

# Greenwich Real Estate Monthly Market Report – July 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.

## July 2017 Summary

<b>Single Family Homes Sold</b>	<b>54</b>
<b>Average Original Sale Price</b>	<b>\$2,241,322</b>
<b>Average List Price</b>	<b>\$2,098,174</b>
<b>Average Sale Price</b>	<b>\$1,974,981</b>
<b>Average Days on Market</b>	<b>160</b>

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## July 2017 - Single Family Homes Average Sold Price by Area

	<b>TOTAL SOLD</b>	<b>ORIG AVG LIST PRICE</b>	<b>AVERAGE LIST PRICE</b>	<b>AVERAGE SALE PRICE</b>	<b>% SALE TO LIST PRICE</b>
<b>GREENWICH</b>	35	2,221,557	2,095,014	1,963,000	<b>93.70%</b>
<b>COS COB</b>	6	1,260,500	1,148,000	1,078,917	<b>93.98%</b>
<b>RIVERSIDE</b>	8	2,596,238	2,364,863	2,238,125	<b>94.64%</b>
<b>OLD GREENWICH</b>	5	2,988,800	2,833,800	2,711,000	<b>95.67%</b>
<b>ALL AREAS AVG.</b>	<b>54</b>	<b>2,241,322</b>	<b>2,098,174</b>	<b>1,974,981</b>	<b>94.13%</b>

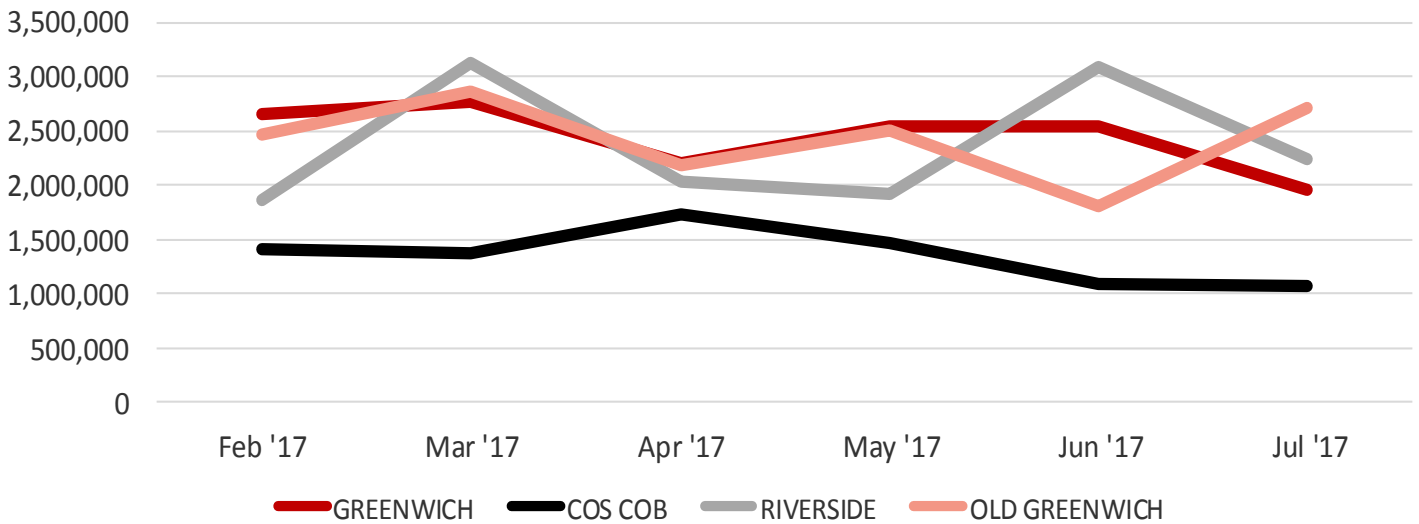
## July 2017 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	8	3	2	0	<b>13</b>
<b>\$1M - \$2M</b>	13	3	3	3	<b>22</b>
<b>\$2M - \$3M</b>	8	0	1	1	<b>9</b>
<b>\$3M - \$4M</b>	4	0	0	0	<b>4</b>
<b>\$4M - \$5M</b>	1	0	1	2	<b>4</b>
<b>\$5M - \$7.5M</b>	1	0	1	0	<b>2</b>
<b>\$7.5M – 10M</b>	0	0	0	0	<b>0</b>
<b>\$10M+</b>	0	0	0	0	<b>0</b>
<b>TOTAL</b>	<b>35</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>54</b>

