

Greenwich Real Estate Monthly Market Report – September 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.

September 2016 Summary

| | |
|-----------------------------|-------------|
| Single Family Homes Sold | 57 |
| Average Original Sale Price | \$2,801,249 |
| Average List Price | \$2,498,449 |
| Average Sale Price Average | \$2,331,083 |
| Days on Market | 161 |

September 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 | 28 | 2,445,313 | 2,291,906 | 2,153,819 | 93.97% |
| COS COB | 10 | 984,857 | 923,271 | 885,000 | 95.85% |
| RIVERSIDE | 9 | 4,681,444 | 3,721,444 | 3,297,000 | 87.87% |
| OLD GREENWICH | 13 | 1,929,991 | 1,855,272 | 1,793,299 | 96.66% |
| ALL AREAS AVG. | 57 | 2,801,249 | 2,498,449 | 2,331,083 | 93.30% |

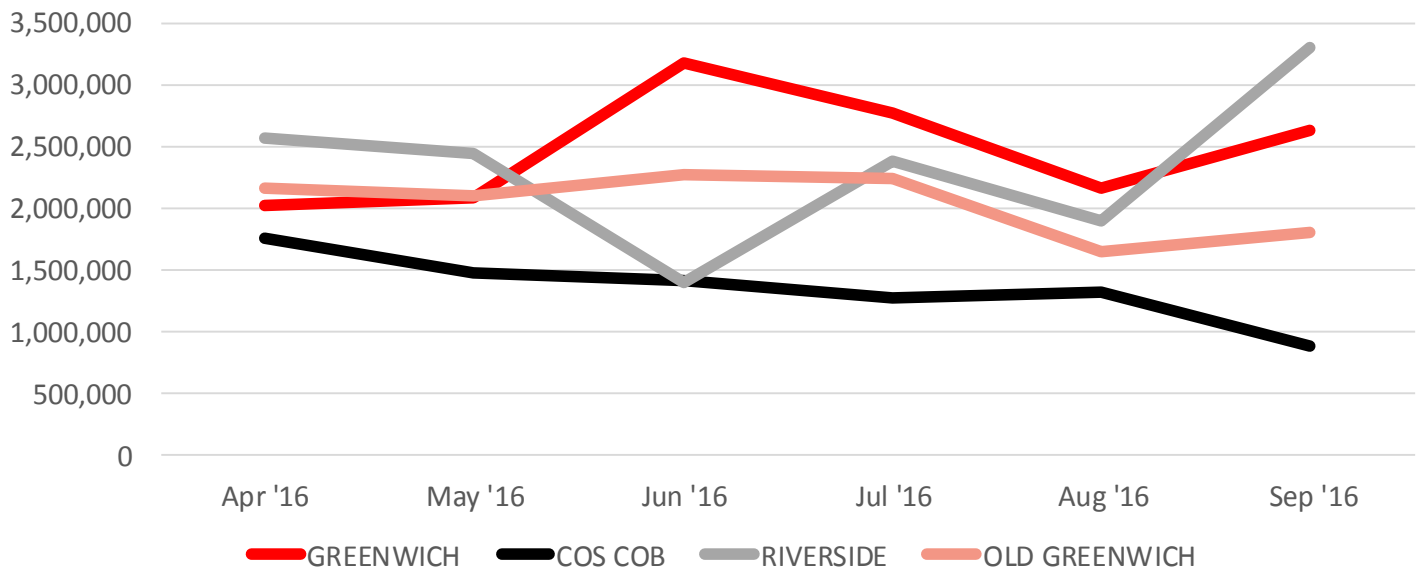
September 2016 - Number of Single Family Homes Sold by Price Range

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | TOTAL |
|---------------|-----------|---------|-----------|---------------|-------|
| Under \$1M | 5 | 5 | 1 | 4 | 15 |
| \$1M - \$2M | 10 | 2 | 6 | 6 | 24 |
| \$2M - \$3M | 6 | 0 | 1 | 1 | 8 |
| \$3M - \$4M | 1 | 0 | 0 | 1 | 2 |
| \$4M - \$5M | 2 | 0 | 0 | 1 | 3 |
| \$5M - \$7.5M | 3 | 0 | 0 | 0 | 3 |
| \$7.5M – 10M | 1 | 0 | 0 | 0 | 1 |
| \$10M+ | 0 | 0 | 1 | 0 | 1 |
| TOTAL | 28 | 7 | 9 | 13 | 57 |

