

Greenwich Real Estate Monthly Market Report – December 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.

December 2016 Summary

Single Family Homes Sold	50
Average Original Sale Price	\$2,459,938
Average List Price	\$2,305,390
Average Sale Price Average	\$2,172,969
Days on Market	229

December 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	25	3,050,436	2,822,500	2,619,700	85.88%
COS COB	4	1,687,000	1,621,000	1,550,000	91.88%
RIVERSIDE	7	1,877,143	1,753,143	1,666,786	88.79%
OLD GREENWICH	14	1,917,714	1,853,643	1,806,319	94.19%
ALL AREAS AVG.	50	2,459,938	2,305,390	2,172,969	88.33%

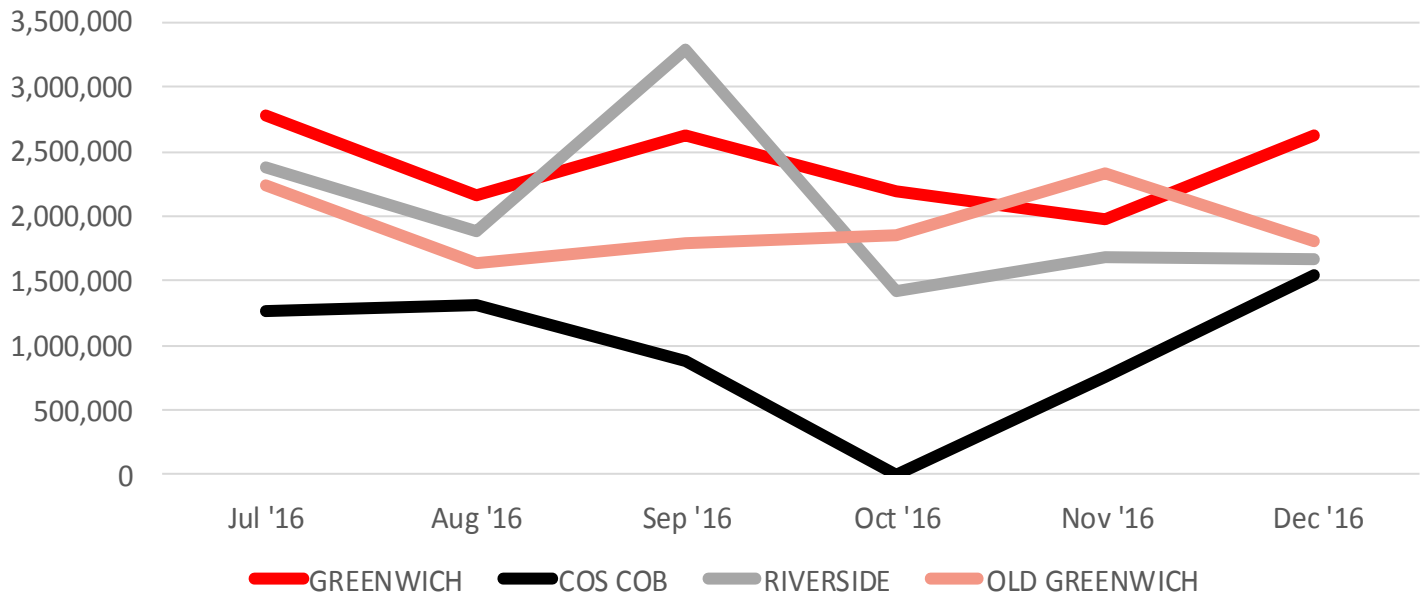
December 2016 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	2	2	9
\$1M - \$2M	9	2	4	9	24
\$2M - \$3M	5	1	0	1	7
\$3M - \$4M	5	0	0	1	6
\$4M - \$5M	1	0	1	1	3
\$5M - \$7.5M	0	0	0	0	0
\$7.5M – 10M	0	0	0	0	0
\$10M+	1	0	0	0	1
TOTAL	25	4	7	14	50

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

	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16
GREENWICH	2,773,371	2,153,819	2,631,815	2,189,490	1,975,588	2,619,700
COS COB	1,269,403	1,312,585	885,000	0	755,000	1,550,000
RIVERSIDE	2,383,233	1,887,813	3,297,000	1,422,583	1,675,000	1,666,786
OLD GREENWICH	2,242,500	1,639,456	1,793,299	1,855,833	2,338,333	1,806,319
ALL AREAS	2,415,451	1,857,873	2,331,083	2,015,717	1,885,400	2,172,969

