

# Greenwich Real Estate Monthly Market Report – January 2017

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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.

## January 2017 Summary

Single Family Homes Sold	42
Average Original Sale Price	\$2,906,655
Average List Price	\$2,725,738
Average Sale Price Average	\$2,514,751
Days on Market	238

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## January 2017 - 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	24	3,744,188	3,522,417	3,215,856	91.30%
COS COB	6	1,315,833	1,174,833	1,102,667	93.86%
RIVERSIDE	6	1,913,167	1,846,500	1,772,167	95.97%
OLD GREENWICH	14	2,140,833	1,969,167	1,865,000	94.71%
ALL AREAS AVG.	42	2,906,655	2,725,738	2,514,751	92.26%

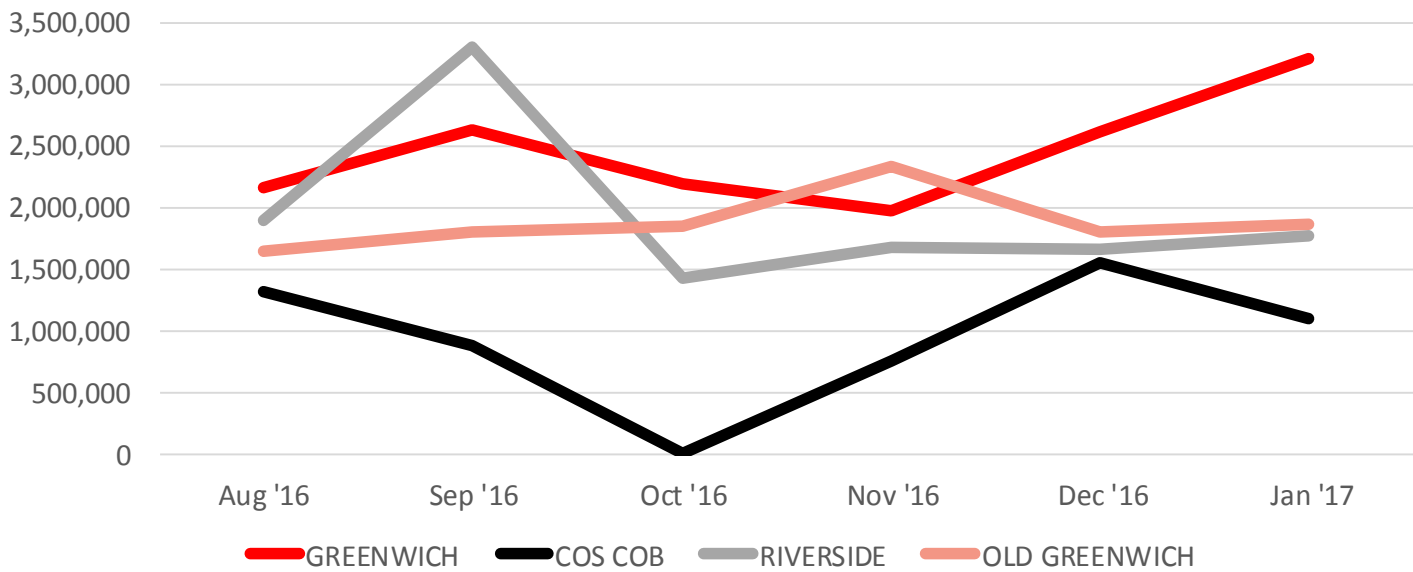
## January 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	2	2	0	1	5
\$1M - \$2M	10	4	4	2	20
\$2M - \$3M	2	0	2	2	6
\$3M - \$4M	5	0	0	1	6
\$4M - \$5M	3	0	0	0	3
\$5M - \$7.5M	1	0	0	0	1
\$7.5M – 10M	0	0	0	0	0
\$10M+	1	0	0	0	1
TOTAL	24	6	6	6	42