Six-Month Average Sales Price Area: April 2016 – September 2016

| | Apr '16 | May '16 | Jun '16 | Jul '16 | Aug '16 | Sep '16 |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| GREENWICH | 2,016,316 | 2,086,526 | 3,183,473 | 2,773,371 | 2,153,819 | 2,631,815 |
| COS COB | 1,760,000 | 1,466,350 | 1,405,625 | 1,269,403 | 1,312,585 | 885,000 |
| RIVERSIDE | 2,569,538 | 2,449,350 | 1,396,045 | 2,383,233 | 1,887,813 | 3,297,000 |
| OLD GREENWICH | 2,161,667 | 2,100,000 | 2,277,273 | 2,242,500 | 1,639,456 | 1,793,299 |
| ALL AREAS | 2,153,671 | 2,057,281 | 2,409,133 | 2,415,451 | 1,857,873 | 2,331,083 |

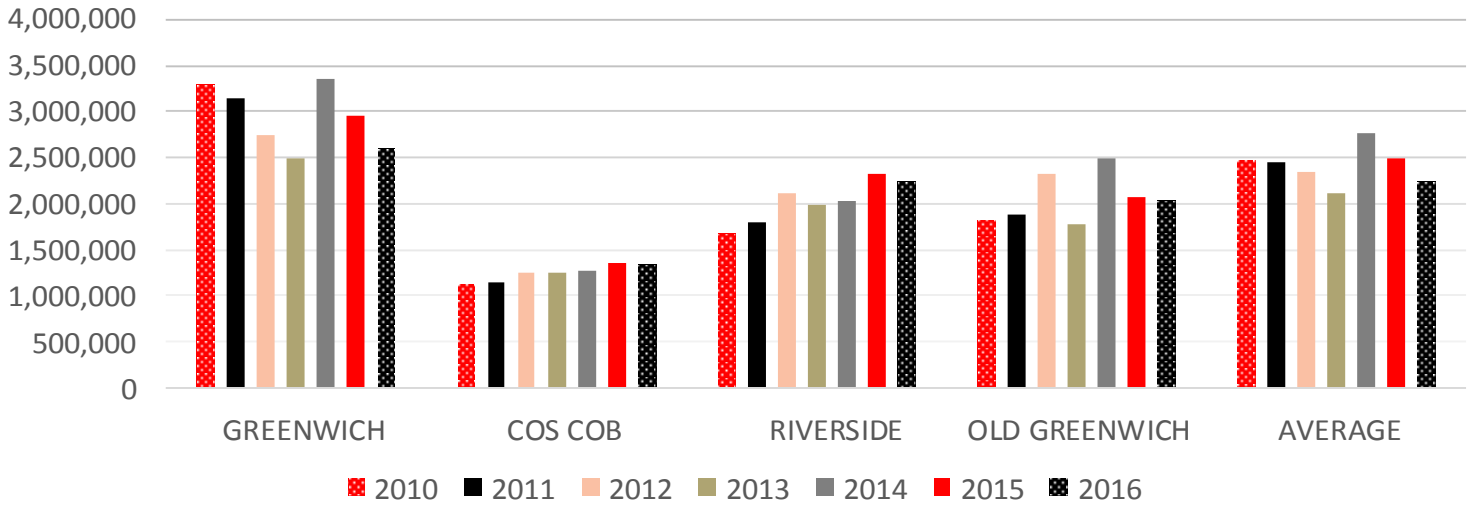
Chart: Six-Month Average Sales Price by Area: April 2016 – September 2016



2010 - 2016 YTD Single Family Homes Average Sale Price Area / Jan 1st – Sep 30th / year over year

