

Greenwich Real Estate Monthly Market Report – November 2016

Carolyn Sarsen (203-253-0441) csarsen@gmail.com

Jack Sarsen (203-253-0476) jsarsen@gmail.com

David Ogilvy & Associates / Christie's International Real Estate - Greenwich, CT

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.

November 2016 Summary

Single Family Homes Sold	25
Average Original Sale Price	\$2,161,040
Average List Price	\$2,019,792
Average Sale Price Average	\$1,885,400
Days on Market	180

November 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	17	2,302,471	2,318,824	1,975,588	92.37%
COS COB	2	787,500	787,500	755,000	95.87%
RIVERSIDE	3	2,039,667	1,764,933	1,675,000	94.90%
OLD GREENWICH	3	2,421,667	2,421,667	2,338,333	96.56%
ALL AREAS AVG.	25	2,161,040	2,019,792	1,885,400	93.35%

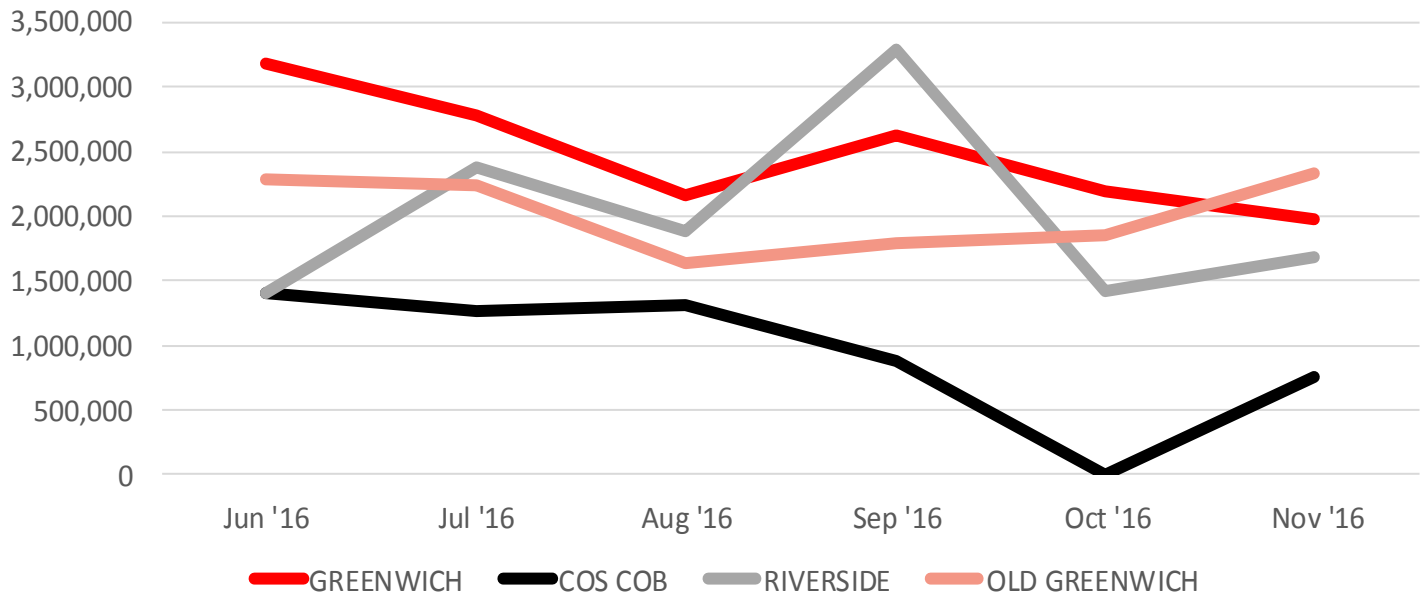
November 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	5	2	0	0	7
\$1M - \$2M	6	0	2	1	9
\$2M - \$3M	3	0	1	1	5
\$3M - \$4M	0	0	0	1	1
\$4M - \$5M	2	0	0	0	2
\$5M - \$7.5M	1	0	0	0	1
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	17	2	3	3	25

Six-Month Average Sales Price Area: June 2016 – November 2016

	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16
GREENWICH	3,183,473	2,773,371	2,153,819	2,631,815	2,189,490	1,975,588
COS COB	1,405,625	1,269,403	1,312,585	885,000	0	755,000
RIVERSIDE	1,396,045	2,383,233	1,887,813	3,297,000	1,422,583	1,675,000
OLD GREENWICH	2,277,273	2,242,500	1,639,456	1,793,299	1,855,833	2,338,333
ALL AREAS	2,409,133	2,415,451	1,857,873	2,331,083	2,015,717	1,885,400