**Monthly Average Sales Price: January 2017 – July 2017**

	<b>Feb '17</b>	<b>Mar '17</b>	<b>Apr '17</b>	<b>May '17</b>	<b>Jun '17</b>	<b>Jul '17</b>
<b>GREENWICH</b>	2,655,700	2,770,291	2,199,333	2,536,125	2,542,353	1,963,000
<b>COS COB</b>	1,410,000	1,371,000	1,725,100	1,468,333	1,096,444	1,078,917
<b>RIVERSIDE</b>	1,873,481	3,135,000	2,034,083	1,921,378	3,092,237	2,238,125
<b>OLD GREENWICH</b>	2,467,500	2,860,333	2,193,750	2,501,875	1,804,250	2,711,000
<b>ALL AREAS</b>	<b>2,403,633</b>	<b>2,557,755</b>	<b>2,103,025</b>	<b>2,284,930</b>	<b>2,467,260</b>	<b>1,974,981</b>

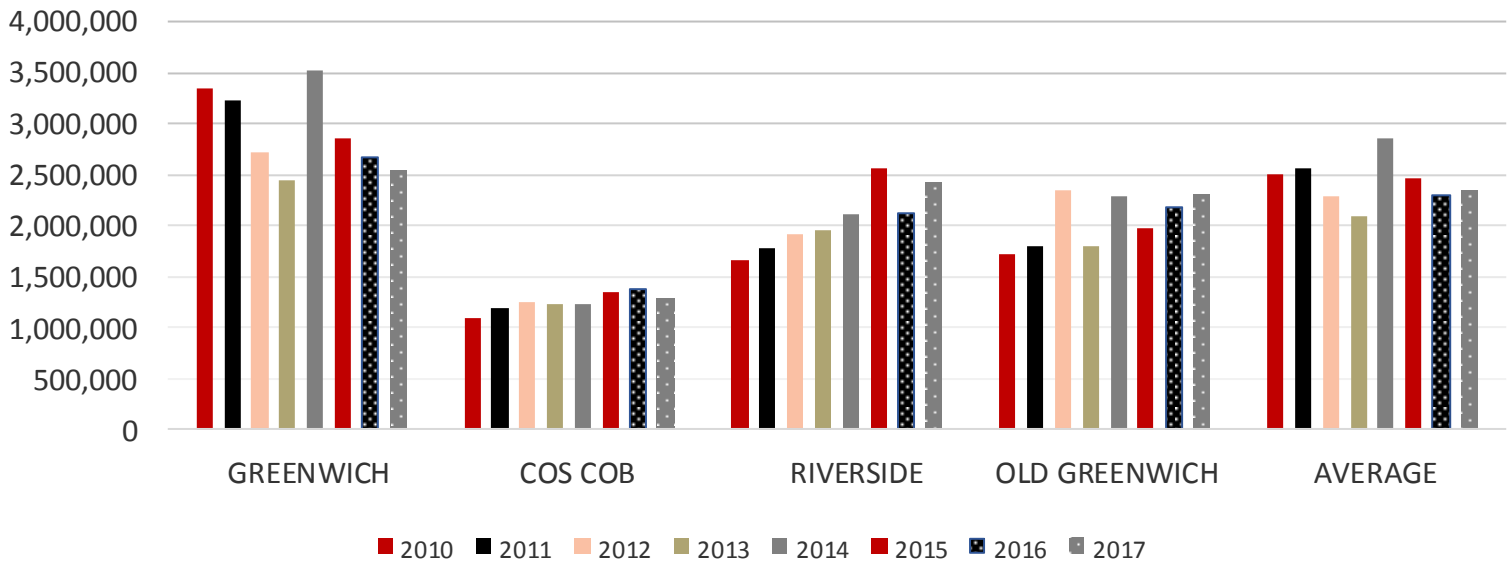
**Monthly Average Sales Price: January 2017 – July 2017**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	3,352,829	1,093,014	1,667,184	1,726,368	<b>2,495,929</b>
<b>2011</b>	3,238,393	1,194,454	1,773,029	1,806,115	<b>2,564,095</b>
<b>2012</b>	2,717,960	1,258,838	1,923,193	2,355,014	<b>2,295,179</b>
<b>2013</b>	2,446,755	1,234,014	1,951,579	1,803,670	<b>2,091,612</b>
<b>2014</b>	3,525,583	1,240,436	2,119,831	2,289,532	<b>2,857,258</b>
<b>2015</b>	2,850,214	1,340,630	2,559,846	1,981,645	<b>2,460,522</b>
<b>2016</b>	2,668,490	1,384,899	2,121,781	2,186,190	<b>2,297,725</b>
<b>2017</b>	<b>2,551,896</b>	<b>1,280,805</b>	<b>2,430,549</b>	<b>2,309,385</b>	<b>2,349,388</b>

