

Greenwich Real Estate Monthly Market Report – June 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.

June 2017 Summary

Single Family Homes Sold	79
Average Original Sale Price	\$2,713,100
Average List Price	\$2,598,460
Average Sale Price	\$2,467,260
Average Days on Market	156

June 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	43	2,811,114	2,728,580	2,542,353	93.17%
COS COB	9	1,162,775	1,147,222	1,096,444	95.57%
RIVERSIDE	19	3,474,842	3,217,158	3,092,237	96.12%
OLD GREENWICH	8	1,968,609	1,888,609	1,804,250	95.53%
ALL AREAS AVG.	79	2,712,100	2,598,460	2,467,260	94.96%

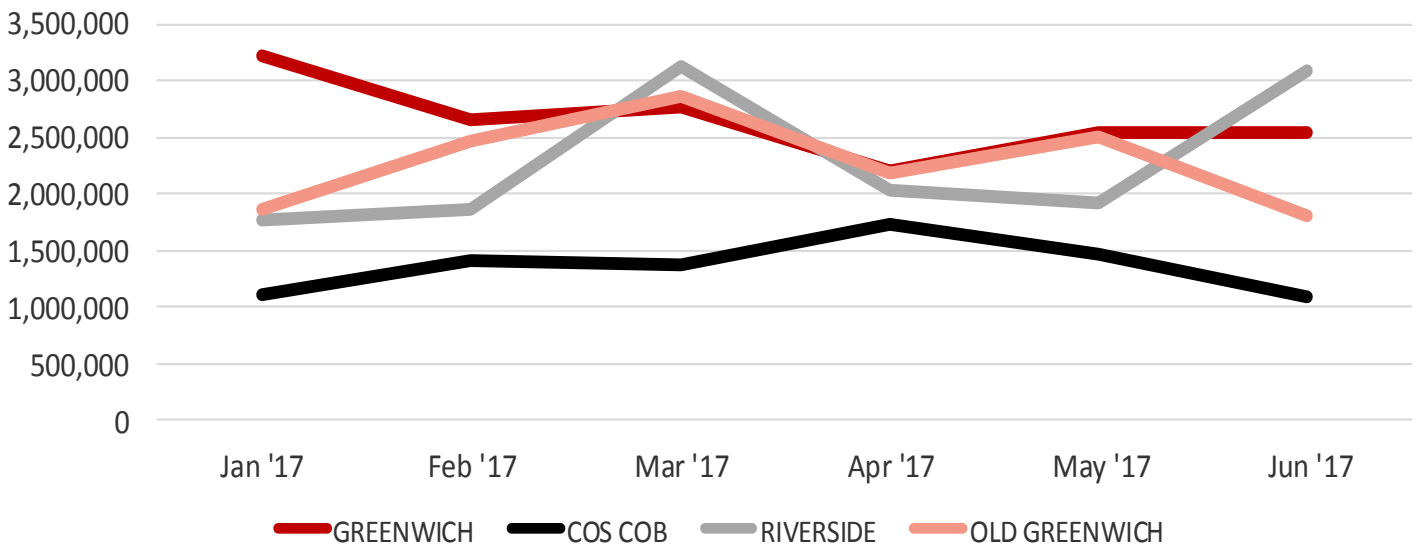
June 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	9	6	2	0	17
\$1M - \$2M	17	3	5	6	31
\$2M - \$3M	3	0	5	1	9
\$3M - \$4M	5	0	2	1	8
\$4M - \$5M	3	0	1	0	4
\$5M - \$7.5M	5	0	3	0	8
\$7.5M – 10M	1	0	1	0	2
\$10M+	0	0	0	0	0
TOTAL	43	9	19	8	79

Monthly Average Sales Price: January 2017 – June 2017

	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
GREENWICH	3,215,856	2,655,700	2,770,291	2,199,333	2,536,125	2,542,353
COS COB	1,102,667	1,410,000	1,371,000	1,725,100	1,468,333	1,096,444
RIVERSIDE	1,772,167	1,873,481	3,135,000	2,034,083	1,921,378	3,092,237
OLD GREENWICH	1,865,000	2,467,500	2,860,333	2,193,750	2,501,875	1,804,250
ALL AREAS	2,514,751	2,403,633	2,557,755	2,103,025	2,284,930	2,467,260

