

Greenwich Real Estate Monthly Market Report – October 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.

October 2016 Summary

Single Family Homes Sold	38
Average Original Sale Price	\$2,471,803
Average List Price	\$2,119,947
Average Sale Price Average	\$2,015,717
Days on Market	249

October 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	2,767,962	2,371,615	2,189,490	79.10%
COS COB	0	0	0	0	0
RIVERSIDE	6	1,567,917	1,466,333	1,423,583	90.79%
OLD GREENWICH	6	2,092,333	1,899,667	1,855,833	88.70%
ALL AREAS AVG.	38	2,471,803	2,119,947	2,015,717	81.54%

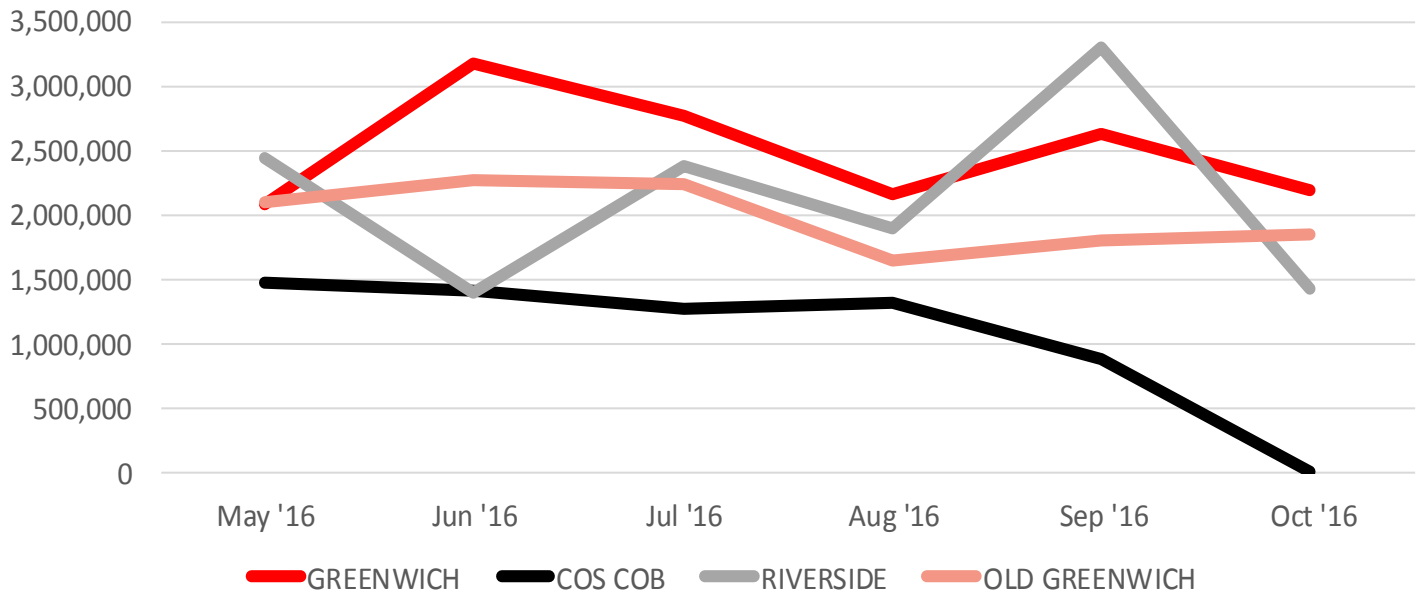
October 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	8	0	3	1	12
\$1M - \$2M	8	0	2	3	13
\$2M - \$3M	3	0	0	1	4
\$3M - \$4M	4	0	1	1	6
\$4M - \$5M	1	0	0	0	1
\$5M - \$7.5M	2	0	0	0	2
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	26	0	6	6	38

Six-Month Average Sales Price Area: May 2016 – October 2016

	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16
GREENWICH	2,086,526	3,183,473	2,773,371	2,153,819	2,631,815	2,189,490
COS COB	1,466,350	1,405,625	1,269,403	1,312,585	885,000	0
RIVERSIDE	2,449,350	1,396,045	2,383,233	1,887,813	3,297,000	1,422,583
OLD GREENWICH	2,100,000	2,277,273	2,242,500	1,639,456	1,793,299	1,855,833
ALL AREAS	2,057,281	2,409,133	2,415,451	1,857,873	2,331,083	2,015,717