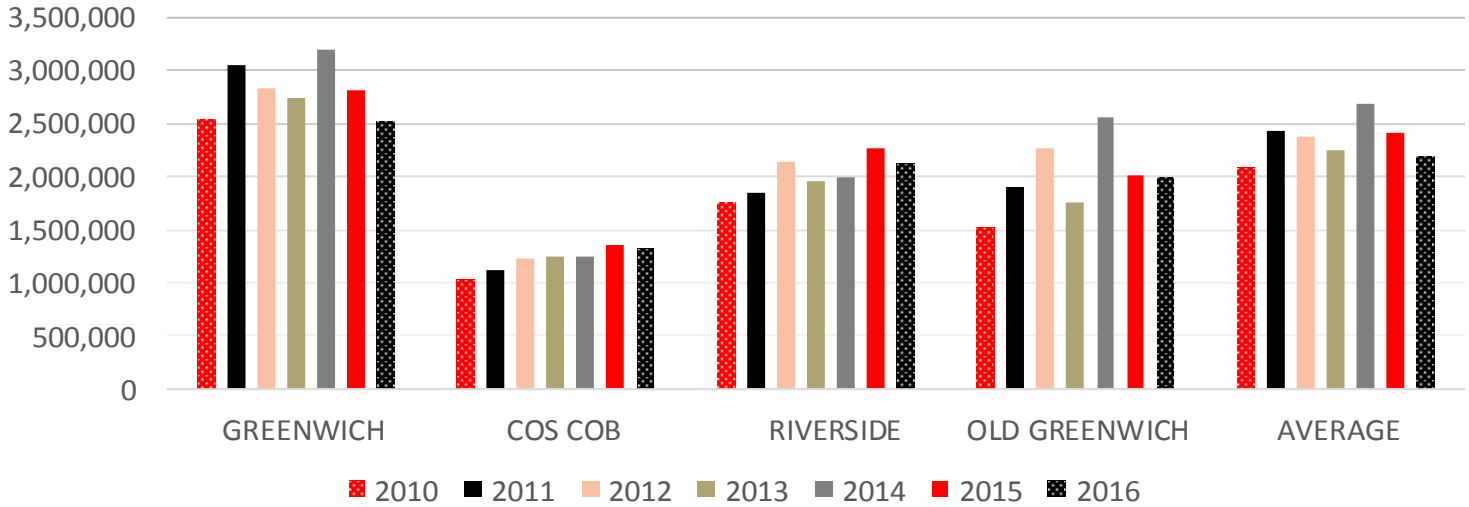
Chart: Six-Month Average Sales Price by Area: July 2016 – December 2016



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	2,543,619	1,031,633	1,765,465	1,523,297	2,086,850
2011	3,058,461	1,116,709	1,856,570	1,905,612	2,429,922
2012	2,827,258	1,224,822	2,135,382	2,271,284	2,381,680
2013	2,738,692	1,241,224	1,962,381	1,753,566	2,245,169
2014	3,204,246	1,254,599	2,000,920	2,564,436	2,688,908
2015	2,821,384	1,365,294	2,275,811	2,017,058	2,421,486
2016	2,521,979	1,321,117	2,121,617	1,997,289	2,201,697

