

Greenwich Real Estate Monthly Market Report – March 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.

March 2017 Summary

Single Family Homes Sold	53
Average Original Sale Price	\$2,957,821
Average List Price	\$2,764,348
Average Sale Price Average	\$2,557,755
Days on Market	268

March 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	31	3,277,161	3,034,094	2,770,291	91.30%
COS COB	10	1,522,400	1,471,500	1,371,000	93.17%
RIVERSIDE	6	3,353,167	3,227,333	3,135,000	97.14%
OLD GREENWICH	6	3,304,920	3,062,420	2,860,333	93.40%
ALL AREAS AVG.	53	2,957,821	2,764,348	2,557,755	92.53%

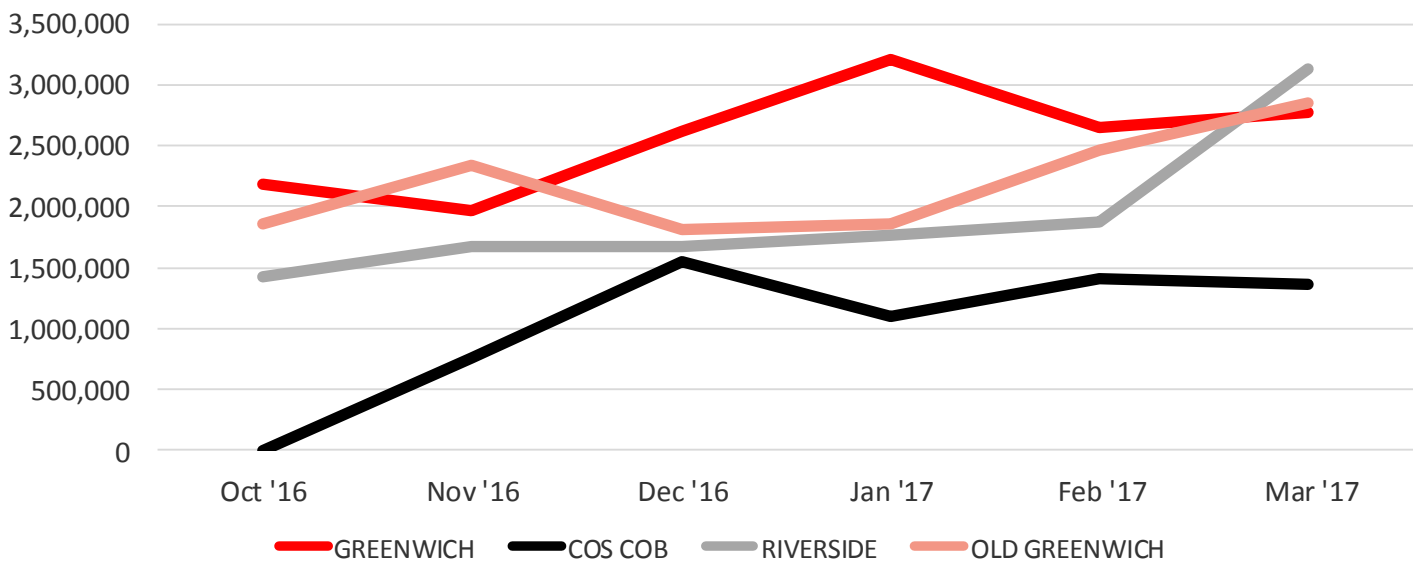
March 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	7	4	0	0	11
\$1M - \$2M	10	4	2	2	18
\$2M - \$3M	6	2	1	3	12
\$3M - \$4M	2	0	1	0	3
\$4M - \$5M	1	0	1	0	2
\$5M - \$7.5M	2	0	1	1	4
\$7.5M – 10M	2	0	0	0	2
\$10M+	1	0	0	0	1
TOTAL	31	10	6	6	53

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

	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17
GREENWICH	2,189,490	1,975,588	2,619,700	3,215,856	2,655,700	2,770,291
COS COB	0	755,000	1,550,000	1,102,667	1,410,000	1,371,000
RIVERSIDE	1,422,583	1,675,000	1,666,786	1,772,167	1,873,481	3,135,000
OLD GREENWICH	1,855,833	2,338,333	1,806,319	1,865,000	2,467,500	2,860,333
ALL AREAS	2,015,717	1,885,400	2,172,969	2,514,751	2,403,633	2,557,755