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | AVERAGE |
|-------------|------------------|------------------|------------------|------------------|------------------|
| 2010 | 3,299,220 | 1,132,580 | 1,677,552 | 1,828,170 | 2,475,616 |
| 2011 | 3,142,089 | 1,150,191 | 1,797,599 | 1,888,952 | 2,458,820 |
| 2012 | 2,743,521 | 1,243,734 | 2,109,247 | 2,315,337 | 2,337,483 |
| 2013 | 2,496,944 | 1,250,163 | 1,986,407 | 1,768,448 | 2,116,259 |
| 2014 | 3,362,257 | 1,281,125 | 2,037,741 | 2,499,107 | 2,758,876 |
| 2015 | 2,958,695 | 1,362,007 | 2,320,603 | 2,069,294 | 2,497,748 |
| 2016 | 2,593,719 | 1,324,085 | 2,234,836 | 2,030,612 | 2,239,579 |

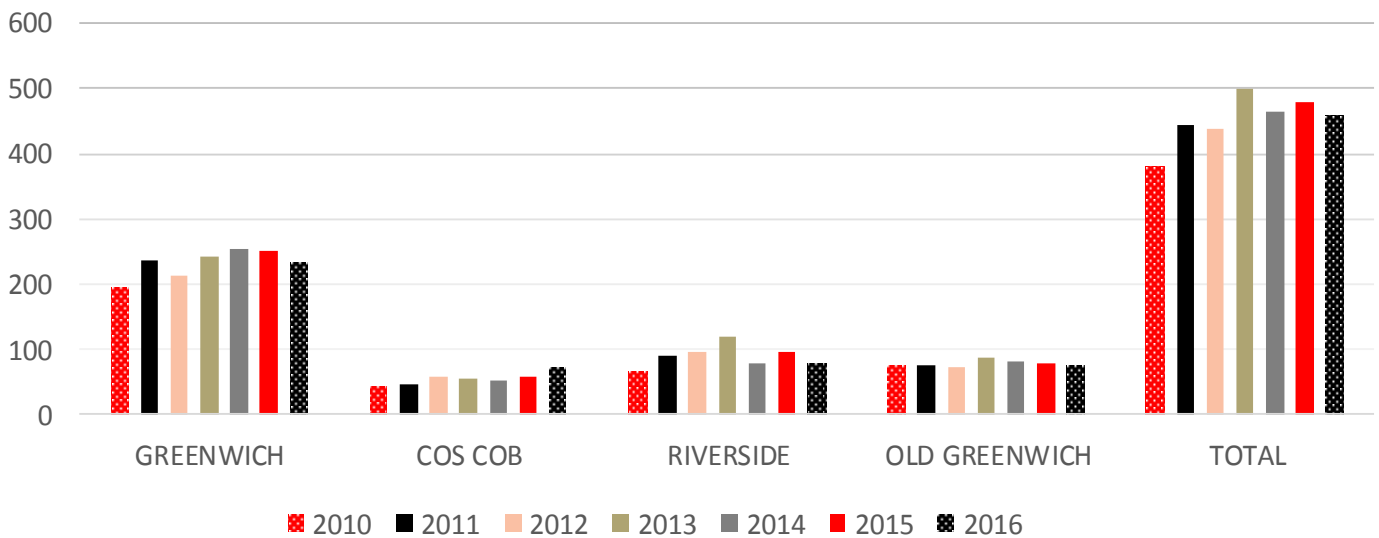
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Sep 30st / year over year



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

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | TOTAL |
|------|-----------|---------|-----------|---------------|-------|
| 2010 | 194 | 43 | 67 | 75 | 379 |
| 2011 | 235 | 45 | 90 | 74 | 444 |
| 2012 | 213 | 58 | 94 | 72 | 437 |
| 2013 | 241 | 53 | 120 | 87 | 501 |
| 2014 | 253 | 51 | 78 | 81 | 463 |
| 2015 | 250 | 57 | 94 | 79 | 480 |
| 2016 | 234 | 73 | 77 | 75 | 459 |