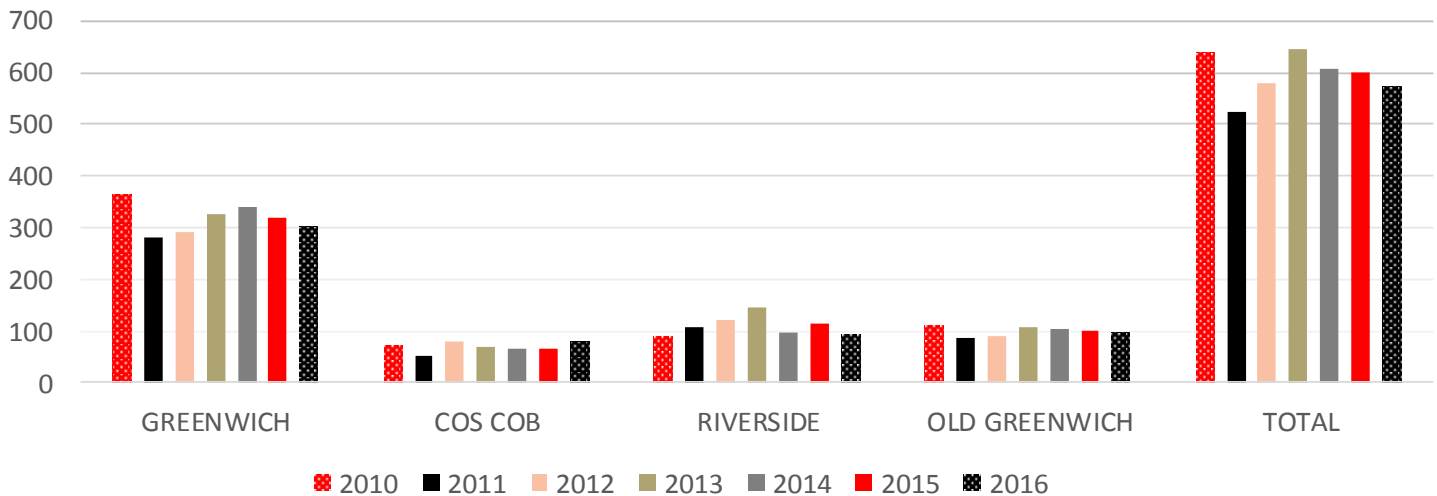
Chart: 2010 - 2016 YTD Single Family Homes Average Sale Price / Jan 1st – Dec 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	366	71	91	111	639
2011	280	53	106	87	526
2012	292	78	122	89	581
2013	327	68	145	106	646
2014	340	67	96	105	608
2015	319	66	114	102	601
2016	303	79	93	98	573

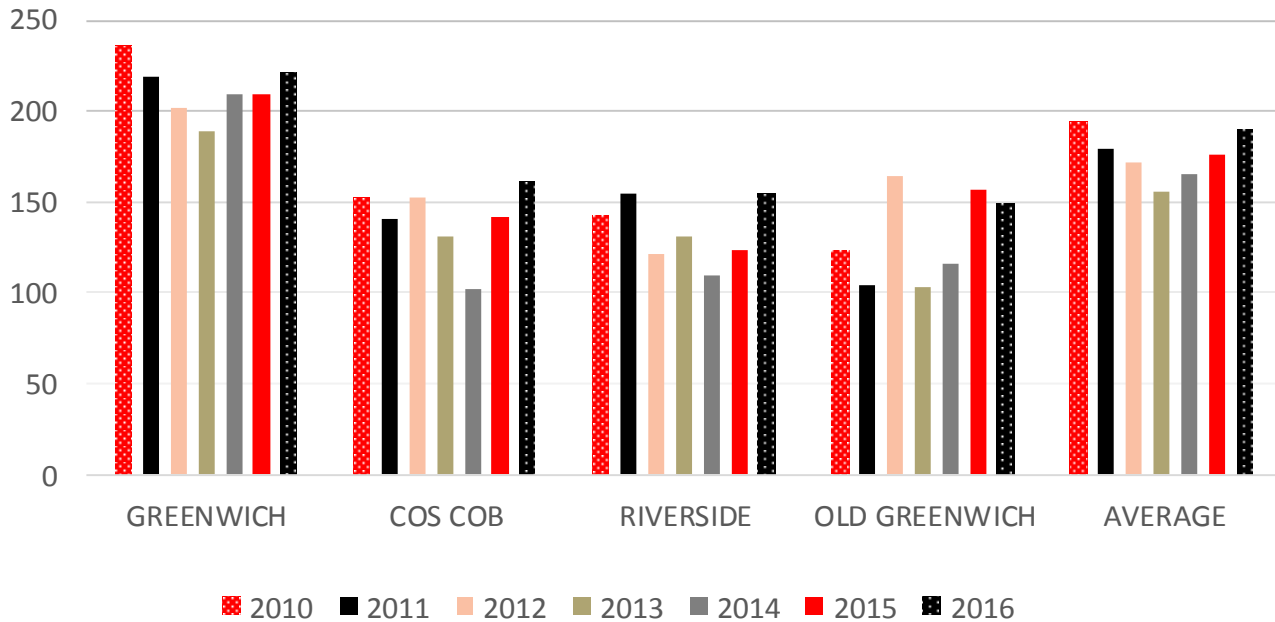
Chart: 2010 - 2016 YTD Number of Single Family Homes Sold by Area / Jan 1st – Dec 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	236	152	143	123	194
2011	219	141	155	104	179
2012	202	153	121	164	172
2013	189	131	131	103	156
2014	209	102	110	116	165
2015	209	142	123	157	176
2016	221	161	155	149	190