### Six-Month Average Sales Price Area: August 2016 – January 2017

	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17
<b>GREENWICH</b>	2,153,819	2,631,815	2,189,490	1,975,588	2,619,700	3,215,856
<b>COS COB</b>	1,312,585	885,000	0	755,000	1,550,000	1,102,667
<b>RIVERSIDE</b>	1,887,813	3,297,000	1,422,583	1,675,000	1,666,786	1,772,167
<b>OLD GREENWICH</b>	1,639,456	1,793,299	1,855,833	2,338,333	1,806,319	1,865,000
<b>ALL AREAS</b>	<b>1,857,873</b>	<b>2,331,083</b>	<b>2,015,717</b>	<b>1,885,400</b>	<b>2,172,969</b>	<b>2,514,751</b>

Chart: Six-Month Average Sales Price by Area: August 2016 – January 2017

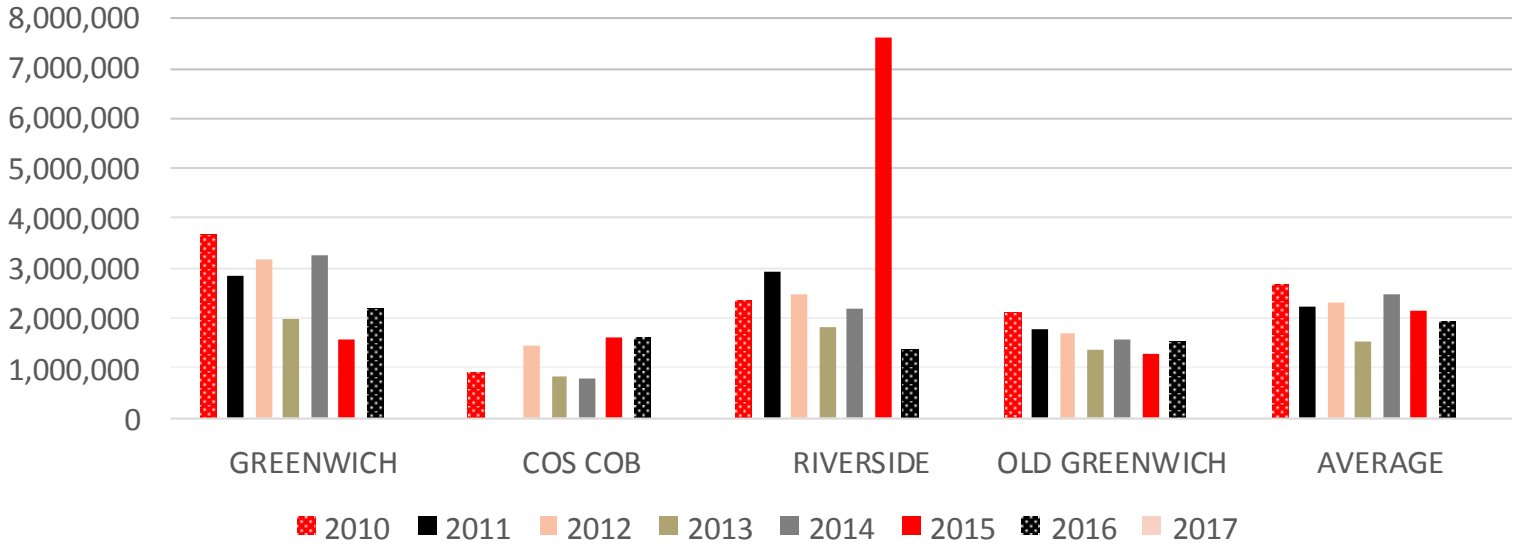


### 2010 - 2016 YTD Single Family Homes Average Sale Price Area / Jan 1st – Jan 31<sup>st</sup> / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2010</b>	