

# Greenwich Real Estate Monthly Market Report – February 2017

Carolyn Sarsen (203-253-0441) [csarsen@gmail.com](mailto:csarsen@gmail.com)

Jack Sarsen (203-253-0476) [jsarsen@gmail.com](mailto: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.

## February 2017 Summary

Single Family Homes Sold	<b>30</b>
Average Original Sale Price	<b>\$3,011,533</b>
Average List Price	<b>\$2,632,867</b>
Average Sale Price Average	<b>\$2,403,663</b>
Days on Market	<b>221</b>

---

## February 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	20	3,460,350	2,946,200	2,655,700	<b>90.14%</b>
COS COB	2	1,572,000	1,449,000	1,410,000	<b>97.31%</b>
RIVERSIDE	6	2,120,833	1,986,667	1,873,481	<b>94.30%</b>
OLD GREENWICH	2	2,635,000	2,622,000	2,467,500	<b>94.11%</b>
ALL AREAS AVG.	<b>30</b>	<b>3,011,533</b>	<b>2,632,867</b>	<b>2,403,663</b>	<b>91.29%</b>

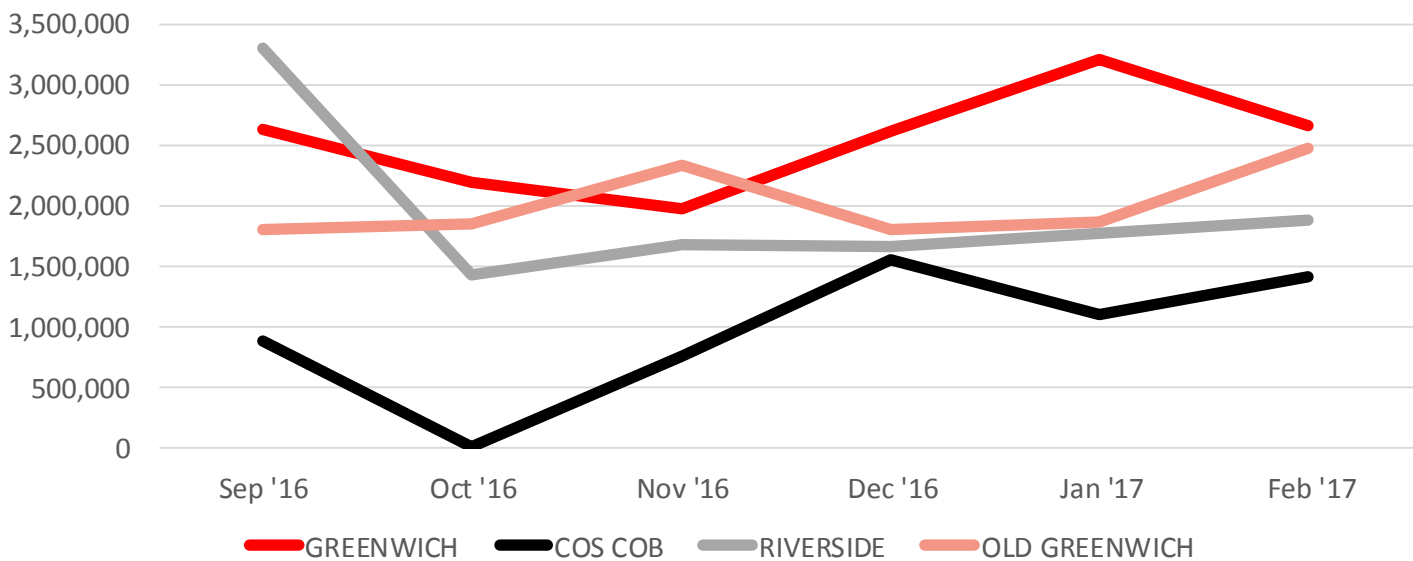
## February 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	0	1	0	<b>4</b>
\$1M - \$2M	5	2	2	1	<b>10</b>
\$2M - \$3M	6	0	3	0	<b>9</b>
\$3M - \$4M	1	0	0	1	<b>2</b>
\$4M - \$5M	2	0	0	0	<b>2</b>
\$5M - \$7.5M	3	0	0	0	<b>3</b>
\$7.5M – 10M	0	0	0	0	<b>0</b>
\$10M+	0	0	0	0	<b>0</b>
TOTAL	<b>20</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>30</b>

