

# Greenwich Real Estate Monthly Market Report – August 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.

## August 2016 Summary

Single Family Homes Sold	65
Average Original Sale Price	\$2,092,022
Average List Price	\$1,962,997
Average Sale Price Average	\$1,857,873
Days on Market	175

## August 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	32	2,445,313	2,291,906	2,153,819	93.98%
COS COB	13	1,553,500	1,406,685	1,312,585	93.31%
RIVERSIDE	8	2,046,750	1,961,875	1,887,813	96.22%
OLD GREENWICH	12	1,763,492	1,689,325	1,639,456	97.05%
ALL AREAS AVG.	65	2,092,022	1,962,997	1,857,873	94.64%

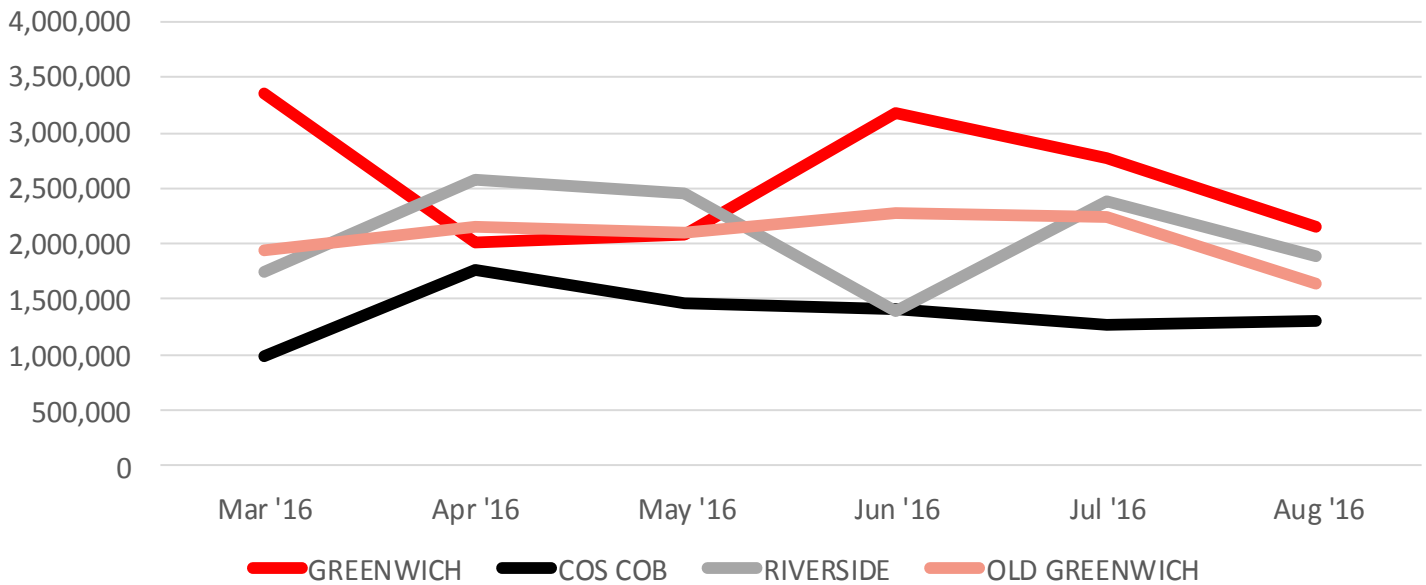
## August 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	3	2	1	11
\$1M - \$2M	12	9	2	9	32
\$2M - \$3M	8	1	2	2	13
\$3M - \$4M	4	0	2	0	6
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	0	0	0	0	0
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	32	13	8	12	65