3,660,367	902,800	2,360,417	2,108,500	<b>2,677,015</b>
<b>2011</b>	2,826,075	1,569,00	2,915,667	1,774,583	<b>2,224,445</b>
<b>2012</b>	3,166,738	1,442,333	2,476,667	1,680,500	<b>2,315,980</b>
<b>2013</b>	1,999,962	812,500	1,822,188	1,363,667	<b>1,538,869</b>
<b>2014</b>	3,238,043	780,667	2,197,923	1,586,833	<b>2,477,452</b>
<b>2015</b>	1,566,000	1,625,000	7,606,667*	1,280,119	<b>2,145,165</b>
<b>2016</b>	2,178,488	1,589,167	1,352,000	1,544,417	<b>1,923,097</b>
<b>2017</b>	<b>2,456,164</b>	<b>1,585,750</b>	<b>1,504,563</b>	<b>1,651,786</b>	<b>2,119,384</b>

\* 19 Pilot Rock Lane sold for \$19,000,000

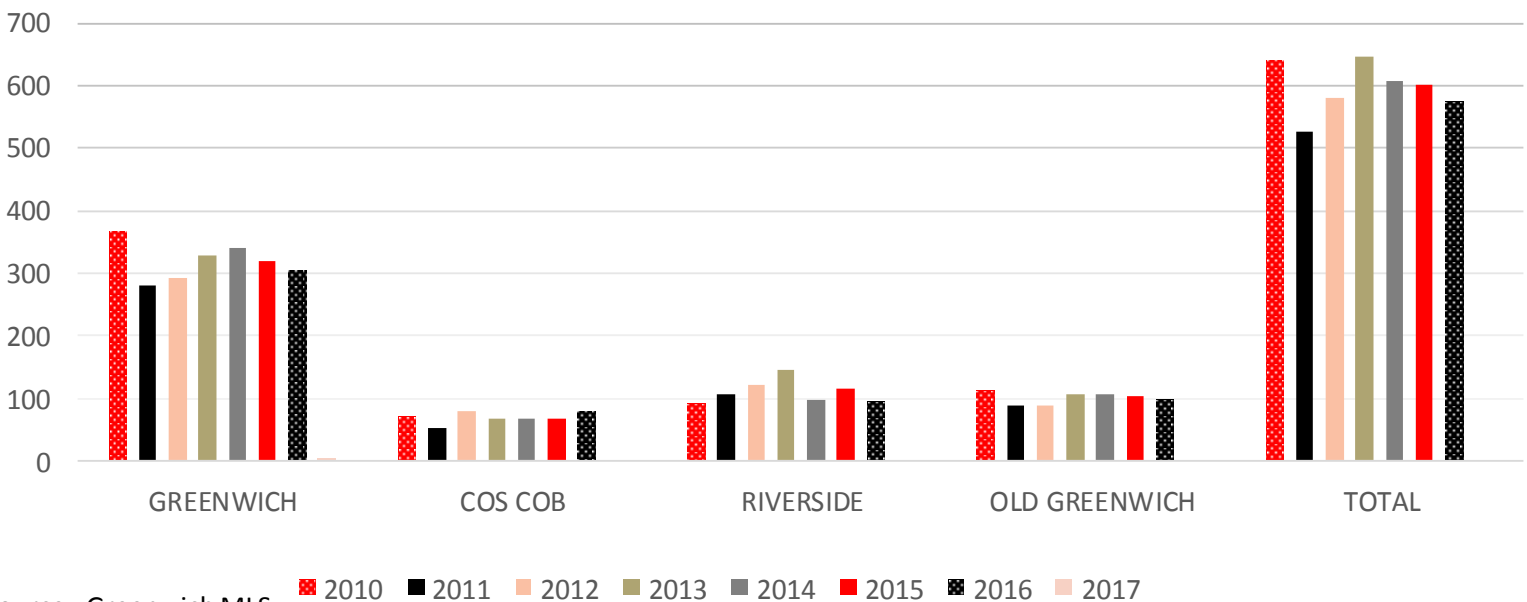
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Jan 31<sup>st</sup> / year over year**