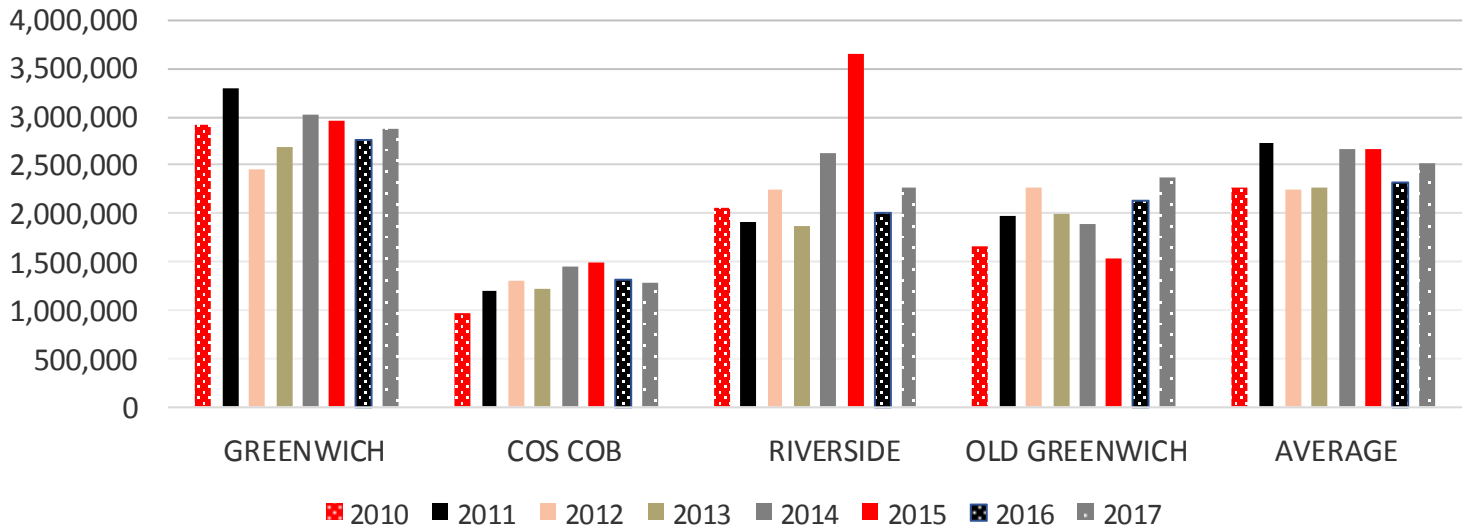
Chart: Six-Month Average Sales Price by Area: September 2016 – March 2017



2010 - 2017 YTD Single Family Homes Average Sale Price Area / Jan 1st – Mar 31st / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	2,925,293	960,269	2,059,922	1,663,809	2,257,573
2011	3,301,584	1,198,929	1,913,143	1,980,133	2,727,345
2012	2,461,175	1,296,091	2,244,500	2,272,458	2,245,474
2013	2,678,257	1,209,338	1,877,738	1,991,160	2,261,171
2014	3,021,495	1,458,125	2,630,079	1,890,769	2,664,347
2015	2,966,500	1,489,656	3,651,923	1,526,124	2,658,918
2016	2,752,120	1,302,767	2,002,321	2,132,633	2,329,112
2017	2,883,863	1,285,611	2,260,216	2,377,643	2,510,202