**Six-Month Average Sales Price Area: March 2016 – August 2016**

	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
<b>GREENWICH</b>	3,360,475	2,016,316	2,086,526	3,183,473	2,773,371	2,153,819
<b>COS COB</b>	981,667	1,760,000	1,466,350	1,405,625	1,269,403	1,312,585
<b>RIVERSIDE</b>	1,741,000	2,569,538	2,449,350	1,396,045	2,383,233	1,887,813
<b>OLD GREENWICH</b>	1,936,500	2,161,667	2,100,000	2,277,273	2,242,500	1,639,456
<b>ALL AREAS</b>	<b>2,589,659</b>	<b>2,153,671</b>	<b>2,057,281</b>	<b>2,409,133</b>	<b>2,415,451</b>	<b>1,857,873</b>

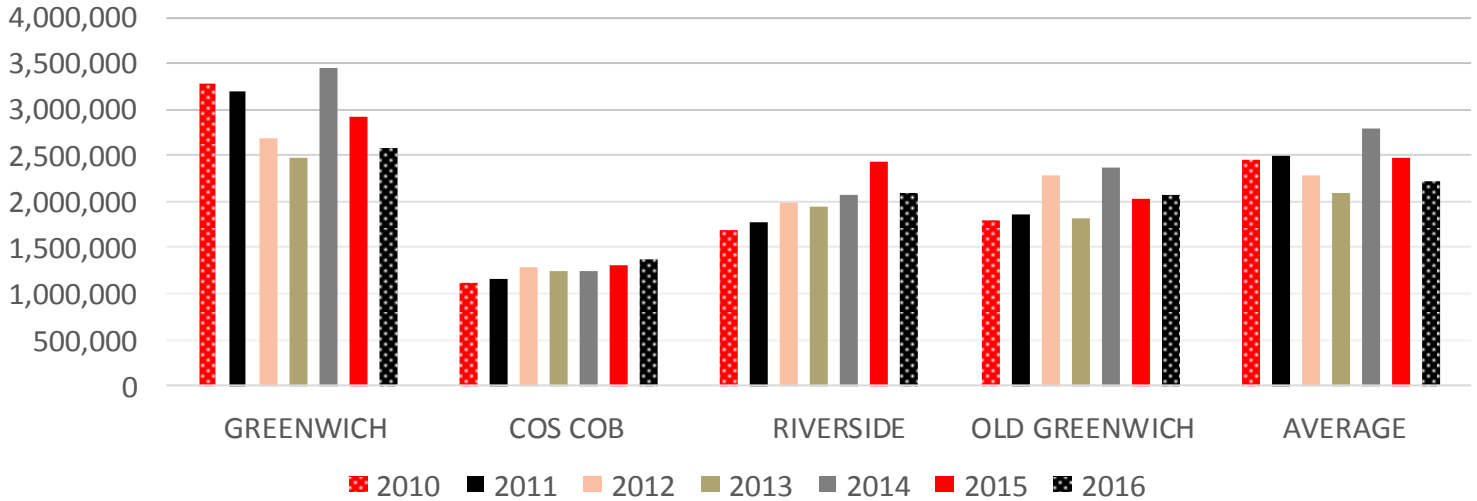
**Chart: Six-Month Average Sales Price by Area: March 2016 – August 2016**



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2010</b>	3,275,697	1,118,498	1,680,578	1,792,254	<b>2,457,585</b>
<b>2011</b>	3,193,526	1,168,015	1,775,573	1,859,884	<b>2,497,250</b>
<b>2012</b>	2,688,683	1,282,478	1,989,679	2,286,549	<b>2,276,588</b>
<b>2013</b>	2,472,145	1,241,503	1,942,202	1,807,591	<b>2,098,101</b>
<b>2014</b>	3,446,344	1,248,149	2,073,028	2,374,772	<b>2,796,549</b>
<b>2015</b>	2,920,827	1,313,106	2,440,039	2,025,361	<b>2,482,734</b>
<b>2016</b>	<b>2,588,541</b>	<b>1,370,655</b>	<b>2,094,255</b>	<b>2,080,371</b>	<b>2,226,604</b>