**2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jan 31<sup>st</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	15	5	6	7	33
2011	20	5	3	6	41
2012	27	3	3	5	38
2013	18	2	8	3	41
2014	32	3	13	9	57
2015	25	2	3	1	31
2016	24	3	5	6	38
2017	24	6	6	6	42

**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jan 31<sup>st</sup> / year over year**

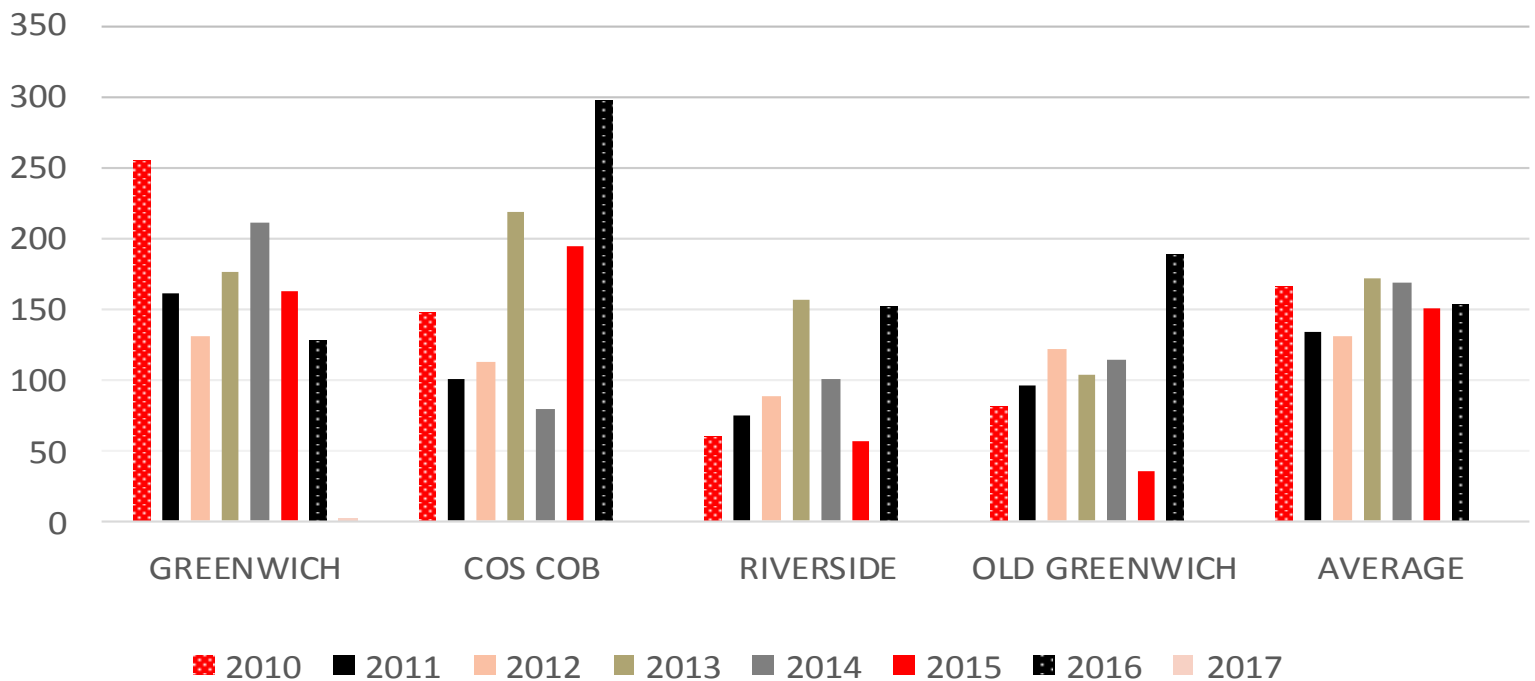


Source: Greenwich MLS

**2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jan 31<sup>st</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	254	148	59	81	166
2011	161	101	75	96	134
2012	130	112	89	122	131
2013	176	219	157	104	172
2014	211	80	101	114	169
2015	163	194	56	36	151
2016	127	297	152	188	153
2017	224	209	137	236	211

**Chart: 2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jan 31<sup>st</sup> / 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.

