	1	1.00	1450000	1450000	411	07/27/2016
65 Fairfield Road	PostModern	3024	1848	1991	4	3	1	1.09	1595000	1462500	349	07/26/2016
7 Stag Lane	Colonial	3081	1958	2012	5	3	1	4.64	1795000	1595000	74	07/08/2016
3 Stanwich Road	Colonial	5200	1999	2014	6	6	1	0.49	2100000	1700000	291	07/20/2016
25 Turner Drive	Ranch	2312	1975	2005	3	2	1	1.44	1795000	1700000	122	07/15/2016
39 Orchard Place	Victorian	2602	1894	2015	4	3	1	0.13	1825000	1706000	100	07/14/2016
7 Ginkgo Lane	Colonial	11864	1950	2016	3	2	1	0.75	1775000	1775000	62	07/26/2016
73 Cutler Road	Colonial	5997	1957	2006	6	6	1	6.32	1995000	1800000	113	07/20/2016
4 Jofran Lane	Col Ranch	3404	1955	2014	4	3	0	0.83	1895000	1845000	94	07/19/2016
11 Wyngate Road	Colonial	3080	1965	2014	4	2	1	1.00	1975000	1950000	58	07/08/2016
17 Byfield Lane	Colonial	4100	1961	2015	4	3	1	2.03	2250000	2200000	40	07/18/2016
22 Delwood Lane	Colonial	3596	1996		5	4	0	0.50	2295000	2250000	45	07/22/2016
443 North Street	Colonial	4795	0	2014	5	4	1	1.00	2495000	2290000	297	07/27/2016
10 Gaston Farm Road	Colonial	5163	1978		5	4	1	3.20	2300000	2300000	0	07/08/2016
147 Old Church Road	Cotswold	4543	1904	2006	5	3	2	0.75	2495000	2310000	425	07/01/2016
44 Doubling Road	Colonial	4133	1965		6	4	2	2.59	2750000	2490000	720	07/06/2016
60 Lismore Lane	Contemp	8403	1978	2013	6	5	2	2.10	2895000	2500000	362	07/15/2016
1 Spring Road	EngMan	4336	1926	2010	4	4	1	0.41	2650000	2650000	0	07/06/2016
178 Stanwich Road	Colonial	4192	1880	2014	5	4	1	1.08	2795000	2795000	21	07/22/2016
61 Baldwin Farms S	Colonial	5443	1964	2015	6	5	2	2.44	3295000	3175000	135	07/25/2016
9 Frost Road	Cotswold	5131	1929	1988	5	5	3	2.02	3500000	3257000	401	07/13/2016
175 Stanwich Road	Colonial	4739	1996	2011	5	4	1	1.00	3595000	3300000	68	07/12/2016
672 Lake Avenue	Tudor	4947	1993		5	5	2	2.00	3750000	3550000	81	07/13/2016
21 Baldwin Farms S	Colonial	5616	1969	2004	5	5	1	2.11	3495000	3550000	11	07/01/2016
400 Lake Avenue	Colonial	6504	1950	2011	5	6	2	1.30	3995000	3835000	241	07/08/2016
75 Round Hill Road	GeorgCol	5808	1938	1990	6	5	1	4.31	5250000	4500000	225	07/12/2016
62 Brookridge Drive	Colonial	7605	1999	2014	6	6	2	1.50	4562500	4562500	222	07/01/2016
113 Round Hill Road	EurSty	7578	1993	1996	4	5	1	3.44	5195000	5000000	702	07/07/2016
70 Otter Rock Drive	Colonial		1926	2015	5	5	2	0.87	6250000	5500000	149	07/22/2016
81 Husted Lane	Colonial		2015		6	7	2	2.00	7495000	7150000	378	07/15/2016
15 Andrews Road	GeorgCol	11995	2015		6	7	4	1.45	8470000	7750000	403	07/14/2016

July 2016 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
24 Sinaway Road	Colonial	1404	1924		3	1	0	0.25	940000	883125	105	07/29/2016
27 Pleasant Street	ShoreCol	1441	1928	2009	3	2	0	0.14	905000	930000	51	07/26/2016
17 Strickland Road	ShoreCol	1432	1927	2014	3	2	0	0.15	1100000	975000	35	07/18/2016
10 Mead Avenue	Victorian	2587	1900	2001	4	2	1	0.26	995000	985000	334	07/01/2016
6 North Street	Ranch	2189	1977	2010	3	3	1	0.35	1175000	1022500	248	07/25/2016
31 Orchard Street	Victorian	1755	1888		3	2	1	0.27	1050000	1050000	74	07/15/2016
16 Butler Street	Colonial	2024	1927	2013	4	2	1	0.17	1175000	1109000	83	07/07/2016
219 Orchard Street	Colonial	5442	2007	2015	6	5	1	0.46	2325000	2120000	93	07/01/2016
164 Cat Rock Road	Colonial	4462	1934	1995	5	5	1	1.62	2495000	2350000	91	07/07/2016