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

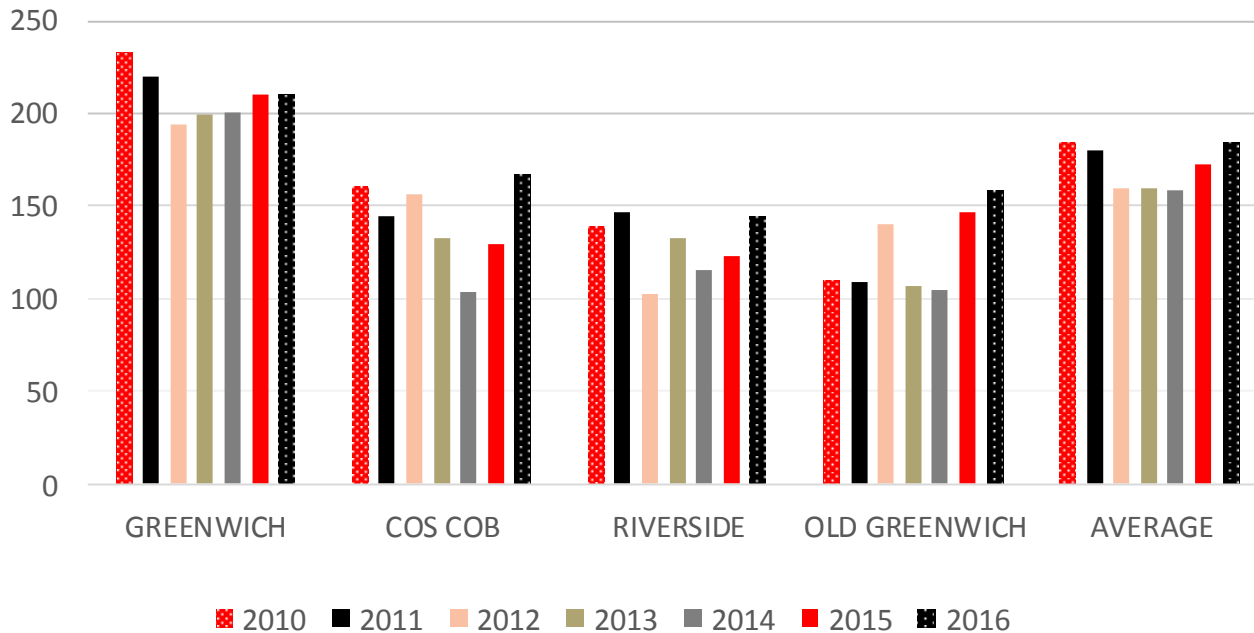


Source: Greenwich MLS

2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Sep 30st / year over year

| | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | AVERAGE |
|------|------------|------------|------------|---------------|------------|
| 2010 | 233 | 161 | 139 | 110 | 184 |
| 2011 | 220 | 144 | 147 | 109 | 180 |
| 2012 | 194 | 156 | 103 | 140 | 160 |
| 2013 | 199 | 133 | 133 | 107 | 160 |
| 2014 | 201 | 104 | 115 | 105 | 159 |
| 2015 | 210 | 129 | 123 | 147 | 173 |
| 2016 | 210 | 167 | 145 | 159 | 184 |

Chart: 2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Sep 30st / year over year



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.