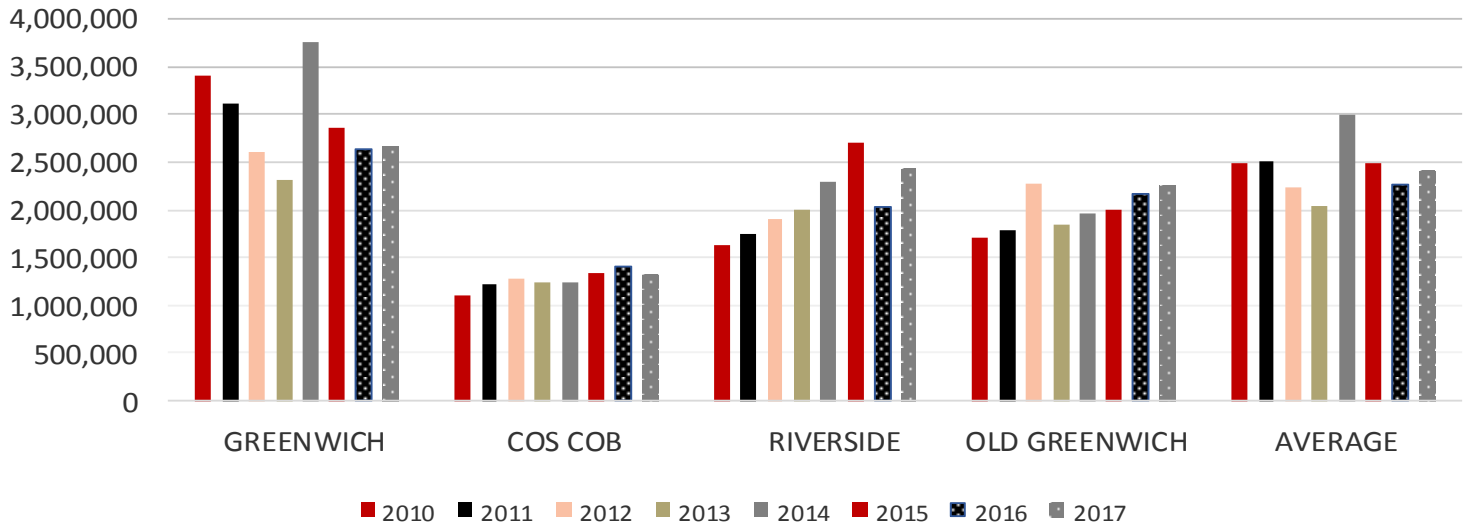
Monthly Average Sales Price: January 2017 – June 2017



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,404,921	1,113,057	1,626,607	1,703,803	2,483,563
2011	3,124,377	1,222,199	1,745,440	1,790,305	2,512,003
2012	2,612,218	1,272,261	1,898,556	2,270,119	2,230,562
2013	2,317,680	1,244,751	2,004,889	1,855,215	2,039,898
2014	3,757,290	1,238,000	2,288,011	1,962,931	3,001,097
2015	2,868,842	1,331,163	2,701,566	2,012,556	2,488,371
2016	2,642,081	1,408,523	2,034,630	2,172,113	2,267,414
2017	2,661,978	1,315,414	2,433,584	2,250,324	2,406,213