### Six-Month Average Sales Price Area: September 2016 – February 2017

	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
<b>GREENWICH</b>	2,631,815	2,189,490	1,975,588	2,619,700	3,215,856	2,655,700
<b>COS COB</b>	885,000	0	755,000	1,550,000	1,102,667	1,410,000
<b>RIVERSIDE</b>	3,297,000	1,422,583	1,675,000	1,666,786	1,772,167	1,873,481
<b>OLD GREENWICH</b>	1,793,299	1,855,833	2,338,333	1,806,319	1,865,000	2,467,500
<b>ALL AREAS</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>	<b>2,403,633</b>

Chart: Six-Month Average Sales Price by Area: September 2016 – February 2017

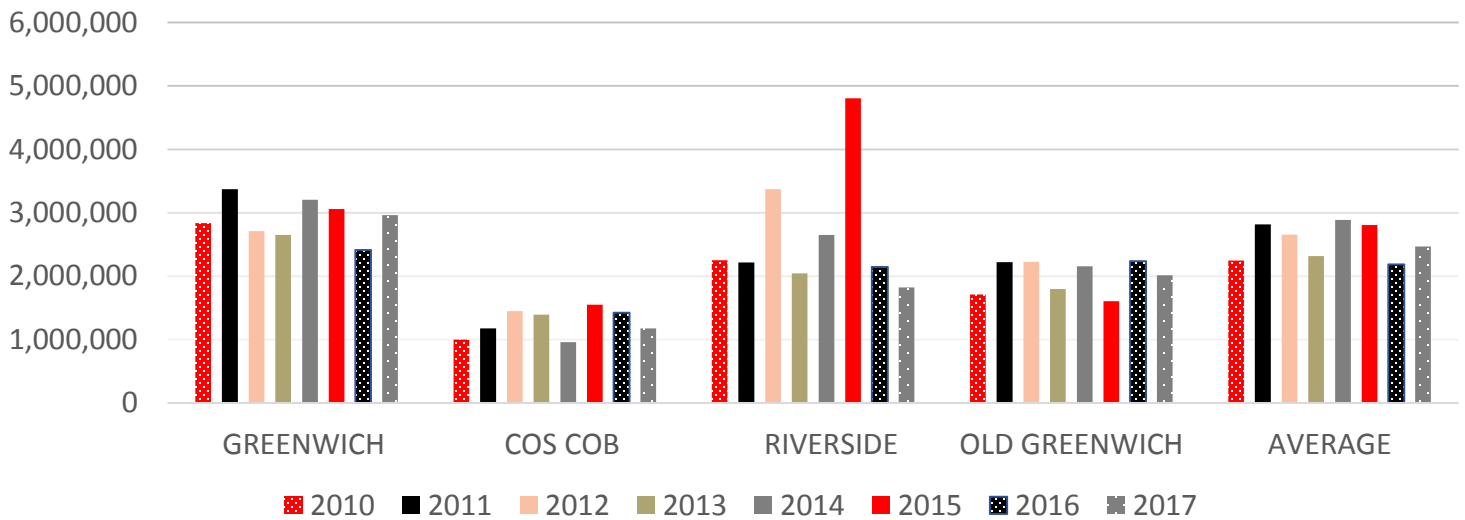


### 2010 - 2017 YTD Single Family Homes Average Sale Price Area / Jan 1st – Feb 28th / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2010</b>	2,837,317	1,000,389	2,251,786	1,712,375	<b>2,248,862</b>
<b>2011</b>	3,372,541	1,178,750	2,214,875	2,224,125	<b>2,817,955</b>
<b>2012</b>	2,711,462	1,449,833	3,371,333	2,226,250	<b>2,654,443</b>
<b>2013</b>	2,649,965	1,395,000	2,046,427	1,796,300	<b>2,318,711</b>
<b>2014</b>	3,205,412	960,000	2,649,625	2,153,750	<b>2,889,517</b>
<b>2015</b>	3,060,361	1,551,318	4,805,000	1,604,187	<b>2,808,349</b>
<b>2016</b>	2,414,781	1,426,955	2,147,500	2,237,063	<b>2,188,729</b>
<b>2017</b>	<b>2,961,240</b>	<b>1,178,875</b>	<b>1,822,824</b>	<b>2,015,625</b>	<b>2,468,395</b>