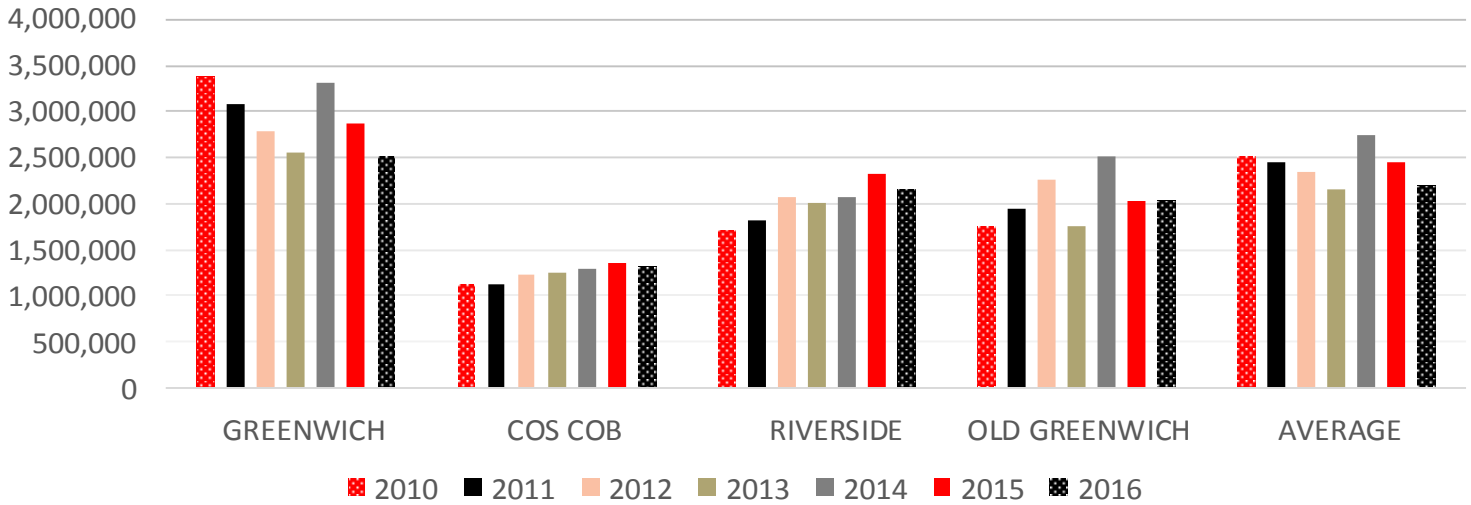
Chart: Six-Month Average Sales Price by Area: June 2016 – November 2016



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,379,706	1,130,631	1,718,130	1,761,920	2,505,194
2011	3,087,813	1,113,481	1,821,832	1,937,003	2,452,148
2012	2,777,296	1,236,729	2,067,601	2,267,185	2,338,129
2013	2,562,964	1,243,840	2,007,143	1,756,850	2,159,316
2014	3,323,653	1,281,936	2,062,644	2,522,154	2,755,562
2015	2,863,479	1,353,907	2,320,425	2,024,849	2,456,614
2016	2,517,841	1,308,910	2,155,638	2,029,117	2,206,320