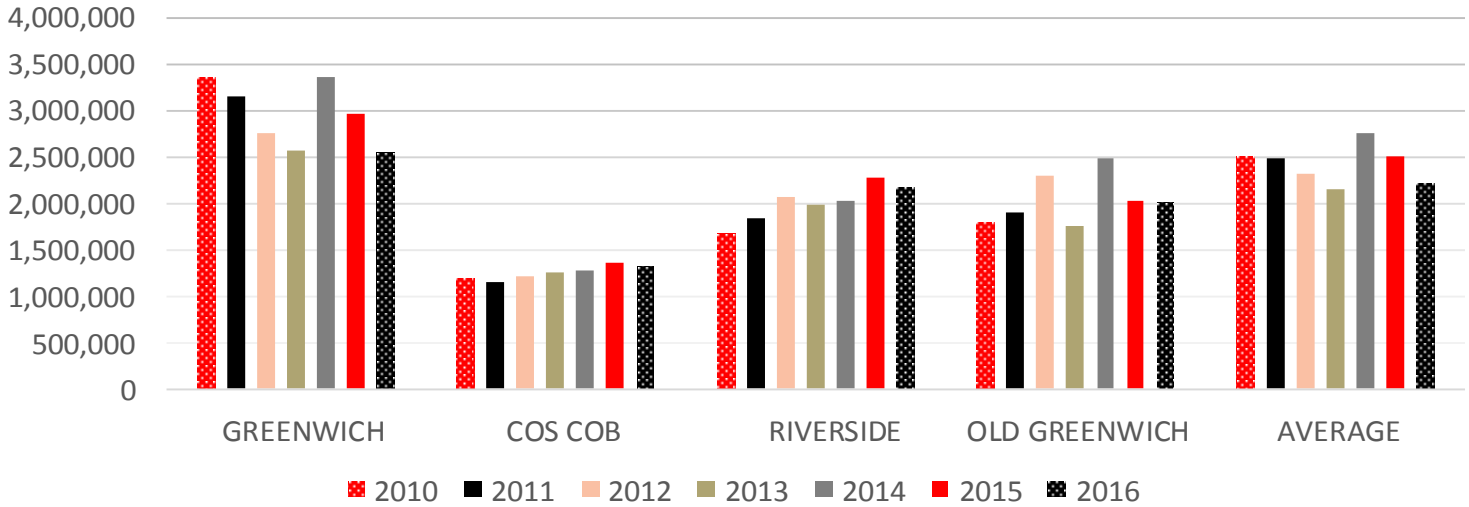
Chart: Six-Month Average Sales Price by Area: May 2016 – October 2016



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,355,945	1,186,403	1,683,164	1,795,048	2,518,581
2011	3,152,289	1,150,191	1,848,206	1,898,362	2,486,013
2012	2,760,657	1,219,244	2,072,138	2,292,737	2,332,251
2013	2,564,229	1,248,592	1,987,348	1,758,256	2,159,109
2014	3,364,420	1,273,909	2,020,356	2,494,492	2,755,420
2015	2,972,472	1,366,685	2,287,551	2,027,491	2,500,141
2016	2,553,296	1,324,085	2,176,119	2,017,665	2,222,463

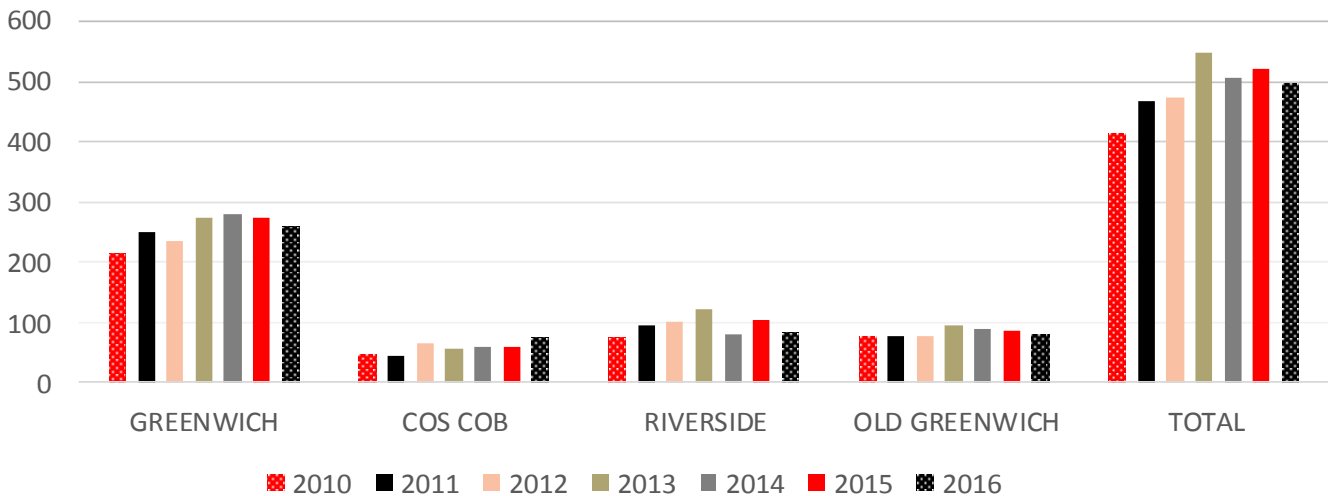
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Oct 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	215	47	73	78	413
2011	249	45	94	78	466
2012	234	64	100	76	474
2013	273	56	123	96	548
2014	279	59	81	88	507
2015	274	59	103	86	522
2016	260	73	83	81	497