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

December 2016 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
30 Almira Drive	Cape Cod	857	1948	2003	2	2	1	0.15	495000	495000	705	12/14/2016
40 Caroline Place	Col Ranch	1139	1952		4	1	0	0.17	575000	525000	265	12/19/2016
22 1/2 Caroline Place	RaisdRnch	2042	1960	2015	4	3	0	0.4	759500	745000	312	12/09/2016
36 Sherwood Avenue	Contemp	2432	1963	2008	4	3	0	2.07	1099000	965000	172	12/14/2016
5 Sound View Terrace	Colonial	2528	1925	2006	6	2	1	0.17	1395000	1200000	65	12/23/2016
15 Dingtowntown Road	Colonial	2803	1965		4	2	1	2	1349000	1290000	262	12/16/2016
31 Byram Shore Road	Victorian	2717	1893	2000	5	3	1	0.19	1395000	1375000	118	12/13/2016
238 Stanwich Road	Colonial	4677	1957	2016	4	4	1	1.03	1435000	1400000	55	12/15/2016
12 Guinea Road	Colonial	3600	1970	2012	4	4	1	2.67	1775000	1575000	231	12/23/2016
528 Riversville Road	Colonial	2622	1954		4	3	1	4	1690000	1600000	327	12/05/2016
225 Glenville Road	Colonial	3645	2001	2013	5	4	1	0.57	1650000	1600000	242	12/30/2016
6 Echo Lane	Colonial	3776	1959	2016	4	3	1	0.68	1995000	1887500	121	12/16/2016
185 Maple Avenue	Colonial	3590	1969	2016	5	3	2	0.28	1995000	1995000	8	12/19/2016
17 Chieftans Road	EngMan	5837	2001	2007	4	5	2	0.8	2450000	2295000	193	12/16/2016
6 Francine Drive	Colonial	3770	1997	2009	4	3	1	0.47	2495000	2315000	126	12/12/2016
15 Brookside Park	Cotswold	5169	1915	2002	5	5	2	1.27	2690000	2450000	331	12/19/2016
294 Round Hill Road	Ranch	5381	1961	2016	6	4	1	2	2595000	2465000	91	12/30/2016
25 Knollwood Drive	Colonial	4221	1981	2008	5	4	1	1.38	3295000	2965000	42	12/15/2016
524 North Street	Tudor	5910	1987	1996	5	5	2	2.34	3500000	3000000	539	12/13/2016
295 Round Hill Road	Colonial	4886	1955	2003	6	5	1	3.6	3395000	3025000	204	12/16/2016
98 North Street	Colonial	4698	1940	2009	5	5	1	0.47	3295000	3150000	253	12/12/2016
16 Hedgerow Lane	Colonial	7743	1977	2014	6	5	2	2.11	3495000	3350000	253	12/01/2016
19 Sherwood Farm Ln	Colonial	7713	2003	2014	5	6	1	1.04	4250000	3825000	434	12/14/2016
450 North Street	GeorgCol	7042	2009	2013	6	7	1	1.01	4995000	4750000	54	12/27/2016
7 Cobb Island Drive	ShingleSty	8354	1962	1993	5	5	1	10.1	16500000	15250000	195	12/06/2016

December 2016 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
20 Licata Terrace	Cape Cod	2247	1957	2016	4	3	0	0.27	949000	940000	69	12/02/2016
22 Mimosa Drive	Ranch	1578	1958	1990	3	2	1	1	1200000	1320000	13	12/01/2016
344 Cognewaugh Road	Colonial	4421	2006		5	3	2	1.19	1985000	1850000	215	12/02/2016
3 Jenifer Lane	Colonial	6722	1989	2016	5	4	2	0.47	2350000	2090000	119	12/12/2016