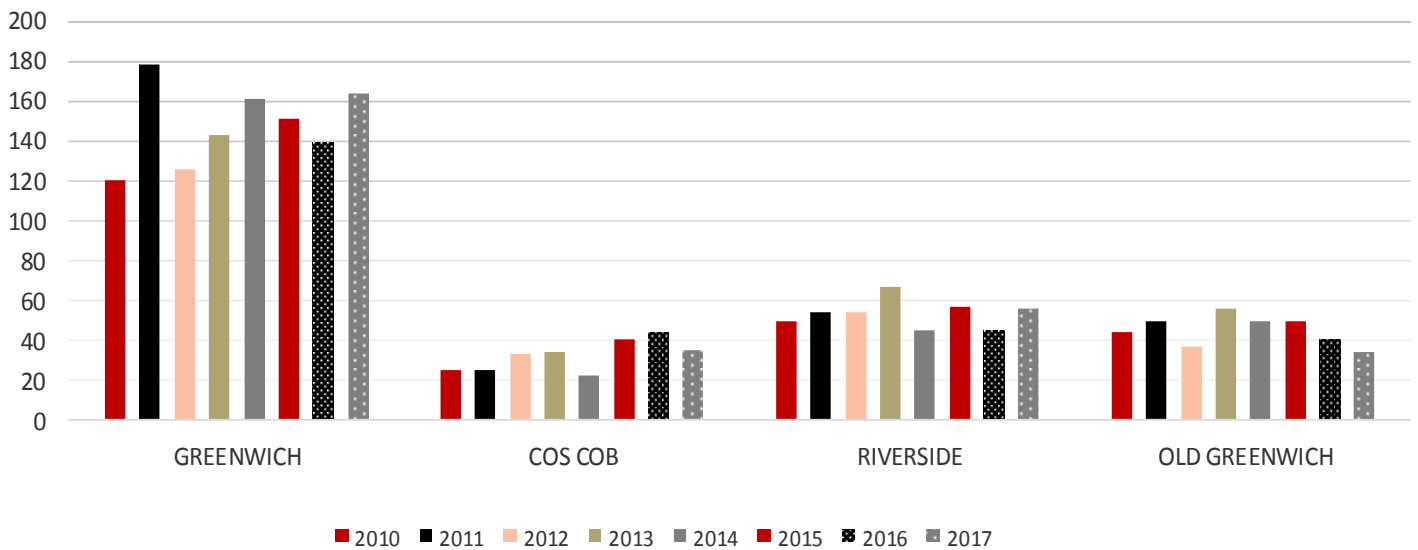
Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Jun 30th / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	120	25	49	44	238
2011	178	25	54	49	306
2012	126	33	54	37	250
2013	143	34	67	56	300
2014	161	22	45	49	277
2015	151	40	57	49	297
2016	139	44	45	40	268
2017	164	35	56	34	289

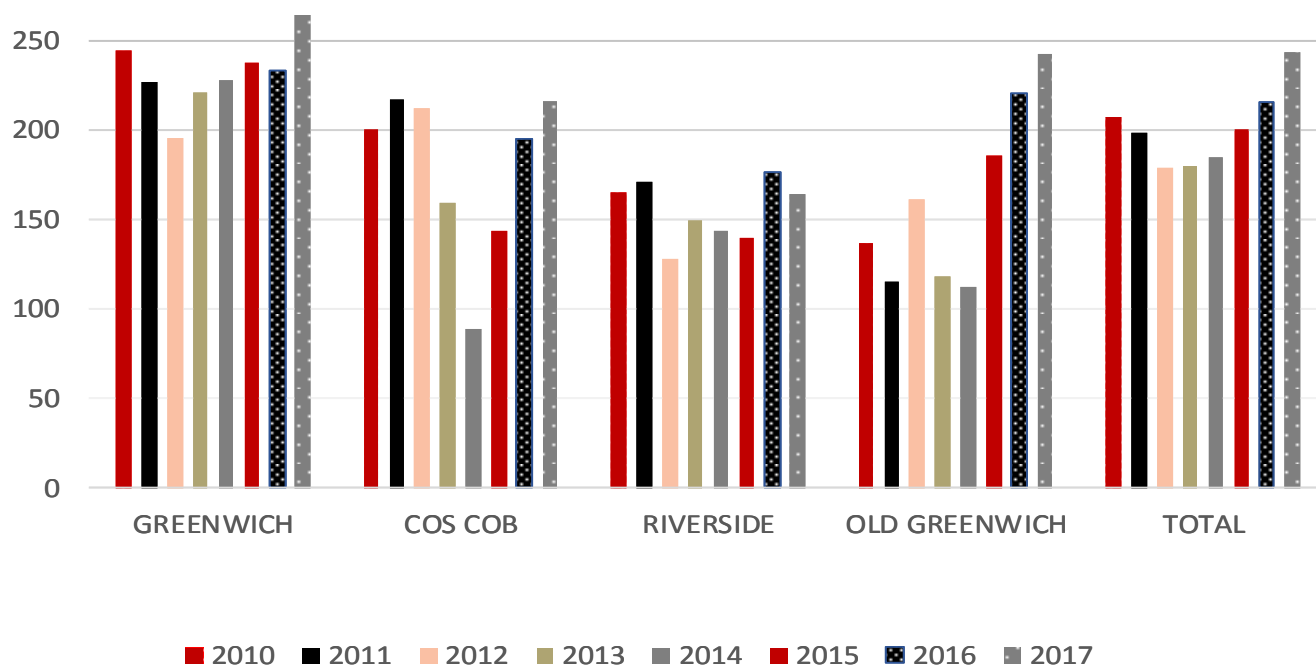
Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jun 30th / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	236	178	143	112	188
2011	216	165	169	107	186
2012	181	199	113	158	165
2013	218	129	132	117	170
2014	204	118	135	112	170
2015	218	120	134	169	180
2016	207	161	168	194	191
2017	249	187	155	222	220

