

# Greenwich Real Estate Monthly Market Report – April 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.

## April 2017 Summary

Single Family Homes Sold	30
Average Original Sale Price	\$2,415,792
Average List Price	\$2,254,267
Average Sale Price Average	\$2,103,025
Days on Market	246

## April 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	18	2,561,486	2,369,222	2,199,333	92.83%
COS COB	5	2,003,000	1,854,000	1,725,100	93.05%
RIVERSIDE	3	2,261,607	2,128,333	2,034,083	95.57%
OLD GREENWICH	4	2,391,750	2,331,750	2,193,750	94.08%
ALL AREAS AVG.	30	2,415,792	2,254,267	2,103,025	93.29%

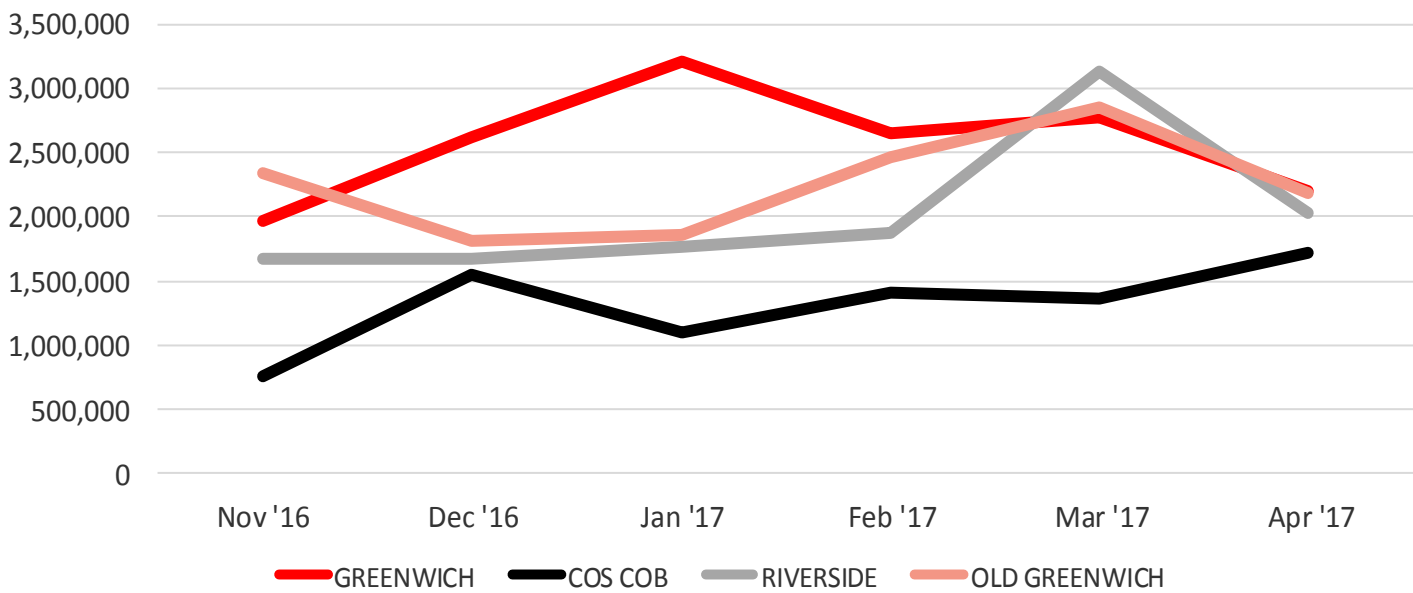
## April 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	9	1	0	1	11
\$1M - \$2M	2	2	2	0	6
\$2M - \$3M	2	2	0	2	6
\$3M - \$4M	2	0	1	1	4
\$4M - \$5M	0	0	0	0	0
\$5M - \$7.5M	2	0	0	0	2
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	0	0	0
TOTAL	18	5	3	4	30