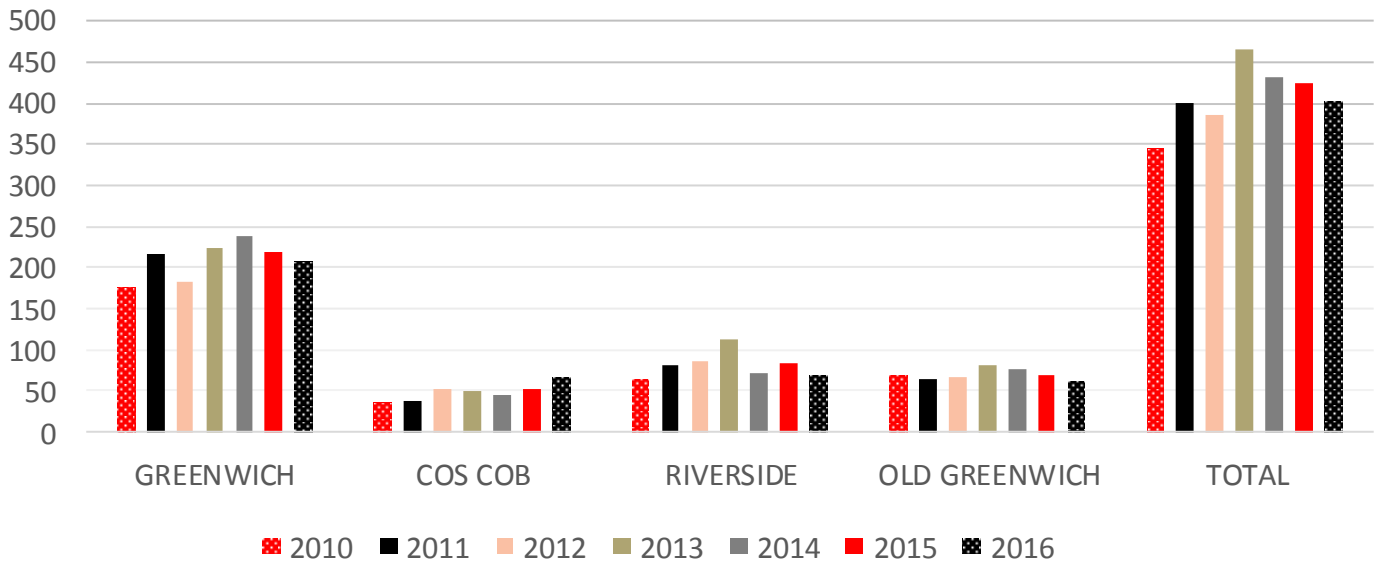
**Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Aug 31<sup>st</sup> / year over year**



**2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Aug 31<sup>st</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	175	35	64	70	344
2011	216	38	81	65	400
2012	183	52	85	67	387
2013	223	49	113	82	467
2014	238	46	71	76	431
2015	220	52	83	70	425
2016	206	66	68	62	402