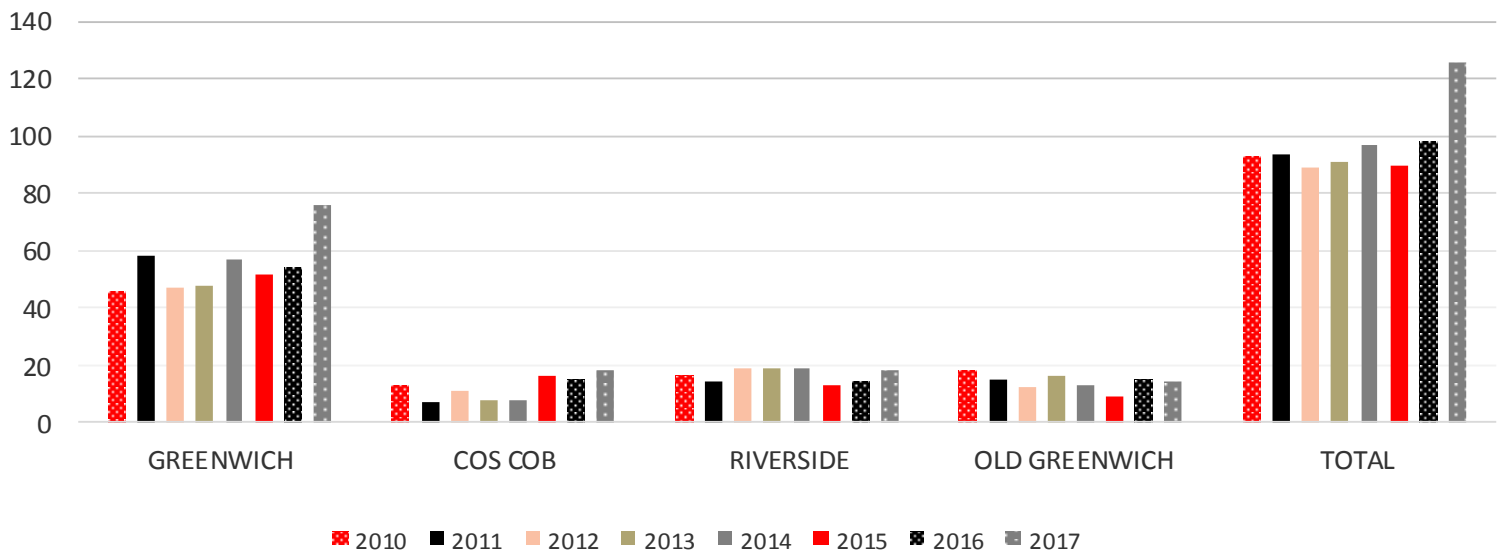
Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Mar 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	46	13	16	18	93
2011	58	7	14	15	94
2012	47	11	19	12	89
2013	48	8	19	16	91
2014	57	8	19	13	97
2015	52	16	13	9	90
2016	54	15	14	15	98
2017	76	18	18	14	126

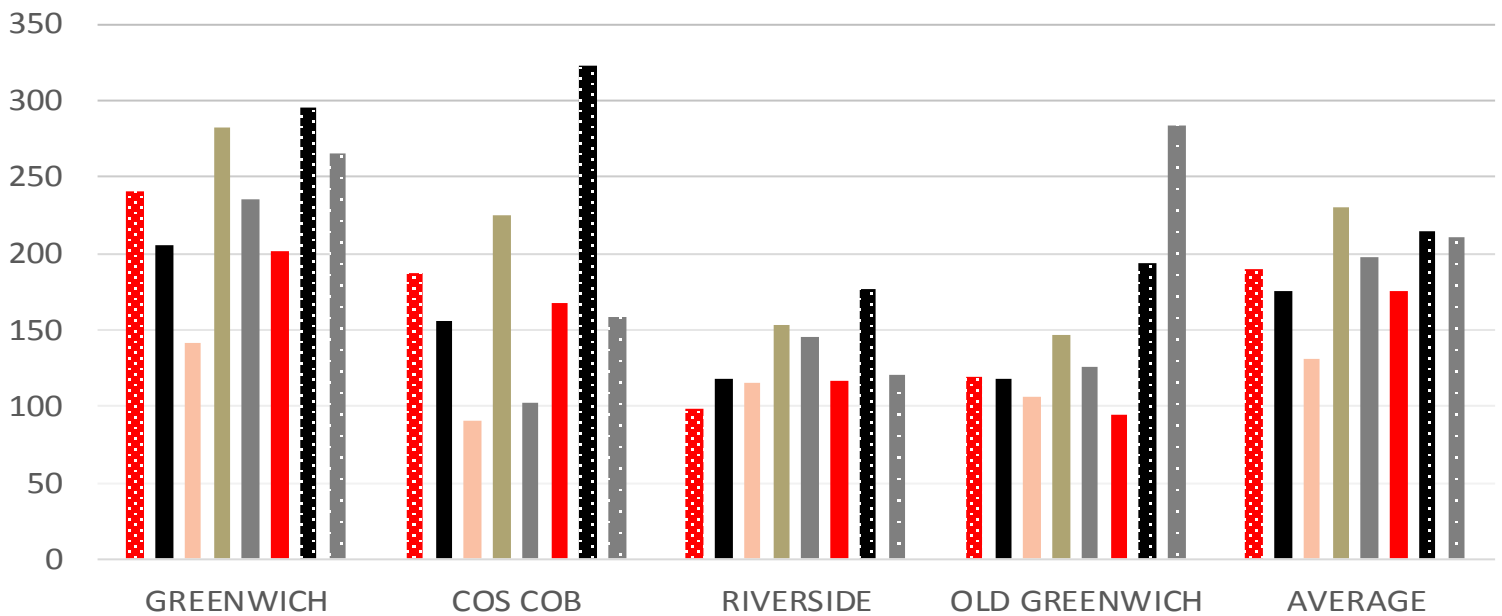
Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Mar 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	256	211	149	129	207
2011	250	219	151	106	210
2012	149	187	127	159	151
2013	268	216	152	145	217
2014	224	92	148	108	182
2015	214	163	129	136	185
2016	196	272	178	169	201
2017	270	244	146	256	247

Chart: 2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Mar 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.