**January 2017 - Single Family Homes Sold: Greenwich**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
63 Richland Road	Cape Cod	1702	1929		4	2	0	0.18	599000	580000	172	01/24/2017
6 Buena Vista Drive	Col Ranch	1646	1951	2015	3	3	0	0.26	895000	850000	42	01/18/2017
81 Angus Road North	Split	2272	1968		4	3	0	1.08	1195000	1095000	358	01/26/2017
31 Hawthorne Street	Colonial	3100	1997	2014	5	3	1	0.21	1175000	1155000	309	01/24/2017
13 Brook Drive	Cape Cod	2663	1947	1987	4	2	1	0.79	1295000	1210000	78	01/23/2017
15 Fairview Terrace	Colonial	2800	2009		4	2	1	0.18	1275000	1250000	57	01/23/2017
7 Turner Drive	Contemp	8351	1978		5	4	1	1.29	1750000	1600000	434	01/17/2017
24 Indian Field Road	Colonial	3348	1930	2016	5	4	1	0.30	1699000	1660550	98	01/13/2017
100 Bedford Road	GeorgCol	4426	1936	2000	6	5	1	5.00	1995000	1675000	529	01/24/2017
82 Rockwood Lane	Ranch	3477	1955	2010	5	3	1	1.88	1895000	1865000	24	01/20/2017
195 Lake Avenue	Colonial	2849	1754	2016	4	3	0	0.18	1875000	1875000	40	01/26/2017
140 Park Avenue	Col Ranch	2532	1956	2016	3	2	0	0.41	1975000	1900000	117	01/18/2017
16 Copper Beech Road	Col Ranch	4039	1961	2000	5	5	0	1.14	2100000	2100000	0	01/24/2017
900 Lake Avenue	Colonial	6016	1790	2006	4	5	1	2.00	2850000	2800000	1233	01/17/2017
19 Desiree Drive	Colonial	7034	2002		5	6	2	2.01	3500000	3100000	314	01/17/2017
21 Konittekock Road	EngMan	6434	1929	2008	7	6	1	2.48	4200000	3400000	420	01/27/2017
270 Taconic Road	ShingleSty	7209	1998	2003	6	5	2	1.53	3800000	3650000	215	01/13/2017
12 Ridgebrook Road	ShingleSty	5000	2016		5	6	1	0.57	3975000	3700000	203	01/12/2017
46 Quail Road	GeorgCol	5220	1967	2015	6	6	1	2.30	3995000	3955000	88	01/04/2017
2 Lower Cross Road	GeorgCol	4815	1995		4	4	2	12.40	4750000	4000000	469	01/09/2017
46 Dewart Road	Barn	4058	1860	2015	4	4	1	2.54	4900000	4485000	190	01/27/2017
73 North Street	Federal	6300	1855	2016	6	5	1	0.53	4950000	4600000	274	01/17/2017
2 Windrose Way	Colonial	10375	1997		7	7	2	2.00	5995000	5425000	255	01/30/2017
60/62 Oneida Drive	EngMan	9173	1928		9	8	2	5.72	21900000	19250000	29	01/25/2017

**January 2017 - Single Family Homes Sold: Cos Cob**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
14 Relay Place	Cape Cod		1951	2014	2	2	0	0.18	910000	915000	180	01/23/2017
12 Windsor Lane	RaisdRnch	2530	1968	2004	4	3	0	0.29	980000	951000	55	01/10/2017
519 Putnam Avenue	Ranch	2992	1978	2015	5	3	0	0.46	1165000	1040000	143	01/27/2017
32 Pleasant Street	Colonial	2456	1920		5	2	1	0.28	1150000	1125000	44	01/19/2017
144 Cat Rock Road	Colonial	3018	1968	2001	4	2	1	1.13	1495000	1280000	233	01/19/2017
169 Valley Road	Victorian	2660	1850	2013	4	2	1	0.59	1349000	1300000	310	01/12/2017