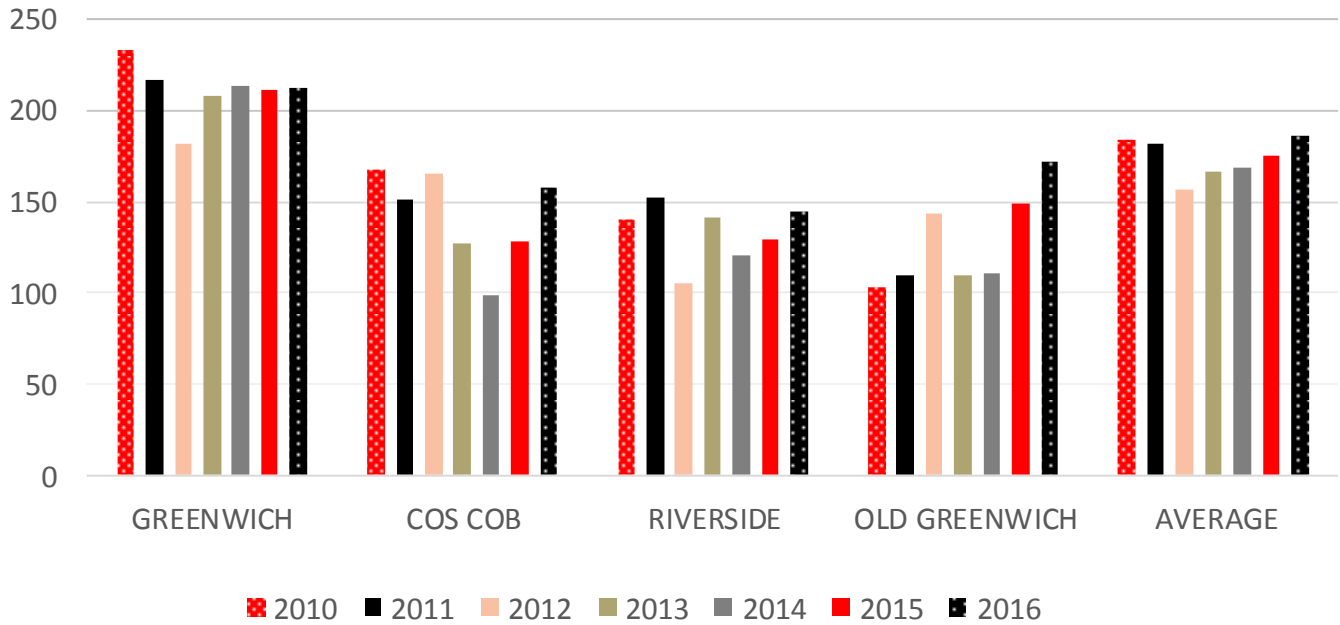
**Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Aug 31<sup>st</sup> / year over year**



**2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Aug 31<sup>st</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	233	175	139	110	<b>184</b>
2011	220	144	147	109	<b>180</b>
2012	194	156	103	140	<b>160</b>
2013	199	133	133	107	<b>160</b>
2014	201	104	115	105	<b>159</b>
2015	210	129	123	147	<b>173</b>
2016	<b>210</b>	<b>167</b>	<b>145</b>	<b>159</b>	<b>184</b>