September 2016 - Single Family Homes Sold: Greenwich

| Address | Design | Sqt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Dt |
|----------------------|------------|-------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 9 Rockland Place | Colonial | 1259 | 1948 | | 2 | 1 | 0 | 0.14 | 499000 | 465000 | 154 | 09/13/2016 |
| 10 Pemberwick Road | Ranch | 1494 | 1958 | | 2 | 2 | 0 | 0.14 | 595000 | 570000 | 122 | 09/09/2016 |
| 43 Water Street | Colonial | 2176 | 1923 | 2015 | 4 | 3 | 0 | 0.09 | 739900 | 675000 | 91 | 09/28/2016 |
| 15 Idar Court | Cape Cod | 1576 | 1950 | | 3 | 2 | 0 | 0.12 | 764900 | 730000 | 23 | 09/01/2016 |
| 25 Peepers Hollow Rd | FarmHse | 1674 | 1925 | 2003 | 3 | 2 | 1 | 0.28 | 890000 | 830000 | 142 | 09/29/2016 |
| 3 Woodland Drive | Colonial | 2100 | 1904 | 2013 | 4 | 3 | 1 | 0.08 | 1165000 | 1045000 | 179 | 09/30/2016 |
| 47 Shady Lane | Colonial | 2756 | 1972 | 1997 | 4 | 2 | 2 | 0.46 | 1295000 | 1232500 | 102 | 09/01/2016 |
| 143 Woodside Drive | CalRnch | 4286 | 1958 | 1992 | 4 | 3 | 0 | 0.48 | 1450000 | 1350000 | 114 | 09/21/2016 |
| 8 Buckthorne Lane | Ranch | 2934 | 1963 | | 3 | 3 | 0 | 1.42 | 1750000 | 1650000 | 0 | 09/16/2016 |
| 48 Locust Road | FarmHse | 4442 | 1850 | 2009 | 4 | 4 | 0 | 3.57 | 1850000 | 1658333 | 460 | 09/02/2016 |
| 29 Ridge Street | Colonial | 2542 | 1912 | 2012 | 4 | 2 | 1 | 0.16 | 1695000 | 1695000 | 8 | 09/01/2016 |
| 12 Old Forge Road | Colonial | 3404 | 1967 | 2001 | 5 | 3 | 1 | 2.07 | 1950000 | 1750000 | 510 | 09/12/2016 |
| 11 Riversville Road | Colonial | 4234 | 2015 | | 4 | 3 | 1 | 0.9 | 1900000 | 1835000 | 42 | 09/16/2016 |
| 21 Echo Lane | Colonial | 2984 | 1959 | 2014 | 4 | 2 | 1 | 0.5 | 1895000 | 1840000 | 147 | 09/20/2016 |
| 14 Greenway Drive | Colonial | 3210 | 2007 | | 4 | 4 | 1 | 0.22 | 1900000 | 1900000 | 18 | 09/01/2016 |
| 344 Shore Road | Cape Cod | 3737 | 1955 | 2009 | 4 | 2 | 1 | 0.75 | 2499000 | 2200000 | 80 | 09/15/2016 |
| 87 Orchard Drive | Cotswold | 3167 | 1928 | 2011 | 4 | 3 | 1 | 0.88 | 2395000 | 2255000 | 119 | 09/15/2016 |
| 26 Circle Drive | Colonial | 5638 | 2008 | 2013 | 4 | 4 | 1 | 0.49 | 2395000 | 2360000 | 28 | 09/01/2016 |
| 1333 King Street | GeorgCol | 6579 | 2003 | | 5 | 6 | 1 | 5.35 | 2700000 | 2600000 | 98 | 09/15/2016 |
| 9 Chieftans Road | EngMan | 6512 | 2008 | | 4 | 5 | 3 | 1.17 | 2900000 | 2700000 | 441 | 09/16/2016 |
| 22 Francine Drive | ShingleSty | 5626 | 1955 | 2006 | 4 | 4 | 3 | 0.69 | 2750000 | 2750000 | 147 | 09/16/2016 |
| 41 Rock Ridge Avenue | Mediterran | 5992 | 1943 | | 7 | 7 | 2 | 2.64 | 4075000 | 3875000 | 293 | 09/26/2016 |
| 41 Cliffdale Road | Colonial | 9555 | 2001 | 2015 | 6 | 4 | 3 | 3.35 | 4095000 | 4000000 | 108 | 09/26/2016 |
| 42 John Street | NewClass | 7557 | 1958 | 2007 | 5 | 6 | 2 | 8.21 | 5200000 | 4650000 | 705 | 09/12/2016 |
| 500 Lake Avenue | Colonial | 12300 | 1906 | 1989 | 7 | 9 | 2 | 10.24 | 6995000 | 5650000 | 377 | 09/12/2016 |
| 2 Oneida Drive | Colonial | 7384 | 2015 | | 4 | 4 | 3 | | 6100000 | 6200000 | 177 | 09/28/2016 |
| 566 Round Hill Road | Colonial | 9156 | 1931 | 1962 | 7 | 7 | 1 | 8.03 | 6995000 | 6325000 | 139 | 09/09/2016 |
| 35 Byram Shore Road | Colonial | 7111 | 1998 | | 4 | 5 | 1 | 1.04 | 8900000 | 8900000 | 20 | 09/09/2016 |