**Six-Month Average Sales Price Area: November 2016 – April 2017**

	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
<b>GREENWICH</b>	1,975,588	2,619,700	3,215,856	2,655,700	2,770,291	2,199,333
<b>COS COB</b>	755,000	1,550,000	1,102,667	1,410,000	1,371,000	1,725,100
<b>RIVERSIDE</b>	1,675,000	1,666,786	1,772,167	1,873,481	3,135,000	2,034,083
<b>OLD GREENWICH</b>	2,338,333	1,806,319	1,865,000	2,467,500	2,860,333	2,193,750
<b>ALL AREAS</b>	<b>1,885,400</b>	<b>2,172,969</b>	<b>2,514,751</b>	<b>2,403,633</b>	<b>2,557,755</b>	<b>2,103,025</b>

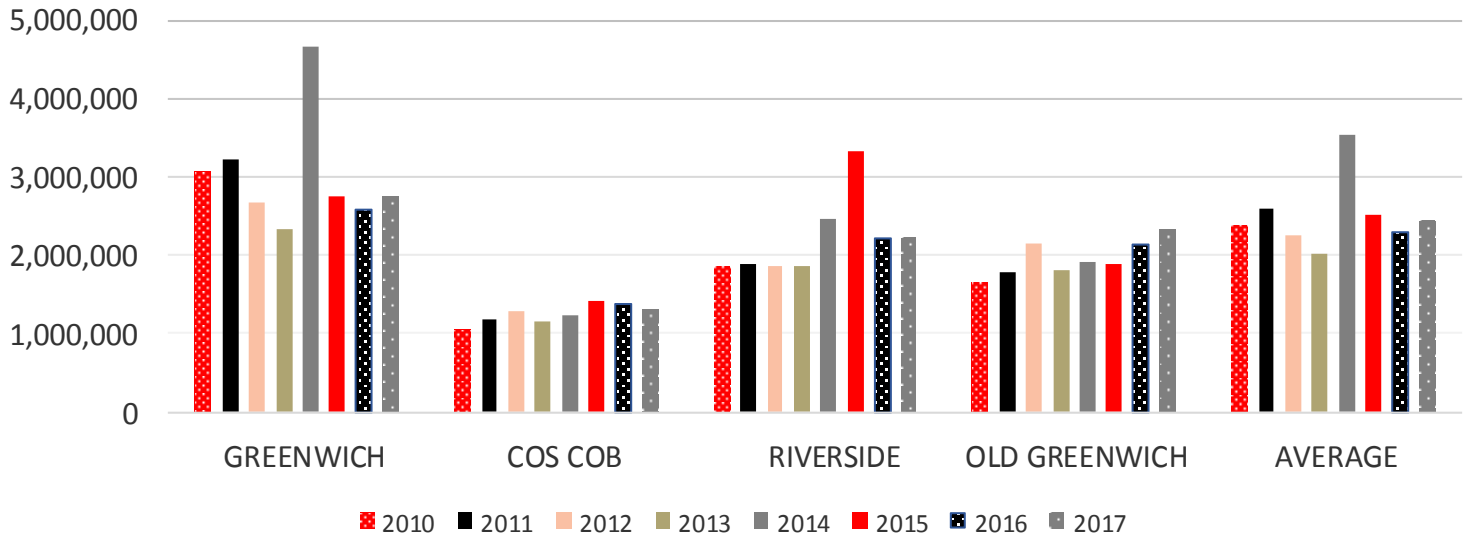
**Chart: Six-Month Average Sales Price by Area: November 2016 – April 2017**



**2010 - 2017 YTD Single Family Homes Average Sale Price Area / Jan 1st – Apr 30th / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2010</b>	3,070,752	1,063,551	1,862,670	1,661,178	<b>2,376,867</b>
<b>2011</b>	3,230,069	1,171,840	1,899,652	1,778,660	<b>2,608,365</b>
<b>2012</b>	2,679,796	1,275,594	1,860,911	2,140,265	<b>2,246,716</b>
<b>2013</b>	2,340,909	1,168,400	1,865,410	1,819,582	<b>2,031,281</b>
<b>2014</b>	4,678,987	1,238,417	2,479,722	1,908,929	<b>3,552,475</b>
<b>2015</b>	2,753,888	1,420,475	3,342,237	1,881,268	<b>2,513,434</b>
<b>2016</b>	2,580,061	1,378,972	2,224,276	2,144,500	<b>2,293,668</b>
<b>2017</b>	<b>2,752,783</b>	<b>1,318,1521</b>	<b>2,227,911</b>	<b>2,336,778</b>	<b>2,431,899</b>