**Chart: 2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Aug 31<sup>st</sup> / year over year**



## August 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
28 Riversville Rd	FarmHse	1848	1910		3	2	0	0.19	649000	640000	176	08/07/2016
3 Bolling Pl	Colonial	1198	1923		3	1	0	0.06	800000	772200	53	08/26/2016
265 Pemberwick Rd	Cape Cod	2136	1991		6	5	0	0.26	949000	850000	168	08/12/2016
990 North St	Colonial	2500	1929	2015	4	1	2	0.22	897000	875000	240	08/18/2016
67 Stag Ln	Ranch	3287	1959		3	3	1	5.03	1199000	950000	42	08/22/2016
137 Elm St	Colonial	2972	1908	2004	5	3	1	0.09	1100000	1025000	35	08/16/2016
2 Tree Top Ter	Colonial	2688	1992		4	2	1	0.46	1095000	1105000	18	08/23/2016
7 Bailiwick Rd	Colonial	3793	1970		5	3	1	1.42	1190000	1120000	277	08/01/2016
226 Riversville Rd	Ranch	2167	1971		3	3	0	1	1175000	1120000	50	08/04/2016
29 Richmond Hill Rd	Contemp	4578	1959		5	5	1	4.1	1600000	1300000	637	08/05/2016
100 Woodside Dr	Colonial	3447	1963		4	2	1	0.33	1685000	1620000	155	08/02/2016
11 Pintail Ln	Colonial	3368	1962	2010	6	4	0	0.37	1895000	1650000	443	08/19/2016
9 Old Forge Rd	Ranch	2839	1967	2013	4	3	0	2	1700000	1650000	65	08/04/2016
315 Orchard St	Colonial	3472	1961	2006	4	2	2	0.6	1749000	1690000	54	08/02/2016
18 Dingtletown Rd	Colonial		1962	2005	4	3	1	1	1899000	1750000	167	08/24/2016
51 Ridge St	Colonial	2963	1909	2013	3	2	1	0.14	1950000	1915000	20	08/15/2016
993 Lake Av	Colonial	4800	1968	2007	5	4	1	4.18	1970000	1970000	0	08/23/2016
20 Steeple Chase	Contemp	4891	1981	2009	4	3	1	2.18	2495000	2200000	353	08/10/2016
11 Maher Av	Colonial	2891	1926	2012	3	3	1	0.23	2295000	2200000	32	08/31/2016
26 Byfield Ln	Colonial	4350	1958	2015	5	4	1	2.07	2395000	2300000	129	08/04/2016
62 Connecticut Ave	Colonial	3238	2008		4	2	1	0.14	2600000	2310000	129	08/26/2016
522 North St	SeeRmks	6806	1965	2004	5	5	3	2.37	2490000	2400000	136	08/30/2016
8 Grove Ln	Colonial	4172	1798	1979	5	4	1	0.7	2595000	2472500	312	08/12/2016
20 Hawkwood Ln	Contemp	6750	1983	2013	5	5	2	1.15	2795000	2500000	421	08/12/2016
4 Chieftans Rd	EngMan	4810	1996	2016	3	4	1	1.6	2495000	2550000	81	08/01/2016
71 Glenville Rd	Colonial	4945	1969	2013	5	6	2	2.5	3195000	3150000	49	08/19/2016
58 Parsonage Rd	Colonial	7324	1998	2011	6	6	2	1	3599000	3250000	470	08/03/2016
29 Lindsay Dr	Colonial	4700	1967	2000	5	4	2	2.88	3895000	3725000	89	08/17/2016
10 Mountain Wood Dr	Colonial	5416	1977	2011	5	6	2	2	4250000	3950000	81	08/01/2016
311 Stanwich Rd	Colonial	7600	2016		6	6	1	4.23	4495000	4425000	260	08/15/2016
21 North St	Colonial	6766	2005		5	5	1	0.49	4750000	4512500	388	08/15/2016
542 Lake Av	Colonial	7722	2010		6	8	2	2.46	5495000	4975000	96	08/15/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
40 Strickland Rd	Tudor	1241	1937		3	1	0	0.16	774900	718800	106	08/03/2016
38 Strickland Rd	Tudor	1954	1937	1997	4	2	1	0.18	799000	735000	251	08/10/2016
11 Wyndover Ln	RaisdRnch	1241	1967		4	3	0	0.28	899000	870000	341	08/29/2016
6 School St	Colonial	2668	1900	2006	4	4	0	0.12	1295000	1150000	63	08/01/2016
59 Valleywood Rd	Cape Cod	2064	1941	2014	4	2	1	0.18	1225000	1175000	57	08/25/2016
49 Dandy Dr	Colonial	5217	1962		5	3	1	1.01	1395000	1210000	310	08/11/2016
451 Cognewaugh Rd	Contemp	4009	1985		4	3	1	2.01	1450000	1338800	305	08/19/2016
104 Orchard St	FarmHse	1950	1920	2010	3	2	1	0.29	1444000	1350000	90	08/08/2016
39 Pond Pl	Cape Cod	2884	1960	2004	4	3	1	0.28	1325000	1350000	18	08/12/2016
21 Lia Fail Way	Contemp	2216	1940	2005	3	3	0	2.93	1495000	1366000	408	08/02/2016
12 Randolph Pl	ShingleSty	3741	0	2005	5	3	1	0.28	1795000	1700000	128	08/01/2016
62 Old Stone Bridge Rd	Colonial	3996	1978	2015	4	2	2	1	1895000	1800000	176	08/22/2016
5 Lia Fail Way	Contemp	3690	1951	2014	4	3	0	1.63	2495000	2300000	103	08/01/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
40 Sheephill Rd	FarmHse	1275	1929		2	1	1	0.14	650000	607500	85	08/26/2016
4 Apple Tree Ln	Ranch	1498	1956		3	2	0	1.3	850000	750000	233	08/18/2016
63 Lockwood Rd	Colonial	2024	1967	2012	4	2	1	0.28	1365000	1380000	40	08/24/2016
41 Riverside Ln	Colonial	3904	2016		4	3	1	0.19	1895000	1850000	258	08/03/2016
215 Riverside Av	Colonial	2585	1976		4	2	1	0.29	2050000	2050000	34	08/03/2016
28 Lake Dr	Colonial	3224	1947	2005	5	3	1	0.24	2295000	2125000	120	08/18/2016
9 Crescent Rd	Colonial	5456	2015		5	5	1		3295000	3140000	241	08/01/2016
43 Lockwood Rd	Colonial	4437	2007	2014	5	5	1	0.3	3295000	3200000	126	08/01/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
25 Maple Dr	Colonial	1846	1930		3	1	1	0.21	895000	757000	103	08/11/2016
10 Marshall St	Cape Cod		1949	2016	3	2	1	0.18	1150000	1179000	49	08/01/2016
28 Marshall St	Cape Cod	2840	1949	2003	4	3	0	0.23	1357900	1339000	71	08/08/2016
5 Lockwood Dr	Colonial	1924	1924	2013	4	2	1	0.12	1595000	1500000	240	08/12/2016
2 Willow Ln	Cape Cod	2564	1950	1993	4	2	2	0.17	1485000	1500000	24	08/08/2016
31 Old Wagon Rd	Colonial	2554	2001		4	3	1	0.3	1695000	1500000	41	08/18/2016
19 Nimitz Pl	Cape Cod	2609	1949	2013	5	3	0	0.33	1485000	1550000	7	08/04/2016
9 Mortimer Dr	Colonial	2040	1920	2010	3	2	1	0.23	1595000	1595000	0	08/04/2016
49 Park Av	FarmHse	1728	1939	2006	4	2	0	0.28	1625000	1600000	76	08/08/2016
10 Park Av	Colonial	2571	1910	2001	4	2	1	0.24	1799000	1700000	476	08/31/2016
12 Binney Ln	Colonial		1896	2011	5	2	2	0.39	2695000	2603475	72	08/01/2016
11 Potter Dr	Colonial	4257	2016		5	4	1	0.18	2895000	2850000	112	08/31/2016