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

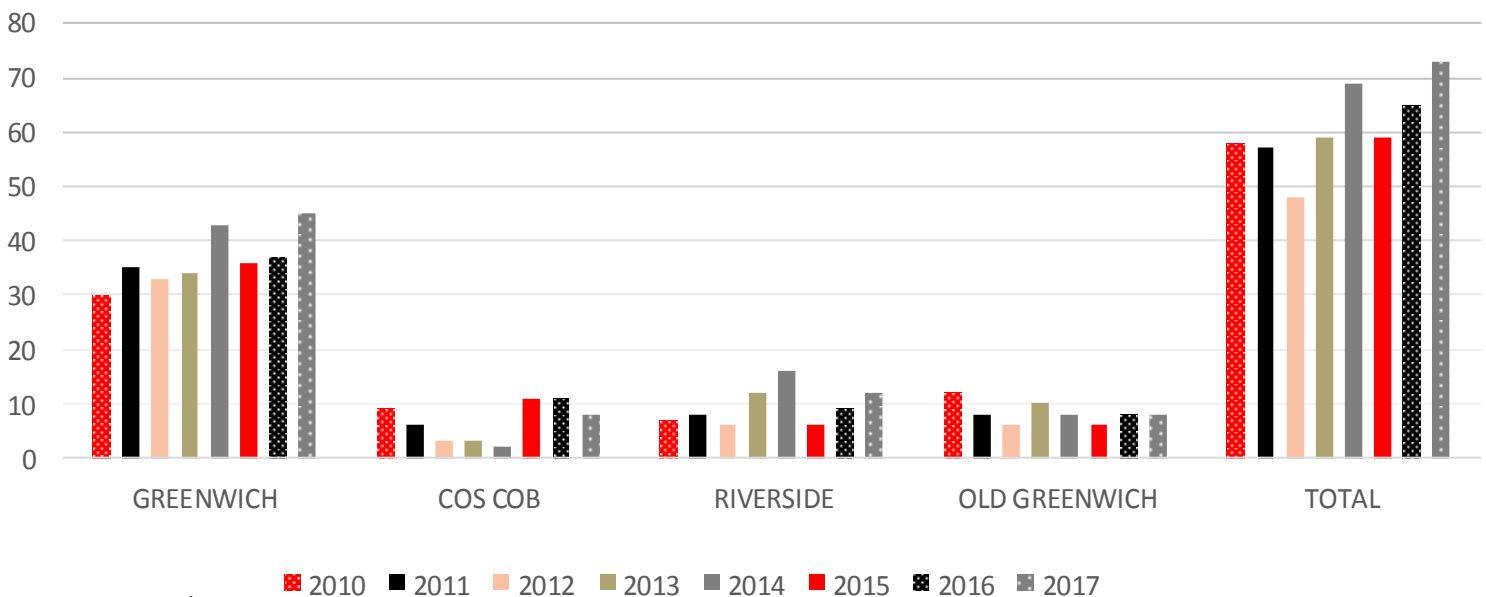
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Feb 28<sup>th</sup> / year over year**



**2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Feb 28<sup>th</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	30	9	7	12	58
2011	35	6	8	8	57
2012	33	3	6	6	48
2013	34	3	12	10	59
2014	43	2	16	8	69
2015	36	11	6	6	59
2016	37	11	9	8	65
2017	45	8	12	8	73