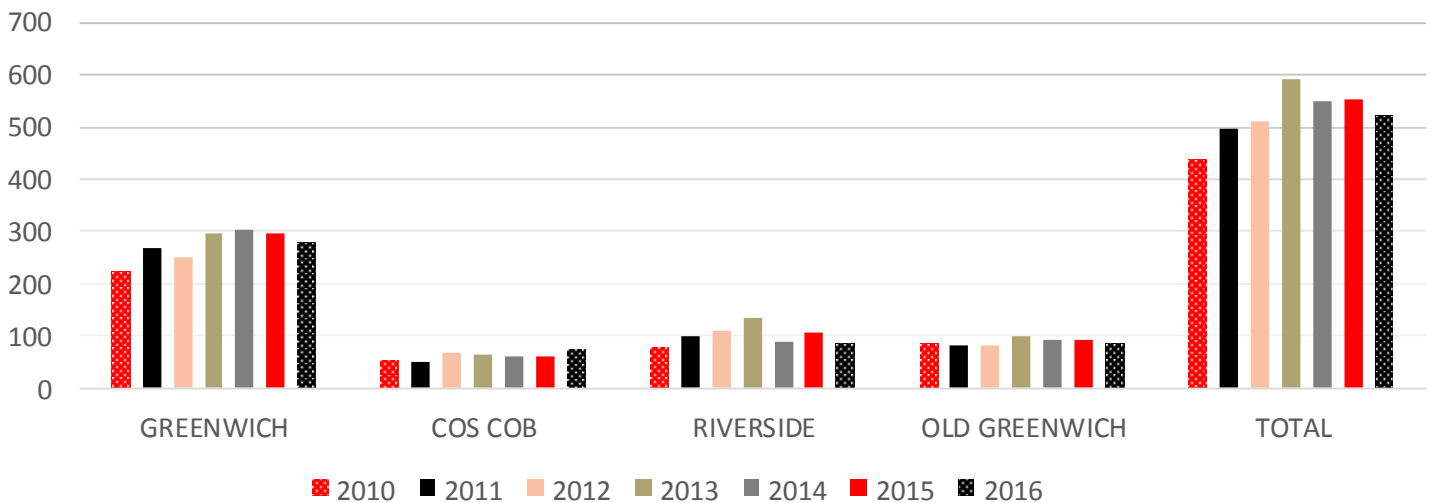
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Nov 30th / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	224	53	77	84	438
2011	267	49	99	81	496
2012	252	68	111	81	512
2013	295	64	133	100	592
2014	305	61	89	93	548
2015	295	60	107	91	553
2016	277	75	86	84	522

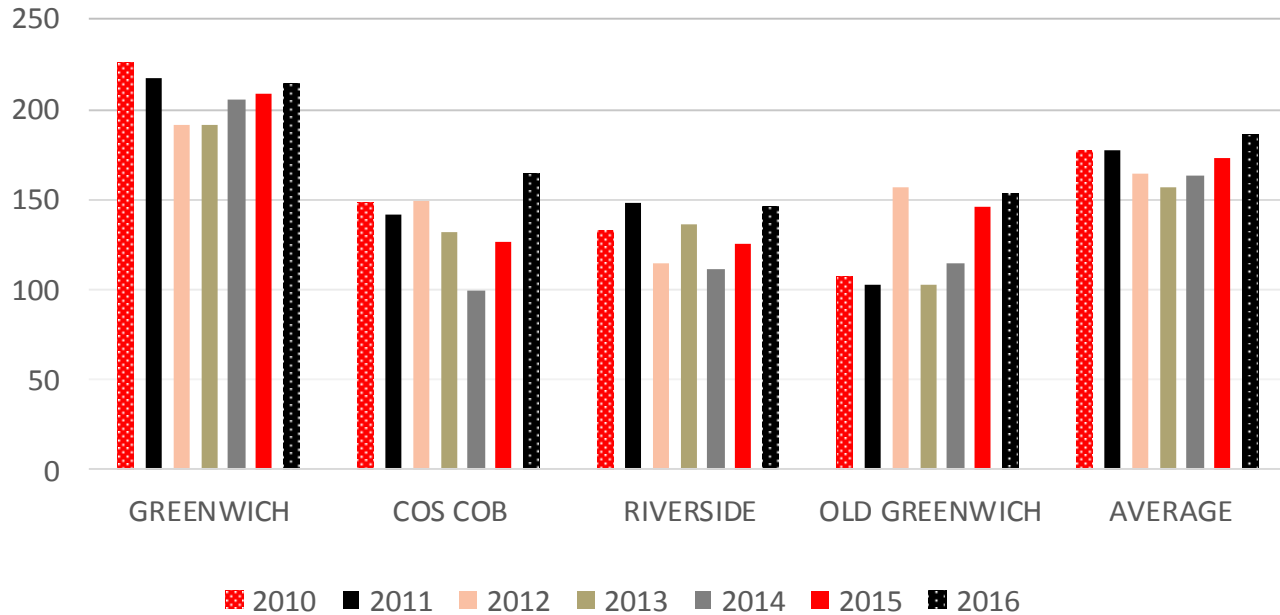
Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Nov 30th / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	226	148	133	107	177
2011	217	142	148	103	177
2012	191	149	115	157	164
2013	191	132	136	103	157
2014	206	99	111	114	163
2015	209	126	125	146	173
2016	214	164	146	154	186

Chart: 2010 - 2016 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Nov 30th / 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.