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

<b>Address</b>	<b>Design</b>	<b>Sqt</b>	<b>YrBlt</b>	<b>YrRnv</b>	<b>Bd</b>	<b>FB</b>	<b>HB</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Dt</b>
2 Homestead Ln	Contemp	714	2005	2016	1	1	0	399000	395000	65	08/19/2016
32 Greenwich Hills Dr	Colonial	1408	1976	2016	2	2	1	600000	600000	27	08/25/2016
9 River Rd	Townhouse	1181	1979	2016	2	2	0	659000	635000	155	08/31/2016
15 River Rd	Contemp	1270	1979	2015	2	2	0	680000	655000	182	08/10/2016
112 Greenwich Hills Dr	Townhouse	2112	1976	2005	3	2	1	695000	675000	85	08/11/2016
32 Reynolds Pl	Colonial	2026	2008		2	2	1	699000	682500	121	08/15/2016
36 Greenwich Hills Dr	Townhouse	1408	1976	2004	3	2	1	690000	690000	67	08/15/2016
333 Palmer Hill Rd	Townhouse	1668	1989		3	2	1	825000	775000	56	08/03/2016
16 Rippowam Rd	Townhouse	1686	2000	2016	3	2	1	825000	820000	61	08/18/2016
51 Forest Av	SeeRmks	1821	1994		2	3	0	890000	820000	131	08/10/2016
51 Forest Av	Colonial	2925	1997	2007	4	3	1	1295000	1233500	135	08/26/2016
25 Elm St	Townhouse	1829	1938	2012	3	3	0	1450000	1400000	99	08/19/2016
93 Valley Rd	ShoreCol	5418	2016		3	3	1	2895000	2895000	6	08/31/2016
392 Davis Av	Cape Cod	4676	1900	2016	4	2	1	3295000	2995000	201	08/22/2016

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.