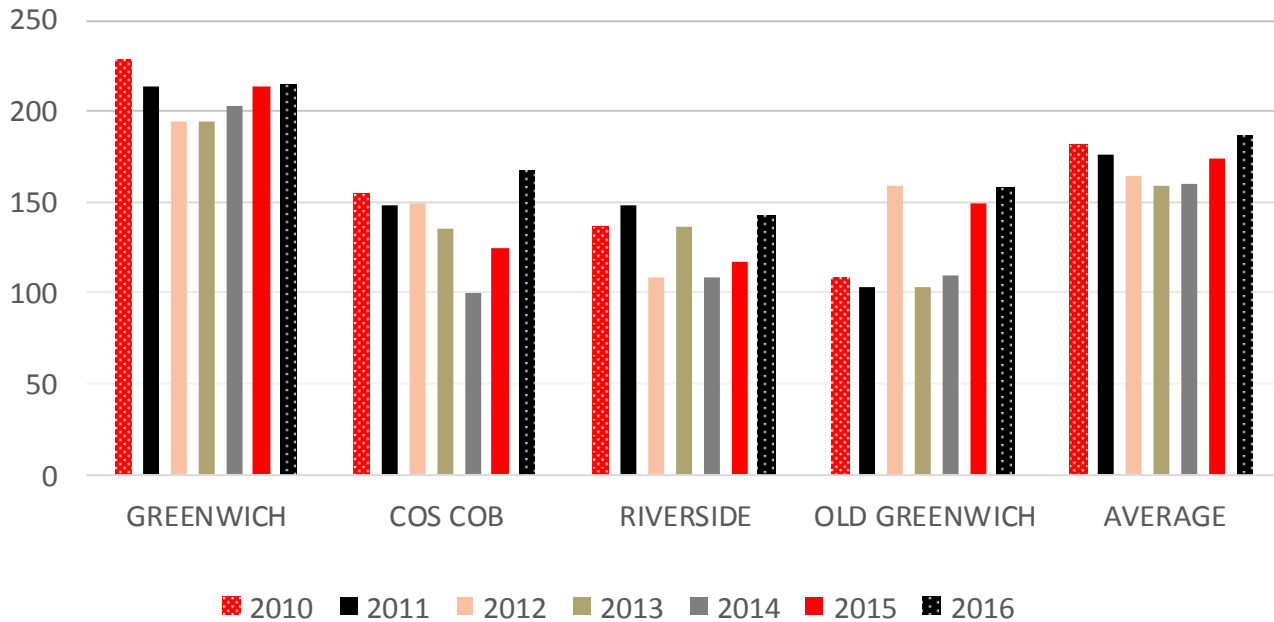
Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Oct 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	229	155	136	108	181
2011	214	148	148	103	176
2012	194	149	108	159	164
2013	194	135	136	103	159
2014	203	100	109	110	160
2015	214	125	117	149	174
2016	215	167	143	158	187