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

June 2017 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
44 Moshier Street	Ranch	1368	1906	1975	3	2	0	0.31	719000	680000	52	06/15/2017
38 Shady Lane	RaisdRnch	1971	1971		3	2	0	0.56	749000	730000	53	06/14/2017
17 Cross Street	Cape Cod	2022	1956	2017	4	2	0	0.12	795000	750000	303	06/27/2017
60 Angelus Drive	Cape Cod	1918	1963		3	1	1	0.45	549000	752000	57	06/20/2017
207 Glenville Road	Contemp	2008	1972	2014	4	2	0	0.25	839000	795000	76	06/20/2017
189 Connecticut Ave	FarmHse	2184	1850	2006	4	2	0	0.12	998000	865000	389	06/27/2017
6 Nedley Lane	Cape Cod	2501	1966		4	3	0	0.19	920000	885000	56	06/06/2017
10 Hunt Terrace	Colonial	2088	1957		3	2	0	0.33	949000	939000	0	06/13/2017
7a Fletcher Avenue	Colonial	2250	2013		4	3	1	0.15	1037500	970000	198	06/20/2017
23 Annjim Drive	Ranch	1644	1955	2012	4	2	1	0.28	1190000	1051000	46	06/19/2017
7 Bowman Drive	Ranch	2161	1956	2015	4	2	1	1.09	1195000	1185000	8	06/09/2017
812 Lake Avenue	Colonial	2919	1954	2014	3	3	0	2.01	1395000	1250000	76	06/29/2017
37 Glen Road	Colonial	2458	1953	2000	4	3	1	0.18	1295000	1295000	11	06/30/2017
77 Mallard Drive	Ranch	1967	1957	2006	3	2	0	0.34	1295000	1295000	0	06/16/2017
19 Mallard Drive	Colonial	1680	1964		3	2	0	0.70	1350000	1325000	75	06/06/2017
73 Taconic Road	Colonial	3903	1978	1993	4	3	1	4.29	1467000	1400400	482	06/29/2017
35 Turner Drive	Colonial	2537	1977	2005	4	2	1	1.14	1500000	1500000	45	06/09/2017
19 Lafrentz Road	Colonial	3837	1962		5	4	1	4.01	1799000	1504650	52	06/05/2017
300 Stanwich Road	Contemp	5096	1978	2010	5	5	1	2.62	1750000	1600000	16	06/27/2017
200 Lake Avenue	Colonial	3598	1889	2010	4	3	1	0.57	1795000	1610000	32	06/29/2017
36 Burning Tree Road	Colonial	3560	1969	2010	5	3	1	2.00	2050000	1690000	219	06/26/2017
104 Woodside Drive	Colonial	3102	1954	1981	4	4	1	0.52	1717000	1717000	0	06/02/2017
7 Shady Lane	Colonial	4120	1998	2008	5	3	1	0.46	1895000	1835000	35	06/16/2017
16 Hope Farm Road	Colonial	5080	1989	2010	3	4	1	2.38	1975000	1900000	366	06/27/2017
220 Byram Shore Road	Split	3323	1959	1989	5	3	2	0.54	1995000	1900000	38	06/15/2017
116 Pecksland Road	FarmHse	3811	1762	1995	5	3	2	2.00	2100000	1920000	190	06/01/2017
777 Lake Avenue	Contemp	4787	1980		4	4	1	2.20	2500000	2100000	238	06/01/2017
49 Calhoun Drive	Colonial	3631	1909	2016	4	3	1	1.11	2850000	2650000	79	06/29/2017
275 Maple Avenue	Contemp	5218	1979	2017	4	4	1	0.86	2995000	2975000	14	06/30/2017
24 Lakewood Circle N	Colonial	4851	1952	2016	5	6	1	1.20	3195000	3100000	146	06/20/2017
591 Indian Field Road	EngMan	5601	1920	2001	6	5	2	0.90	3475000	3250000	45	06/30/2017
1 Sparrow Lane	GeorgCol	6156	2000		6	6	2	1.00	4050000	3775000	59	06/07/2017
171 Maple Avenue	SeeRmks	5996	1903	2010	5	4	1	1.35	4295000	3780000	49	06/20/2017
5 Sherwood Farm Lane	ShingleSty	5900	2003		5	5	2	1.03	4150000	3850000	82	06/28/2017
16 Sherwood Farm Ln	Colonial	6441	2001		5	5	1	1.08	4250000	4250000	0	06/20/2017
80 Clapboard Ridge Rd	Colonial	9590	1988	2015	6	6	3	2.27	4750000	4275000	421	06/15/2017
8 Joshua Lane	Colonial	7042	1963	2006	5	4	2	1.30	4450000	4700000	9	06/27/2017
77 Maple Avenue	GeorgCol	6314	2007		6	6	2	0.56	5200000	5000000	409	06/13/2017
82 Doubling Road	Colonial		2013		5	7	2	1.23	5795000	5435000	174	06/19/2017
11 Angus Lane	Colonial	9300	2016		6	7	1	1.77	5875000	5800000	409	06/15/2017
3 Parsonage Lane	GeorgCol	9641	1930	2016	6	7	2	2.50	6775000	6775000	232	06/01/2017
159 Taconic Road	Colonial	11500	2014		6	7	3	4.00	7895000	7000000	598	06/06/2017
21 Grove Lane	Colonial	13038	1905	2009	8	7	1	3.12	10900000	9800000	372	06/15/2017