**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Feb 28<sup>th</sup> / year over year**

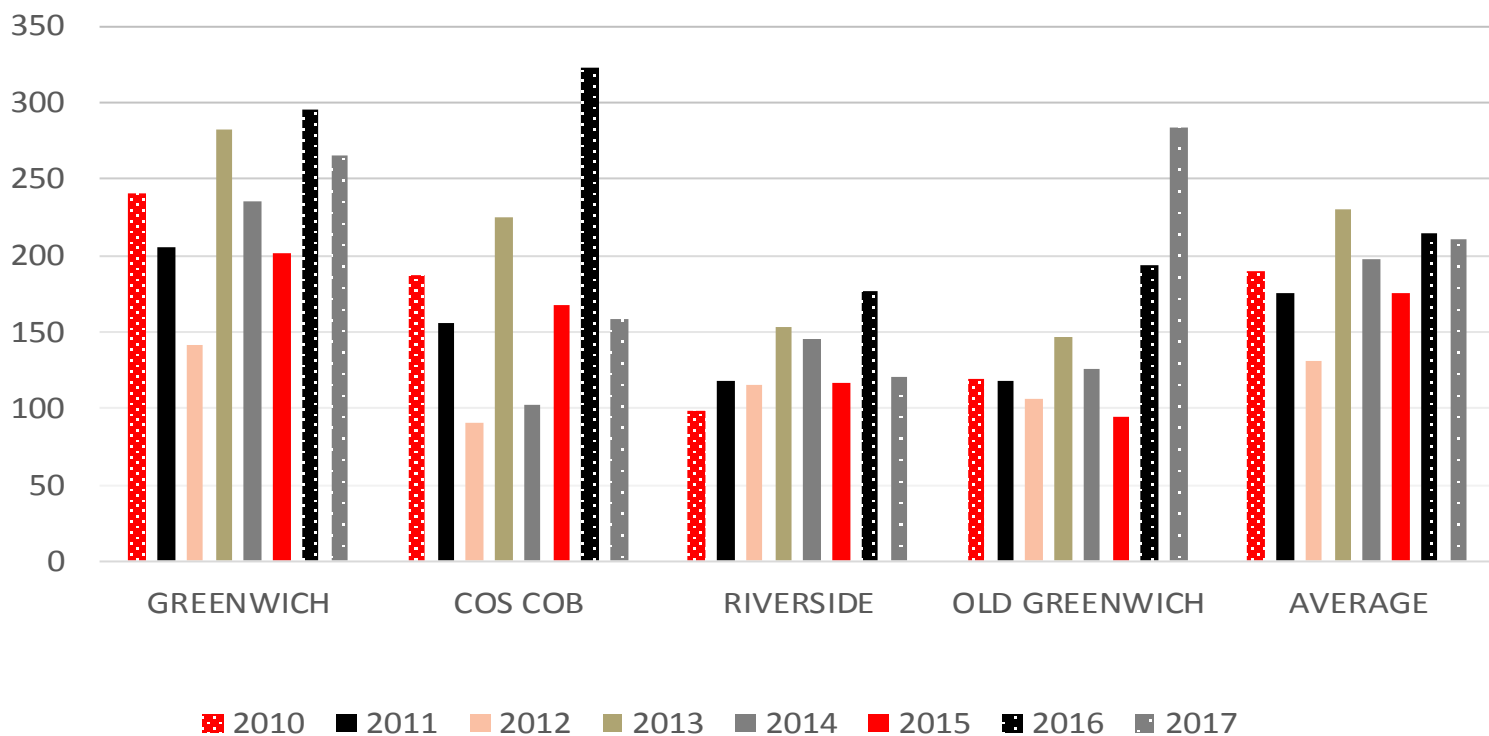


Source: Greenwich MLS

**2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Feb 28<sup>th</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	240	187	99	119	190
2011	206	156	118	118	176
2012	142	90	115	106	131
2013	282	225	153	147	230
2014	235	102	145	126	198
2015	201	168	117	94	175
2016	296	323	177	194	215
2017	265	158	121	284	211

**Chart: 2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Feb 28<sup>th</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.