September 2016 - Single Family Homes Sold: Cos Cob

| Address | Design | Sqt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Dt |
|--------------------|-----------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 11 Valleywood Road | Colonial | 1937 | 1920 | 1980 | 4 | 2 | 0 | 0.19 | 825000 | 710000 | 90 | 09/13/2016 |
| 20 Ridge Road | Colonial | 1839 | 1928 | | 3 | 2 | 1 | 0.23 | 799000 | 750000 | 50 | 09/09/2016 |
| 77 Orchard Street | Victorian | 2328 | 1901 | 1996 | 4 | 2 | 1 | 0.19 | 850000 | 845000 | 75 | 09/23/2016 |
| 13 Valleywood Road | Cape Cod | 1909 | 1949 | 1971 | 4 | 3 | 0 | 0.19 | 875000 | 850000 | 55 | 09/23/2016 |
| 42 Butler Street | Colonial | 1978 | 1920 | 2008 | 4 | 2 | 1 | 0.21 | 950000 | 925000 | 52 | 09/06/2016 |
| 32 Maplewood Drive | Ranch | 2386 | 1955 | 2011 | 4 | 3 | 0 | 0.24 | 1068900 | 1045000 | 439 | 09/23/2016 |
| 61 Gregory Road | Split | 1847 | 1960 | 2001 | 3 | 2 | 0 | 0.33 | 1095000 | 1070000 | 292 | 09/02/2016 |

September 2016 - Single Family Homes Sold: Riverside

| Address | Design | Sqt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Dt |
|----------------------|-----------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 10 Neighborly Way | RaisdRnch | 1706 | 1972 | 2001 | 4 | 2 | 0 | 0.33 | 879000 | 862000 | 32 | 09/29/2016 |
| 13 Dorchester Lane | Colonial | 1796 | 1929 | | 4 | 1 | 1 | 0.29 | 1500000 | 1400000 | 52 | 09/20/2016 |
| 8 Oval Avenue | Tudor | 2355 | 1928 | 2013 | 3 | 2 | 1 | 0.16 | 1499000 | 1432500 | 145 | 09/21/2016 |
| 15 Indian Head Road | Ranch | 1642 | 1924 | 1950 | 3 | 2 | 0 | 0.42 | 1500000 | 1450000 | 21 | 09/02/2016 |
| 5 Sunshine Avenue | Colonial | | 1986 | 2002 | 4 | 2 | 1 | 0.25 | 1495000 | 1495000 | 90 | 09/22/2016 |
| 10 Lake Drive South | Colonial | 2853 | 1931 | 2007 | 4 | 3 | 1 | 0.32 | 1875000 | 1800000 | 52 | 09/15/2016 |
| 21 Bramble Lane | Colonial | 2100 | 1956 | 2015 | 4 | 2 | 1 | 0.3 | 1995000 | 1925000 | 16 | 09/26/2016 |
| 6 Dawn Harbor Lane | Colonial | 4375 | 1949 | 2006 | 5 | 4 | 1 | 0.75 | 3250000 | 3058500 | 67 | 09/01/2016 |
| 107 Indian Head Road | EurSty | | 2010 | | 5 | 5 | 3 | 4.1 | 19500000 | 16250000 | 197 | 09/16/2016 |