July 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
65 Sheephill Road	Cape Cod	1456	1949		3	2	0	0.20	795000	790000	56	07/27/2016
57 Long Meadow Rd	Ranch	2046	1974	2004	4	3	0	0.49	1295000	1375000	13	07/01/2016
11 Hendrie Lane	Colonial	2317	1938	2007	4	3	0	0.25	1675000	1555000	110	07/22/2016
14 Spring Street	Colonial	2420	1938	2016	4	2	1	0.24	1775000	1567500	56	07/08/2016
12 Old Orchard Rd	Col Ranch	2854	1977		4	4	1	0.40	1765000	1690000	278	07/12/2016
9 Wilmot Lane	Colonial	3000	1996	2012	5	3	1	0.27	1795000	1696000	46	07/29/2016
15 Bramble Lane	Colonial	3123	1955	2015	4	2	1	0.28	1950000	1900000	148	07/05/2016
9 Shaw Place	Contemp	3053	1979		4	2	1	0.52	1995000	1900000	30	07/11/2016
161 Riverside Avenue	Colonial	2515	1965	2014	4	2	1	0.29	1950000	1900000	19	07/22/2016
35 Old Orchard Rd	Colonial	5000	2007		5	4	1	0.28	2425000	2275000	125	07/07/2016
12 Verona Drive	Colonial	3743	2002		5	5	1	0.41	2795000	2735000	84	07/11/2016
12 Wesskum Wood Rd	Colonial	3760	1930	2016	5	3	2	0.59	2895000	2765000	77	07/27/2016
12 Long View Avenue	Colonial	5696	2016		5	5	2	0.31	3995000	3900000	78	07/15/2016
34 Glen Avon Drive	Colonial	6041	2004	2016	5	5	2	0.69	4495000	4300000	37	07/15/2016
2 Seagate Road	Contemp	7044	1961	2006	6	5	2	0.73	5450000	5400000	21	07/29/2016

July 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
72 Sound Beach Av	Colonial	2396	1929	1980	6	3	1	0.39	1235000	1195000	259	07/15/2016
15 Potter Drive	Colonial	2088	1951		4	2	0	0.17	1295000	1250000	20	07/11/2016
8 Potter Drive	Cape Cod	1979	1925	2016	4	3	0	0.18	1600000	1525000	22	07/15/2016
6 Willow Lane	Split	2230	1957	2012	4	3	0	0.17	1585000	1625000	6	07/12/2016
18 Shady Brook Lane	Colonial	4551	1958	2008	6	5	0	0.40	1845000	1735000	113	07/19/2016
39 Lockwood Drive	SeeRmks	3025	1977	1997	5	3	0	0.35	1950000	1950000	0	07/08/2016
53 Lockwood Avenue	Colonial	2696	1984	2007	5	3	0	0.35	2195000	2150000	204	07/07/2016
7 Eggleston Lane	Colonial	2611	2013		5	3	1	0.18	2495000	2395000	169	07/21/2016
54 Hillcrest Park Rd	Colonial	4643	2004		7	7	2	1.05	3125000	3000000	14	07/11/2016
50 Binney Lane	Normandy	8177	2005	2012	6	6	2	0.63	5685000	5600000	35	07/14/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
2 Homestead Lane	HiRise	714	2005		1	1	0	140000	133750	0	07/08/2016
1535 Putnam Avenue	HiRise	467	1975	2015	1	1	0	215000	215000	72	07/15/2016
29 Division Street West	Townhouse	1152	1981		2	1	1	430000	415000	311	07/22/2016
147 Putnam Park	Colonial		1950	2014	3	2	0	485000	460000	425	07/19/2016
453 Putnam Avenue	SeeRmks	1464	1991		2	2	1	575000	525000	88	07/08/2016
19 Le Grande Avenue	Townhouse	1354	1973	2006	3	1	1	695000	650000	48	07/08/2016
97 Greenwich Hills Dr	Colonial	2108	1974	2011	3	2	1	699000	699000	1345	07/07/2016
76 Greenwich Hills Dr	Colonial	1777	1976	2011	2	2	1	795000	755000	227	07/25/2016
104 Ritch Avenue	Townhouse	1729	1999		2	2	1	799000	765000	71	07/30/2016
80 Greenwich Hills Dr	Colonial	2227	1976		3	3	1	795000	782000	50	07/29/2016
51 Forest Avenue	Colonial	1546	1994	2016	2	2	1	805000	805000	52	07/28/2016
69 Riverdale Avenue	Townhouse	2400	2013		2	2	2	859000	846000	83	07/11/2016
419 Lyon Farm Dr	Contemp	2924	1977	2001	3	4	0	975000	895000	86	07/26/2016
39 Indian Harbor Dr	Cape Cod	4700	2015		4	4	1	2600000	2600000	403	07/20/2016
10 Edgewood Dr	Cotswold	4100	2001	2012	3	4	1	3150000	2775000	359	07/15/2016

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.