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
9 Hollow Wood Lane	Cape Cod	1176	1947		2	1	0	0.14	495000	495000	7	02/23/2017
27 Bridge Street	FarmHse	1534	1898		3	2	1	0.17	649000	617500	27	02/16/2017
19 Walker Court	Split	1718	1957		3	2	0	0.46	880000	835000	173	02/08/2017
25 Bailiwick Road	Contemp	2934	1978		4	2	1	1.45	1250000	1100000	89	02/02/2017
94 Londonderry Drive	Colonial	3808	1960		4	4	1	2.2	1350000	1102500	188	02/01/2017
5 Bolling Place	Colonial	1643	1923	2005	3	2	1	0.12	1250000	1295000	4	02/10/2017
99 Stanwich Road	CarrHse	2720	1925	2014	5	4	1	0.49	1495000	1445000	326	02/16/2017
2 Boxwood Lane	Colonial	3866	1952	2012	4	4	0	0.83	1500000	1500000	123	02/13/2017
20 Laurel Lane	Colonial	3215	1952		4	3	1	2.49	2400000	2200000	190	02/24/2017
3 Dewart Road	Colonial	4032	1963	2011	5	3	0	2.32	2750000	2325000	126	02/08/2017
67 Burning Tree Road	Colonial	4794	1962	2009	4	5	1	2.01	2495000	2350000	253	02/24/2017
10 Sidney Lanier Lane	Contemp	6036	1984	2003	4	4	1	2	2595000	2385000	344	02/15/2017
151 Park Avenue	Victorian	3630	1900	2004	5	4	2	0.38	2495000	2400000	222	02/15/2017
27 Mooreland Road	Contemp	6189	1976	2000	6	7	2	4.28	3195000	2680000	142	02/27/2017
61 Sawmill Lane	GeorgCol	4966	1942	2012	5	5	1	4.88	3595000	3000000	310	02/28/2017
10 Barnstable Lane	ShingleSty	5782	1900	2011	5	5	1	5.34	4195000	3950000	322	02/07/2017
31 Meadowcroft Lane	Colonial	10715	1953	2014	7	8	1	2.95	4495000	4000000	982	02/13/2017
33 Boulder Brook Road	GeorgCol	10215	2009		6	7	2	1.7	5495000	4800000	296	02/28/2017
17 Hemlock Drive	EngMan	13500	1902	1996	11	12	5	4.18	6995000	5500000	405	02/17/2017
9 Andrews Road	GeorgCol	7235	2006		5	6	2	1	5995000	5734000	227	02/13/2017
10 Copper Beech Road	ShingleSty	9992	2007		6	6	3	1.82	6950000	6400000	223	02/22/2017

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
47 Mimosa Drive	Split	3766	1957	1995	4	3	1	1.01	1399000	1370000	225	02/10/2017
6 Carriage Road	Ranch	2988	1958	2013	4	3	1	1.07	1499000	1450000	75	02/02/2017

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
6 Amherst Road	Split	1483	1962		3	1	1	0.22	685000	715888	17	02/24/2017
132 Lockwood Road	Cape Cod	2674	1961	2015	4	3	0	0.33	1700000	1600000	16	02/23/2017
5 Palmer Terrace	Ranch	2352	1957	2014	3	2	0	0.29	1695000	1610000	56	02/16/2017
20 Gilliam Lane	Colonial	3047	1941	2013	5	3	1	0.37	2350000	2150000	275	02/28/2017
7 Willowmere Avenue	Colonial	4313	1933	2007	4	3	2	0.35	2495000	2225000	267	02/03/2017
12 Lakeview Drive	Colonial	6000	2016		5	5	3	0.28	2995000	2940000	63	02/22/2017

**February 2017 - Single Family Homes Sold: Old Greenwich**

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
79 Tomac Avenue	Victorian	2323	1913	1985	3	2	1	0.28	1395000	1260000	62	02/07/2017
3 Gisborne Place	Colonial	6000	2015		6	6	3	0.31	3849000	3675000	718	02/10/2017

**February 2017 – Co-ops and Condominiums – ALL GREENWICH AREAS**

<b>Address</b>	<b>Design</b>	<b>Sqt</b>	<b>YrBlt</b>	<b>YrRnv</b>	<b>Bd</b>	<b>FB</b>	<b>HB</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Dt</b>
1465 Putnam Avenue 506		638	1977		1	1	0	374995	361000	16	02/23/2017
1 Putnam Hill 2K	HiRise	985	1956	2013	1	1	0	425000	425000	126	02/01/2017
98 Valley Road 14	Colonial	1008	1975	2004	2	1	0	469000	450000	97	02/21/2017
49 Valley Road A1	Colonial	1176	1935	2006	2	1	1	479900	470000	260	02/01/2017
100 Strickland Road 1	Townhouse	1184	1980	2012	2	2	1	550000	540000	126	02/06/2017
301 Davis Avenue B	Townhouse	2100	2016		3	3	1	1350000	1295000	52	02/03/2017
4 Lafayette Court 7A	Tudor	2464	1928	1994	3	3	0	1750000	1550000	240	02/21/2017
4 Lyon Farm Drive 4	Colonial	3957	1973	2009	3	3	2	1895000	1895000	108	02/24/2017
10 Ridge Street S	ShingleSty	2904	2006	2012	3	3	1	2000000	1900000	318	02/10/2017