September 2016 - Single Family Homes Sold: Old Greenwich

| Address | Design | Sqt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Dt |
|----------------------|------------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 11 Old Kings Highway | Colonial | 2240 | 1983 | 2006 | 4 | 3 | 0 | 0.17 | 775000 | 725000 | 292 | 09/29/2016 |
| 22 Hassake Road | Colonial | 1318 | 1936 | 2010 | 3 | 1 | 1 | 0.18 | 800000 | 800000 | 22 | 09/23/2016 |
| 15 Ferris Drive | FarmHse | 2245 | 1924 | 2015 | 4 | 2 | 0 | 0.3 | 995000 | 900000 | 127 | 09/30/2016 |
| 5 End Court | Colonial | 2045 | 1953 | 1988 | 3 | 2 | 0 | 0.18 | 1050000 | 995000 | 100 | 09/12/2016 |
| 28 Center Drive | Ranch | 2494 | 1959 | 1997 | 3 | 3 | 0 | 0.35 | 1125000 | 1110000 | 103 | 09/16/2016 |
| 2 Midbrook Lane | Colonial | 3026 | 1956 | 2003 | 4 | 3 | 1 | 0.23 | 1399000 | 1399000 | 43 | 09/29/2016 |
| 30 Lockwood Drive | Colonial | 1905 | 1996 | | 4 | 3 | 1 | 0.15 | 1595000 | 1470000 | 66 | 09/02/2016 |
| 14 Irvine Road | CarrHse | 1954 | 1900 | 2007 | 3 | 4 | 0 | 0.15 | 1588888 | 1538888 | 78 | 09/20/2016 |
| 18 End Avenue | Colonial | 3030 | 1920 | 2000 | 4 | 2 | 1 | 0.66 | 1850000 | 1800000 | 119 | 09/08/2016 |
| 20 Rockland Place | Colonial | 3097 | 1929 | 2009 | 4 | 2 | 1 | 0.18 | 1895000 | 1825000 | 117 | 09/15/2016 |
| 32 West Way | Colonial | 2463 | 1964 | | 5 | 3 | 1 | 0.32 | 2995000 | 2800000 | 154 | 09/19/2016 |
| 50 Lockwood Avenue | Colonial | | 1875 | 2005 | 6 | 3 | 1 | 0.83 | 3200000 | 3250000 | 538 | 09/30/2016 |
| 74 Park Avenue | ShingleSty | 7400 | 2016 | | 6 | 6 | 2 | 0.52 | 4850000 | 4700000 | 22 | 09/27/2016 |

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

| Address | Design | Sqt | YrBlt | YrRnv | Bd | FB | HB | List Price | Sold Price | DOM | Close Dt |
|------------------------|-----------|------|-------|-------|----|----|----|------------|------------|-----|------------|
| 1465 Putnam Avenue | Contemp | 650 | 1977 | | 0 | 1 | 0 | 299500 | 295000 | 61 | 09/02/2016 |
| 1465 Putnam Avenue | Contemp | 665 | 1977 | 2000 | 1 | 1 | 0 | 319000 | 300000 | 132 | 09/14/2016 |
| 47 Lafayette Place | Tudor | 766 | 1935 | 2007 | 1 | 1 | 0 | 450000 | 431000 | 434 | 09/20/2016 |
| 51 Forest Avenue | GeorgCol | 947 | 1992 | 2006 | 1 | 2 | 0 | 625000 | 624000 | 128 | 09/30/2016 |
| 100 Strickland Road | Townhouse | 1698 | 1980 | 2014 | 2 | 3 | 1 | 669000 | 650000 | 277 | 09/02/2016 |
| 144 Putnam Park | Townhouse | | 1950 | 2005 | 3 | 2 | 1 | 649000 | 655000 | 15 | 09/15/2016 |
| 51 Forest Avenue | GeorgCol | 1271 | 1991 | 2011 | 1 | 2 | 0 | 725000 | 720000 | 9 | 09/15/2016 |
| 159 Putnam Park | GeorgCol | | 1950 | 2012 | 3 | 2 | 0 | 750000 | 750000 | 552 | 09/21/2016 |
| 40 Ettl Lane | Townhouse | 2038 | 1983 | | 2 | 2 | 2 | 799000 | 755000 | 115 | 09/16/2016 |
| 5 Glen Street | Townhouse | 3328 | 1984 | | 3 | 2 | 1 | 790000 | 780000 | 53 | 09/09/2016 |
| 500 River Road | Ranch | 1804 | 1984 | 2015 | 2 | 2 | 0 | 825000 | 790000 | 65 | 09/16/2016 |
| 63 Indian Harbor Drive | Colonial | 1426 | 1981 | 2016 | 3 | 2 | 1 | 799000 | 790000 | 63 | 09/30/2016 |
| 69 Riverdale Avenue | Townhouse | 2400 | 2008 | | 2 | 2 | 2 | 829000 | 820500 | 207 | 09/27/2016 |
| 500 River Road | Townhouse | 2388 | 1984 | | 3 | 2 | 1 | 1295000 | 1100000 | 132 | 09/27/2016 |
| 500 River Road | Townhouse | 2388 | 1984 | 2015 | 2 | 2 | 1 | 1250000 | 1215000 | 44 | 09/30/2016 |
| 215 Milbank Avenue | GeorgCol | 4192 | 2006 | | 4 | 4 | 1 | 3999000 | 3870000 | 206 | 09/08/2016 |

Source: Greenwich MLS