June 2017 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
5 Glendale Street	Cape Cod	1386	1935		3	2	0	0.26	719000	740000	242	06/28/2017
7 Jackson Street	Colonial	1588	1929	1999	3	1	0	0.19	885000	780000	36	06/29/2017
27 Fado Lane	RaisdRnch	1945	1963	2003	4	2	0	0.47	949000	915000	49	06/21/2017
25 Cross Lane	Colonial		1925	2003	3	2	0	0.16	949000	915000	29	06/21/2017
81 Orchard Street	Colonial	1953	1991	2016	3	2	1	0.13	949000	942000	50	06/29/2017
34 Sundance Drive	Colonial	2444	1976		4	2	1	0.34	1059000	971000	179	06/29/2017
195 Bible Street	Ranch	2786	1953	2016	4	3	0	1.00	1520000	1385000	72	06/02/2017
50 Pond Place	Colonial	3046	1966	2000	4	3	1	0.26	1445000	1420000	69	06/28/2017
58a Orchard	Colonial	4123	2017		4	3	1	0.22	1845000	1800000	91	06/09/2017

June 2017 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
31 Cary Road	Cottage	672	1946	2014	2	1	0	0.19	549000	525000	121	06/26/2017
12 Mary Lane	Split	1556	1953	2013	3	2	0	0.17	869000	845000	88	06/28/2017
51 Crawford Terrace	RaisdRnch	2353	1964		5	3	0	0.33	899000	1010000	49	06/27/2017
41 Rainbow Drive	Colonial	2291	1968		4	2	1	0.28	1090000	1090000	0	06/21/2017
67 Mary Lane	Colonial	2746	2007		4	3	1	0.19	1449000	1400000	165	06/29/2017
37 Miltiades Avenue	Colonial	2540	1950	2002	4	2	1	0.32	1575000	1575000	29	06/27/2017
30 Chapel Lane	ShoreCol	2712	1910	2015	4	4	0	0.29	1950000	1941500	35	06/29/2017
70 Summit Road	Colonial	3476	1995	2013	5	4	1	0.26	2125000	2000000	208	06/08/2017
34 Spruce Street	Colonial	2933	1932	2015	5	2	1	0.46	2250000	2200000	14	06/30/2017
25 Verona Drive	Cape Cod	3756	1952	2015	4	3	1	0.40	2295000	2450000	31	06/30/2017
9 Palmer Lane	Colonial	6280	1987	2015	6	5	1	0.36	2950000	2750000	67	06/19/2017
49 Gilliam Lane	FarmHse	4494	1924	2000	5	4	1	0.74	2995000	2950000	17	06/01/2017
57 Gilliam Lane	Colonial	4891	1956	1992	5	4	1	0.87	3295000	3250000	6	06/14/2017
19 Indian Head Road	Colonial	6318	1	2016	7	7	1	0.51	4250000	3800000	451	06/22/2017
1 Bramble Lane	Colonial	7039	2008		5	5	2	0.41	4295000	4066000	58	06/20/2017
72 Meadow Road	Colonial	0	0		6	6	3	0.52	6450000	6200000	240	06/30/2017
93 Indian Head Road	Mediterran	5700	1900	2004	5	4	1	2.00	6750000	6500000	463	06/29/2017
7 Carriglea Drive	ShingleSty	11660	2012		6	7	3	1.00	7095000	6600000	546	06/26/2017
41 Leeward Lane	ShingleSty	9380	2008		6	7	2	1.43	7995000	7600000	58	06/09/2017