November 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
32 Mead Avenue	Colonial	1189	1908		2	1	1	0.12	599000	509000	65	11/18/2016
94 Indian Field Road	Ranch	1056	1958		3	1	0	0.22	550000	555000	11	11/23/2016
20 Morgan Avenue	FarmHse	1296	1926	2008	3	2	0	0.12	699000	680000	71	11/29/2016
21 Prospect Street	Colonial	1650	1910	2006	4	2	2	0.18	895000	876000	39	11/15/2016
29 Orchard Place	Colonial	2644	1932		6	2	1	0.16	1100000	975000	42	11/30/2016
116 Stonehedge Drive	Col Ranch	1601	1954		3	2	1	1.00	1099000	1030000	39	11/18/2016
755 Riversville Road	Ranch	3772	1978	1990	4	3	0	5.88	1695000	1500000	238	11/21/2016
67 Sumner Road	Contemp	3743	1981	2016	5	4	1	4.87	1600000	1550000	105	11/11/2016
562 Riversville Road	Colonial	6142	1988		6	6	1	2.20	1695000	1670000	57	11/29/2016
19 Connecticut Avenue	Colonial	2224	2013		3	2	1	0.10	1725000	1700000	41	11/16/2016
11 Sachem Road	Colonial	3240	1921	2015	4	4	0	0.40	1995000	1900000	146	11/30/2016
20 Cobb Island Drive	Colonial	4458	1993	2013	5	4	1	1.68	2175000	2000000	120	11/29/2016
45 Brother Drive	Tudor	5071	1925	1993	7	4	1	0.52	2495000	2275000	504	11/14/2016
130 Havemeyer Place	Colonial	4600	2016		4	5	2	0.16	2795000	2795000	179	11/18/2016
591 Round Hill Road	GeorgCol	11700	1995		5	7	2	6.61	4950000	4000000	261	11/04/2016
261 Round Hill Road	Colonial	8326	1992		6	7	1	3.58	4998000	4275000	182	11/17/2016
57 Old Church Road	Colonial		1908	2000	7	5	3		5295000	5295000	0	11/15/2016

November 2016 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
102 Orchard Street	Colonial	1260	1920		2	1	0	0.17	650000	610000	21	11/16/2016
5 School Street	Colonial		1900	2016	3	2	0	0.08	925000	900000	99	11/15/2016

November 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
49 Edgewater Drive	Bungalow	2057	1922		3	3	0	0.14	1195000	1215000	45	11/18/2016
33 Lockwood Avenue	Colonial	3740	2004		5	5	1	0.36	2895000	2700000	98	11/04/2016
55 Lockwood Avenue	ShingleSty	3920	1969	2016	4	3	1	0.43	3175000	3100000	8	11/02/2016

November 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

November 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 207	Contemp	650	1977		0	1	0	312500	290000	203	11/04/2016
453 E Putnam Avenue 3a	Ranch	1368	1991		2	2	0	499000	510000	72	11/21/2016
351 Pemberwick Rd 202	Townhouse	1670	1991	2015	2	2	1	629000	617000	88	11/04/2016
351 Pemberwick Rd 102	Townhouse	1540	1990	2015	3	2	1	670000	655000	30	11/16/2016
92 Greenwich Hills Dr	Townhouse	2227	1975	2010	3	3	1	750000	748000	67	11/08/2016
20 Church Street B43	HiRise	1248	1945	2016	2	2	0	845000	810000	95	11/02/2016
70 Silo Circle	Townhouse	1992	1978	2016	3	2	2	849000	849000	9	11/23/2016
15 Lafayette Court 2B	HiRise	1464	1930	1987	2	2	1	870000	850000	66	11/28/2016
25 Elm Street #27	GeorgCol	1373	1938	2010	2	2	0	975000	908950	94	11/10/2016
630 Steamboat Road 4cn	HiRise		1962		2	2	1	1300000	1300000	115	11/22/2016
186 Field Point Road 4a	Townhouse	3019	1989	2012	4	4	1	1495000	1400000	310	11/16/2016
35 Indian Harbor Drive A	Cape Cod	4700	2015		4	4	1	2450000	2450000	536	11/01/2016
4 Sound Shore Drive C15	GeorgCol	3072	1989	2003	4	3	1	2495000	2450000	13	11/01/2016
523 Putnam Avenue Ph	SeeRmks	4347	2011		3	3	1	2995000	2800000	148	11/03/2016