**January 2017 - Single Family Homes Sold: Riverside**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
68 Willowmere Circle	Colonial	3222	1957	2013	5	2	1	0.53	2595000	2450000	202	01/11/2017
6 Hendrie Avenue	Colonial	3364	1978	2016	4	3	1	0.30	1745000	1580000	242	01/13/2017
55 Wesskum Wood Rd	Colonial	4922	1933	2008	5	4	1	0.45	2745000	2650000	230	01/18/2017
12 Birdsong Place	Split	2719	1962	2006	5	3	0	0.29	1495000	1415000	65	01/18/2017
36 Arch Street	Colonial	1624	1900	2007	3	2	1	0.20	1399000	1375000	13	01/24/2017
10 Miltiades Avenue	Ranch	1477	1956		3	2	0	0.28	1100000	1163000	11	01/23/2017

## January 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
18 Heusted Drive	ShoreCol	1694	1919	2009	4	2	0	0.12	995000	995000	240	01/10/2017
5 Macarthur Drive	Colonial		1948	2013	4	2	1	0.17	1100000	1045000	185	01/23/2017
25 & 27 Tomac Avenue	ShoreCol	1912	1915		3	1	0	1.02	2100000	1850000	171	01/03/2017
24 End Avenue	Colonial	4160	2003		5	4	1	0.42	2195000	2125000	162	01/06/2017
3 Little Cove Place	Colonial	3307	1946		4	3	0	0.23	2275000	2175000	597	01/23/2017
20 Ann Street	Colonial	2972	1939		4	3	0	0.67	3150000	3000000	144	01/10/2017

## January 2017 – 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	765	1977	2014	1	1	0	389000	372500	89	01/20/2017
169 Mason Street	HiRise	685	1940	2005	1	1	0	397500	380000	109	01/12/2017
196 Putnam Park	Colonial		1950	2011	2	2	0	520000	470000	87	01/31/2017
209 River Run	Townhouse	1306	1981	2004	2	2	1	499000	480000	50	01/10/2017
333 Palmer Hill Road	Contemp	1528	1989	2016	2	2	0	658000	658000	137	01/03/2017
47 Lafayette Place	HiRise	1137	1956		2	1	0	729000	695000	277	01/03/2017
25 Elm Street	GeorgCol	1247	1938	2014	2	2	0	739000	725000	212	01/06/2017
66 Stirrup Lane	Townhouse	1517	1978	2008	3	2	1	789000	745500	203	01/08/2017
18 Stone Avenue	Townhouse	2082	2012		2	3	1	795000	750000	128	01/31/2017
93 Greenwich Hills Drive	Colonial	1730	1975	2005	2	2	1	799000	750500	127	01/20/2017
49 Indian Harbor Drive	Townhouse	1414	1984	2016	2	3	0	839000	795000	51	01/04/2017
211 Lyon Farm Drive	Contemp	1904	1975		2	3	0	875000	837000	240	01/26/2017
28 Home Place	Townhouse	1858	1988	2010	2	2	1	989000	930000	86	01/13/2017
603 Steamboat Road	Townhouse	2032	1980	1990	3	3	1	1925000	1550000	38	01/24/2017
18 Lexington Avenue	Townhouse	3064	2012		3	3	1	2249000	2135000	111	01/20/2017
95 Valley Road	Townhouse	4894	2015		4	3	1	2799000	2750000	443	01/23/2017
56 Milbank Avenue	EurSty	5557	2008		4	5	2	3200000	3200000	0	01/25/2017
93 Valley Road	ShoreCol	5519	2016		4	4	1	3295000	3325000	140	01/06/2017