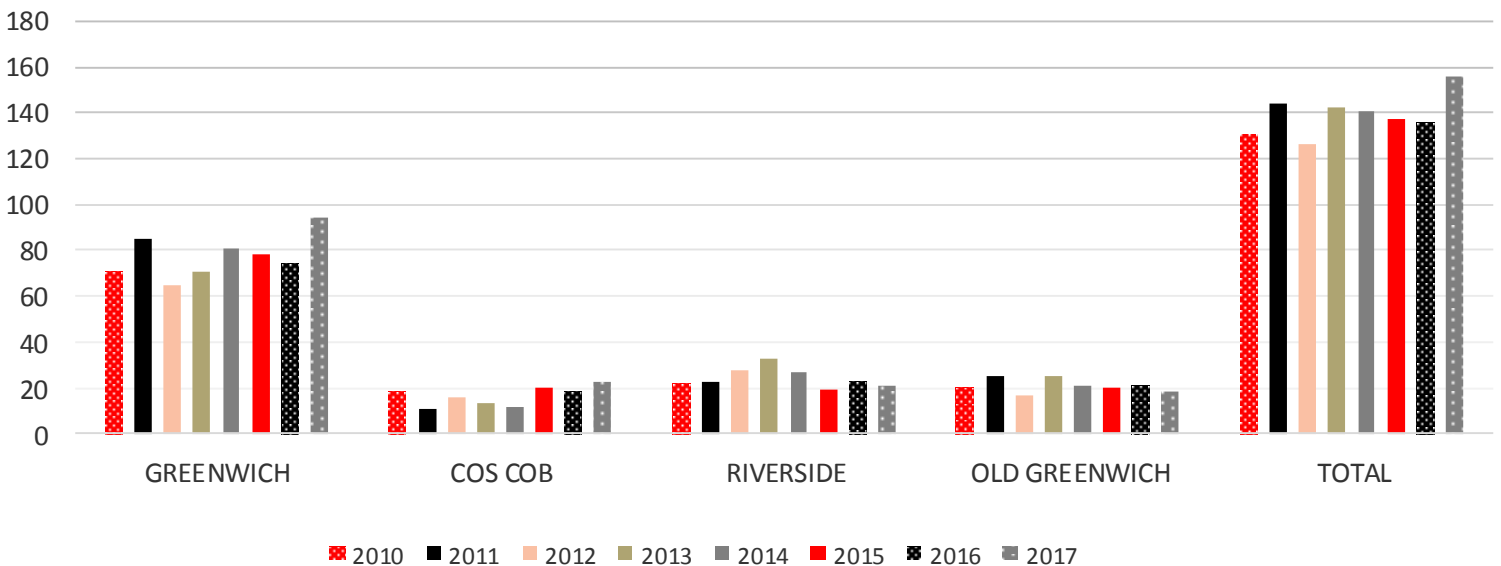
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Apr 30th / year over year**



**2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Apr 30th/ year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	71	18	22	20	131
2011	85	11	23	25	144
2012	65	16	28	17	126
2013	71	13	33	25	142
2014	81	12	27	21	141
2015	78	20	19	20	137
2016	74	18	23	21	136
2017	94	23	21	18	156