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

October 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
49 Grey Rock Drive	Ranch	1540	1945		3	3	0	0.35	630000	615000	38	10/28/2016
29 Angelus Drive	Ranch	1636	1965		4	2	0	0.23	785000	760000	78	10/17/2016
58 Cambridge Drive	Split	1670	1965		4	2	0	0.22	799000	760000	125	10/27/2016
3 Idlewild Manor	Cape Cod	1582	1947	2012	3	2	0	0.19	799000	780000	92	10/03/2016
79 Buckfield Lane	Ranch	1195	1958		2	2	0	2.01	995000	900000	290	10/12/2016
26 Carleton Street	Ranch	1282	1957		2	1	0	0.39	1050000	910000	24	10/24/2016
1 Stillview Drive	SeeRmks	3028	1971	2006	3	3	0	0.25	995000	948750	256	10/14/2016
49 Greenway Drive	RaisdRnch	3051	1985	2004	5	3	0	0.25	998000	980000	204	10/14/2016
6 Glen Road	Cape Cod	2127	1953		4	3	0	0.18	1175000	1015000	476	10/05/2016
145 Old Church Road	SeeRmks	7878	1928	2015	6	4	0	1.19	1595000	1400000	170	10/24/2016
89 Mallard Drive	Colonial	3856	1958	2000	7	6	0	0.33	1596000	1538000	600	10/03/2016
6 Hobart Drive	Colonial	5331	1912	1998	6	4	1	1.54	1750000	1600000	366	10/28/2016
20 Ridge Street	Victorian	2485	1920	2009	4	2	1	0.13	1795000	1625000	59	10/28/2016
8 Park Avenue	Colonial	2748	1918	2010	4	2	1	0.39	1795000	1715000	71	10/03/2016
28 Upland Drive	Tudor	3367	1940	2004	4	3	1	1.06	1950000	1795000	145	10/27/2016
35 Orchard Place	Colonial	2964	2008		4	4	1	0.12	1850000	1825000	48	10/07/2016
3 Jofran Lane	Colonial	3913	1954	2015	4	4	1	0.85	2295000	2110000	148	10/07/2016
47 Birch Lane	Colonial	3880	1953	2010	5	4	1	1.07	2495000	2475000	21	10/07/2016
144 Peckslan Road	Colonial	5623	1939	1996	6	6	1	2.37	3200000	2700000	705	10/06/2016
504 Indian Field Road	Col Ranch	3306	1952	1986	5	3	1	2.11	3000000	3000000	0	10/04/2016
73 Sterling Road	EngMan	5644	1936	2006	5	5	2	4.35	2750000	3200000	114	10/07/2016
27 Patterson Avenue	Colonial	4613	1937	2014	5	4	1	0.64	3995000	3775000	18	10/28/2016
45 Birchwood Drive	Colonial	6713	1969	2007	6	7	2	2.41	4250000	3800000	168	10/26/2016
131 Old Mill Road	Colonial	7266	1930		6	6	1	14.18	4995000	4350000	1357	10/13/2016
15 Winding Lane	GeorgCol	6401	1939	2014	6	5	3	1.77	5250000	5250000	11	10/21/2016
14 Rockwood Lane	Colonial	7639	2016		6	5	2	1.54	7575000	7100000	199	10/12/2016

October 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
23 Wescott Street	Cape Cod	1524	1952		2	1	1	0.16	675000	640000	295	10/03/2016
15 Amherst Road	Split	1453	1961		3	1	1	0.22	669000	693500	22	10/06/2016
334 Palmer Hill Road	FarmHse	2246	1900	2006	4	2	2	0.17	765000	735000	434	10/14/2016
41 Westview Place	ShoreCol	2833	1919	2016	4	3	1	0.24	1345000	1365000	170	10/11/2016
14 Elizabeth Lane	Colonial	2788	2005		4	2	1	0.24	1795000	1750000	140	10/28/2016
14 Long View Avenue	ShingleSty	5640	2016		6	6	2	0.36	3549000	3352000	273	10/21/2016

October 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
50 Laddins Rock Road	Ranch	1280	1950		3	2	0	0.25	649000	625000	236	10/21/2016
18 Lockwood Drive	Colonial	1548	1924	2000	3	2	0	0.14	1065000	1013000	76	10/27/2016
31 Forest Avenue	Cottage	2288	1996	1996	3	2	1	0.15	1399000	1200000	125	10/31/2016
7 Crossway	Colonial	2583	1938	2008	4	3	0	0.24	2095000	1995000	583	10/20/2016
76 Shore Road	Victorian	1822	1905		5	2	0	0.58	2295000	2502000	21	10/21/2016
180 Shore Road	ShoreCol	5450	2016		5	4	2	0.31	3895000	3800000	96	10/21/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
2 Oneida Drive	Townhouse	4033	2015		3	3	1	3495000	3250000	13	10/21/2016
66 Richland Road	Townhouse		1988		3	2	1	599000	575000	227	10/20/2016
612 Lyon Farm Drive	Contemp	2629	1977	2016	3	2	1	1895000	1840000	217	10/13/2016
4 Sound Shore Drive	GeorgCol	3072	1991	1998	3	4	1	2575000	2462500	131	10/11/2016
4 Putnam Hill	Colonial		1956		2	2	0	395000	387000	157	10/21/2016
69 Riverdale Avenue	Townhouse	2400	2012		2	2	2	849000	859000	74	10/25/2016
20 Church Street	Colonial	794	1945	2016	1	1	0	449000	385000	150	10/06/2016
52 Putnam Park	Colonial	1000	1950	2013	1	1	0	375000	355000	77	10/13/2016
25 Indian Harbor Drive	Townhouse	1872	1975	2015	3	2	1	750000	750000	72	10/20/2016
2 Homestead Lane	HiRise	714	2005	2014	1	1	0	399000	399000	78	10/17/2016
25 Indian Harbor Drive	Townhouse	1660	1975	2016	3	2	1	749000	755000	37	10/14/2016
20 Church Street	HiRise	1318	1945		2	2	0	765000	685000	8	10/31/2016