March 2017 - Single Family Homes Sold: Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
24 Nicholas Avenue	Cape Cod	798	1924		2	1	0	0.13	464000	425000	324	03/24/2017
328 Delavan Avenue	Colonial	1309	1918		3	1	0	0.12	549000	555000	181	03/31/2017
12 Prospect Street W	Colonial	1263	1912	2013	3	2	0	0.11	568000	568000	48	03/31/2017
7 Windy Knolls	Cape Cod	1287	1946	2009	2	3	0	0.14	620000	636777	53	03/30/2017
35 Reynolds Place	Ranch	1823	1925	2016	3	3	0	0.20	799000	799000	135	03/09/2017
17 Fletcher Avenue	Colonial	1937	2000	2016	4	2	1	0.12	799000	810000	43	03/08/2017
12 Pintail Lane	Ranch	1909	1966		3	2	0	0.27	995000	975000	237	03/23/2017
33 Nutmeg Drive	Colonial	3313	1966	2015	5	3	1	2.10	1350000	1140000	122	03/27/2017
20 Scott Road	Colonial	2864	1949	2012	3	2	1	0.42	1249000	1150000	204	03/24/2017
55 Hillside Drive	Split	1442	1956	2014	3	2	0	0.34	1275000	1199999	139	03/30/2017
6 Stallion Trail	Contemp	4468	1981		4	3	2	2.14	1295000	1250000	14	03/09/2017
105 Parsonage Road	Ranch	2777	1956	1998	3	3	1	1.20	1330000	1330000	75	03/01/2017
18 Dwight Lane	Contemp	3406	1960		5	4	1	4.52	1459900	1359750	174	03/08/2017
15 Elm Place	Colonial	2236	1898	2005	6	3	0	0.11	1449000	1400000	42	03/08/2017
55 Sawmill Lane	Colonial	3187	1950		5	4	0	1.44	1795000	1725000	168	03/28/2017
5 Pierson Drive	EngMan	4758	1942	1998	5	4	1	2.80	1995000	1750000	329	03/24/2017
139 North Street	Colonial	3252	1909		5	3	1	0.73	1890000	1900000	10	03/31/2017
6 Maher Avenue	Colonial	2807	1912	2016	4	3	1	0.19	2095000	2000000	91	03/03/2017
38 Birch Lane	Ranch	3199	1951	2013	4	2	0	1.00	1995000	2150000	11	03/31/2017
15 Beechcroft Road	Cape Cod	2770	1960	1989	4	3	1	1.44	2195000	2326000	12	03/31/2017
27 Chieftans Road	EngMan	6020	1995	2015	4	5	2	1.30	2395000	2395000	641	03/24/2017
644 Lake Avenue	Colonial	6207	1960	2011	4	5	2	2.58	2545000	2400000	346	03/13/2017
74 North Street	Colonial	2453	1942	2014	4	3	1	0.47	2800000	2800000	0	03/21/2017
25 The Ridgeway	Colonial	6928	1900	1994	8	5	2	2.88	4150000	3727000	504	03/09/2017
1 Ashton Drive	Colonial	7648	1993		6	6	1	2.56	4290000	3850000	235	03/10/2017
49 Grahampton Lane	ShingleSty	9126	1952	2010	6	7	0	2.70	4475000	4162500	267	03/30/2017
11 Flagler Drive	Tudor	7745	1929	1998	5	4	3	2.35	5995000	5475000	828	03/03/2017
19 Brookridge Drive	SeeRmks	11000	1927	2013	8	8	1	3.92	5950000	5620000	552	03/06/2017
21 Hurlingham Drive	GeorgCol	12988	1987	2014	7	9	3	14.48	8495000	8000000	252	03/07/2017
16 Chimney Corner Ln	GeorgCol	7912	1922	2014	6	6	1	1.04	9295000	8500000	298	03/31/2017
200 Guards Road	ShingleSty	16019	2004		7	8	5	30.97	17500000	13500000	112	03/03/2017