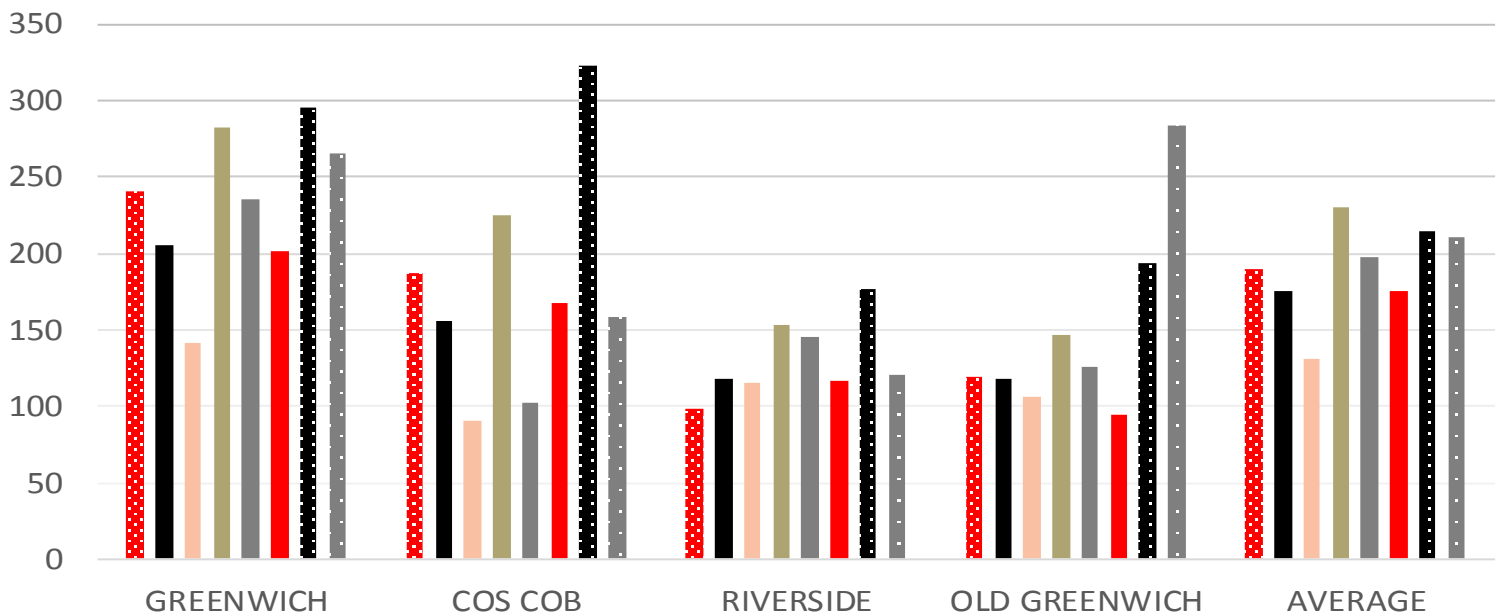
**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Apr 30th / year over year**



**2010 - 2017 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Apr 30th / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	246	225	169	138	214
2011	243	246	138	102	202
2012	169	194	130	155	161
2013	239	188	153	118	192
2014	209	84	148	112	172
2015	219	148	140	191	194
2016	276	259	198	171	217
2017	270	227	144	273	247

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

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
8 Fletcher Avenue	Cape Cod	1280	1942	2000	3	3	0	0.12	569000	555000	176	04/17/2017
32 Bishop Drive South	Ranch	2012	1953		3	2	0	0.26	675000	639500	539	04/10/2017
21 Dale Drive	SeeRmks	1548	1929		3	2	0	0.34	679000	669000	63	04/27/2017
50 Francis Lane	Cape Cod	1500	1957		4	2	0	0.17	775000	745000	158	04/28/2017
30 William Street	Colonial	1816	1904	2016	3	2	0	0.08	750000	750000	312	04/17/2017
64 Cambridge Drive	Split	2178	1965		3	2	2	0.23	799000	927000	13	04/28/2017
111 Barn Hill Road	FarmHse	3335	1981	2005	5	4	0	3.00	979000	935000	27	04/27/2017
30 Prospect Drive	FarmHse	1734	1912	2014	4	2	1	0.12	945000	940000	15	04/20/2017
7 Caroline Place	Colonial	2496	1940	2007	4	3	1	0.16	1075000	977500	292	04/04/2017
4 Ridgebrook Road	Split	3500	1957	2008	4	4	0	0.47	1795000	1710000	255	04/28/2017
26 Connecticut Avenue	Colonial		2016		5	4	2	0.10	1995000	1900000	335	04/18/2017
99 Sterling Road	ShingleSty	6481	1958	1999	6	6	0	5.05	2250000	2100000	269	04/07/2017
241 Lake Avenue	Colonial	4794	1924	2004	5	4	2	0.35	2850000	2800000	356	04/13/2017
44 Calhoun Drive	Colonial	6471	1909	2014	6	8	2	1.78	3385000	3090000	149	04/17/2017
30 Brookridge Drive	Tudor	4482	1917	1963	5	3	2	4.26	3900000	3500000	133	04/03/2017
197 Otter Rock Drive	Colonial	3880	1964	2015	6	3	1	1.01	5625000	5100000	22	04/12/2017
24 Khakum Wood Road	GeorgCol	8535	1992	2006	6	6	3	2.00	6650000	5800000	872	04/13/2017
27 Doverton Drive	GeorgCol	11692	2007		6	6	2	2.81	6950000	6450000	41	04/27/2017