December 2016 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
31 Bonwit Road	Cape Cod	2187	1956	2004	4	3	0	0.3	898000	847500	205	12/28/2016
16 Apache Place	FarmHse	2520	1910	2010	4	3	0	0.15	995000	950000	107	12/09/2016
12 Neighborly Way	Colonial	1823	1973	2009	4	2	0	0.32	1099000	1010000	361	12/02/2016
31 Westview Place	Colonial	2976	1934	2013	5	2	1	0.2	1395000	1310000	203	12/02/2016
41 Terrace Avenue	Colonial	2376	1936	2011	5	2	1	0.19	1495000	1450000	20	12/01/2016
12 Lake Drive South	Colonial	2841	1962		5	3	1	0.26	1895000	1735000	48	12/01/2016
185 Riverside Avenue	ShoreCol	8573	0	2001	7	7	2	0.94	4495000	4365000	539	12/02/2016

December 2016 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
21 Maple Drive	Ranch	768	1946		2	1	0	0.15	625000	600000	65	12/09/2016
39 Northridge Road	Ranch	1348	1952		3	2	0	0.29	799000	965000	36	12/16/2016
60 Northridge Road	Ranch	2100	1954		4	2	0	0.31	1050000	1056950	82	12/14/2016
14 West End Avenue	FarmHse	1430	1900	2010	3	2	1	0.21	1095000	1100000	10	12/21/2016
4 Irvine Road	Colonial	1896	1951	2008	4	2	0	0.17	1188000	1160000	208	12/01/2016
43 Highview Avenue	Colonial	2116	1910		3	1	1	0.25	1395000	1295000	70	12/23/2016
10 Lockwood Drive	Cape Cod	1702	1940	2013	3	2	0	0.19	1299000	1299000	368	12/07/2016
33 Edgewater Drive	Colonial	2166	1921	2005	3	2	1	0.19	1550000	1500000	123	12/07/2016
6 Midbrook Lane	Colonial	3261	1956	2001	4	3	1	0.26	1575000	1540000	82	12/16/2016
16 Edgewater Drive	Colonial	2818	2000		4	2	1	0.17	1895000	1800000	91	12/15/2016
27 Tait Road	Colonial	3595	1997		5	3	1	0.22	1995000	1885000	30	12/09/2016
35 Old Wagon Road	Colonial	5258	2016		5	4	1	0.42	2495000	2400000	50	12/01/2016
2 Meadow Place	ShingleSty	4244	2006		4	4	1	0.26	3995000	3787520	204	12/07/2016
51 Keofferam Road	Colonial	5807	2006		5	4	2	0.54	4995000	4900000	57	12/02/2016

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
1 Milbank Avenue 3d	HiRise	2386	1985		2	2	1	1250000	1125000	426	12/20/2016
4 Lafayette Court 1AA	Tudor	625	1928	2013	1	1	0	290000	280000	52	12/07/2016
1465 Putnam Avenue 431	Contemp	784	1978		1	1	0	349500	322500	61	12/08/2016
1465 Putnam Avenue 311	Contemp	650	1977	2016	0	1	0	349000	335000	140	12/06/2016
2 Homestead Lane 411	HiRise	714	2005		1	1	0	385000	385000	0	12/20/2016
193 Hamilton Avenue 13	Townhouse	1779	1989		2	2	1	550000	546430	56	12/16/2016
169 Mason Street 2B	HiRise	925	1940	2015	2	1	0	575000	575000	178	12/09/2016
50 Church Street 7	Townhouse	1805	1985		3	2	1	990000	960000	178	12/22/2016
115 River Road 1	Townhouse	1600	1984	2012	2	2	1	995000	998000	187	12/20/2016
15 Lafayette Crt Penthouse A	HiRise	1981	1930		2	2	1	1295000	1285000	14	12/01/2016
18 Lexington Avenue B	Townhouse	3064	2012		3	3	1	2295000	2145000	238	12/27/2016
93 Valley Road A	ShoreCol	5522	2016		3	3	0	2249500	2249500	55	12/15/2016
2 Oneida Drive C3		5300	2015		3	3	1	4995000	4895000	47	12/30/2016
2 Oneida Drive C2		5500	2015		3	2	1	4995000	4995000	8	12/30/2016