March 2017 - Single Family Homes Sold: Cos Cob

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
12 Taylor Drive	RaisdRnch	1929	1953	2000	3	2	0	0.23	637000	610000	132	03/03/2017
19 Tremont Street	Colonial	1177	1910	2000	3	1	1	0.10	649000	640000	54	03/15/2017
61 Orchard Street	Colonial	1958	1932	2016	3	2	1	0.11	825000	800000	238	03/16/2017
20 Fado Lane	RaisdRnch		2009		4	2	0	0.30	850000	800000	213	03/15/2017
4 North Street	Colonial	2891	1958	2010	4	3	0	0.25	1245000	1200000	554	03/16/2017
25 Benenson Drive	Colonial	3796	1966	2005	5	3	1	2.09	1399000	1330000	300	03/10/2017
18 Ferncliff Road	Contemp	3532	1972	2007	3	2	1	2.01	1595000	1500000	275	03/02/2017
58 Orchard Street	Colonial	4102	2016		4	3	2	0.22	1750000	1750000	0	03/22/2017
175 Cat Rock Road	FarmHse	5109	2002		7	6	1	2.60	2565000	2200000	627	03/22/2017
28 Old Camp Lane	Colonial	6800	2015		5	6	2	1.34	3200000	2880000	290	03/24/2017

March 2017 - Single Family Homes Sold: Riverside

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
7 Crawford Terrace	Contemp	3644	1963	2016	5	3	0	0.22	1149000	1100000	123	03/13/2017
6 Chapel Lane	Colonial	1547	1924	1980	4	2	1	0.26	1350000	1280000	109	03/27/2017
33 Hendrie Avenue	Colonial	5061	1906	2010	6	4	1	0.49	2795000	2710000	260	03/30/2017
8 Chapel Lane	GeorgCol	7400	2016		6	7	2	0.35	3975000	3820000	280	03/23/2017
24 Cherry Tree Lane	Colonial	3441	1912	1994	4	3	1	0.80	4495000	4300000	191	03/06/2017
25 Willowmere Circle	ShingleSty	5075	2001		5	4	1	0.51	5600000	5600000	0	03/29/2017

March 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
10 Irvine Road	FarmHse	2722	1928	2016	6	3	1	0.15	1995520	1965000	104	03/10/2017
320 Sound Beach Ave	Colonial	3944	1900	2013	4	3	1	0.29	1995000	1989000	98	03/31/2017
404 Sound Beach Ave	Colonial	3436	1978	2015	5	2	2	0.33	2295000	2150000	147	03/22/2017
151 Shore Road	ShoreCol	4543	1898	2012	6	4	1	0.31	2295000	2283000	0	03/28/2017
37 Ballwood Road	Colonial	4558	1896	1997	5	3	1	0.31	2799000	2525000	230	03/15/2017
30 Northway	Colonial	3420	1937	1986	4	3	1	0.70	6995000	6250000	328	03/31/2017

March 2017 - Co-ops and Condominiums - ALL GREENWICH AREAS

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Dt
66 Putnam Park 66	Ranch		1950		1	1	0	325000	312500	117	03/28/2017
2 Homestead Lane 412	HiRise	714	2005		1	1	0	405000	395000	124	03/23/2017
191 Putnam Park	Colonial		1950	2015	1	1	0	449500	438000	47	03/20/2017
75 Cos Cob Avenue 13	Townhouse	1292	1974	2016	3	1	1	489000	485000	113	03/15/2017
79 Pemberwick Road A	Colonial	2212	1986	2006	3	2	1	569500	552500	120	03/31/2017
150 Prospect Street 15	Colonial	1224	1990	2012	2	2	1	575000	565000	56	03/22/2017
51 Forest Avenue 129	Colonial	1030	1994	2007	1	2	0	595000	585000	146	03/28/2017
75 Richland Road B	Townhouse	2003	2002	2016	3	3	1	749900	749900	11	03/31/2017
51 Forest Avenue 90	Colonial	1445	1992	2006	2	2	0	785000	755000	57	03/01/2017
40 Elm Street 5 B	GeorgCol	1010	1939	2013	1	1	1	825000	762500	415	03/02/2017
25 Indian Harbor Drive 3	SeeRmks	1612	1975	2016	3	2	1	799000	775000	17	03/31/2017
51 Forest Avenue 5	Colonial	1849	1990		2	2	0	799000	795000	71	03/01/2017
25 Elm Street 40	GeorgCol	1250	1938	2009	2	2	0	805000	805000	0	03/13/2017
26 Church Street A	Townhouse	2516	2007		3	3	1	825000	810000	65	03/10/2017
105 Hamilton Avenue 5	Townhouse	2518	2002		3	3	1	1075000	1025000	265	03/17/2017