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
93 Valleywood Road	Colonial	2214	1923	2016	3	2	1	0.39	1550000	1500000	160	04/17/2017
10 Sweet Briar Lane	Colonial	4545	2016		5	4	1	0.26	1995000	1905500	343	04/13/2017
207 Valley Road	Colonial	2736	2003		4	4	0	0.2	2100000	2000000	251	04/18/2017
9 Strickland Road	Colonial	1803	1883		4	2	1	0.29	775000	720000	63	04/20/2017
1 Carriage Road	FarmHse	5000	2017		5	4	1	1.00	2850000	2500000	13	04/28/2017

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
347 Riverside Avenue	Colonial	2670	1952	2006	4	2	1	0.40	1495000	1350000	144	04/28/2017
123 Riverside Avenue	SeeRmks	3588	1899	1990	5	4	1	0.54	1395000	1396000	31	04/18/2017
24 Gilliam Lane	Colonial	5690	1947	2001	4	4	2	0.86	3495000	3356250	21	04/18/2017

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

Address	Design	Sqt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Dt
54 Sound Beach Ave	Cape Cod	1262	1928	2013	3	2	0	0.13	895000	785000	336	04/24/2017
93 Shore Road	Victorian	3037	1890	2004	5	3	1	0.33	2138000	2040000	63	04/28/2017
319 Sound Beach Ave	Colonial	2858	2005		4	3	2	0.25	2995000	2850000	51	04/19/2017
127 Shore Road	ShingleSty	5700	2008		5	5	2	0.31	3299000	3100000	513	04/11/2017

## April 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 #527	Contemp	784	1977		1	1	0	324400	325000	82	04/10/2017
162 Putnam Park	Colonial		1950	2012	1	1	0	375000	332500	374	04/07/2017
1465 Putnam Avenue #303	Contemp	650	1977		1	1	0	369000	360000	40	04/17/2017
29 Division Street #4	Townhouse	1152	1981	2007	2	1	1	415000	412000	18	04/28/2017
40 Elm Street #2C	GeorgCol	720	1939	2014	0	1	0	659000	622000	194	04/05/2017
15 Le Grande Avenue #2	Townhouse	1211	1973	2016	2	1	1	645000	628000	42	04/12/2017
20 Church Street #B62	HiRise	1318	1945	2003	2	1	1	760000	760000	0	04/26/2017
6 Caroline Farms Road #3	Townhouse	1702	1987	2015	2	2	1	849000	775000	510	04/12/2017
50 Greenwich Hills Drive #50	Colonial	1755	1976	2016	2	2	1	810000	790000	42	04/01/2017
51 Forest Avenue #13	Townhouse	2137	1990	2016	3	2	1	1250000	1195500	32	04/24/2017
340 Valley Road #1	ShingleSty	4133	2010		4	3	1	1685000	1660000	355	04/19/2017
140 Havemeyer Place #A	ShingleSty	3656	2004		3	4	1	2330555	2330555	0	04/03/2017
10 Edgewood Drive #1B	Cotswold	3976	2001		3	4	1	2499000	2400000	168	04/10/2017