June 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
400 Sound Beach Ave	Victorian	3913	1899	1996	6	3	1	0.5	2295000	2150000	226	06/15/2017
40 Arcadia Road	Colonial	3846	2004		5	5	2	0.2	1950000	1850000	261	06/29/2017
1 Northridge Road	Colonial	3480	2016		5	4	1	0.3	1795000	1631000	224	06/23/2017
74 Laddins Rock Road	Colonial	2828	2003		3	2	1	0.2	1299999	1285000	101	06/22/2017
1 Meadow Marsh Lane	Colonial	2349	1957		4	2	0	0.3	1698872	1465000	122	06/22/2017
21 Center Drive	Colonial		1925	2015	3	2	0	0.1	1100000	1110000	90	06/27/2017
12 Shore Acre Drive	Colonial	2540	1927	2003	4	2	1	0.2	1875000	1900500	13	06/30/2017
12 Wahneta Road	Colonial	4411	1982	2015	5	4	1	0.3	3095000	3042500	9	06/30/2017

Source: Greenwich MLS

June 2017 – Co-ops and Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
19 Putnam Park	Colonial		1950	2015	2	1	0	335000	325000	78	06/30/2017
1 Putnam Hill 2 F	HiRise	985	1956		1	1	0	330000	330000	15	06/07/2017
4 Putnam Hill 4 E	HiRise		1956		2	1	0	449000	430000	53	06/30/2017
188 Putnam Park	Colonial		1950	2013	2	1	0	449000	445000	74	06/30/2017
14 Hollow Wood Lane B	Colonial	1344	2005	2017	3	2	0	459000	462500	22	06/01/2017
103 Putnam Park	Colonial		1950	2007	3	2	0	527000	515000	356	06/06/2017
102 Halstead Avenue 2	Colonial	1726	1986	2013	3	2	1	525000	530000	18	06/29/2017
160 Mead Avenue D	Townhouse	1649	1968	2006	3	2	0	549000	570000	18	06/29/2017
24 Whiffletree Way 24	Contemp	1185	1973	2015	2	1	1	620000	617000	36	06/08/2017
129 Putnam Park	Colonial		1950	2005	3	2	0	685000	637000	32	06/12/2017
105 River West 105	Townhouse	2155	1987		2	3	1	650000	645000	73	06/28/2017
45 Ettl Lane 404	Colonial	2348	1981		2	2	1	699000	655000	375	06/29/2017
48 Spring Street 7	Colonial	1987	1989	2013	3	2	1	960000	960000	82	06/22/2017
2 Nassau Place 1	Townhouse	2759	2016		4	3	1	1195000	1100000	219	06/14/2017
54 Valley Road A	Colonial	2841	2006		4	3	1	1395000	1215000	300	06/07/2017
16 Idar Court A	Colonial	2194	2017		4	3	1	1499999	1550000	107	06/22/2017
16 Idar Court B	Colonial	2443	2017		3	3	1	1599999	1650000	107	06/22/2017
24 Orchard Place B	Colonial	3427	2009		5	5	1	1895000	1872500	54	06/30/2017
65 Sherwood Place	Colonial	4132	2016		4	5	1	1995000	1950000	294	06/27/2017
96 Elm Street 1	ShingleSty	3918	2003	2014	3	4	1	2950000	2750000	337	06/09/2017
56 Milbank Avenue 2	Townhouse	5412	2007		3	5	1	3495000	3200000	32	06/28/2017