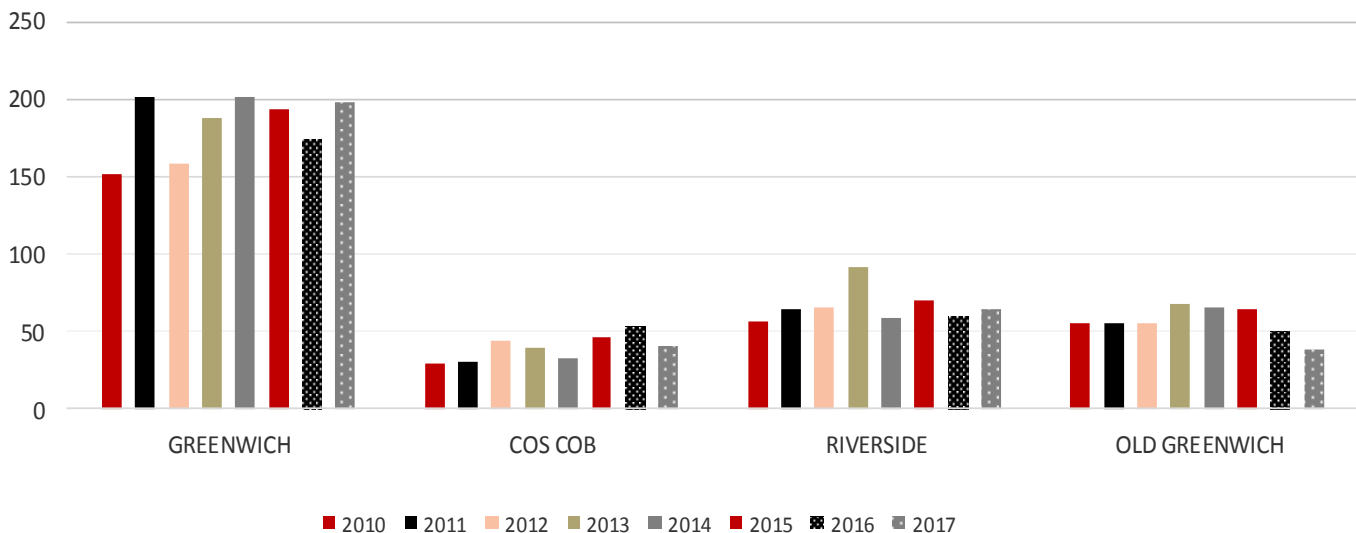
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Jul 31st / year over year**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	152	29	57	55	<b>293</b>
<b>2011</b>	201	31	64	56	<b>352</b>
<b>2012</b>	158	44	66	56	<b>324</b>
<b>2013</b>	188	40	92	68	<b>388</b>
<b>2014</b>	201	33	59	66	<b>359</b>
<b>2015</b>	193	46	70	64	<b>373</b>
<b>2016</b>	174	53	60	50	<b>337</b>
<b>2017</b>	<b>198</b>	<b>41</b>	<b>65</b>	<b>39</b>	<b>343</b>

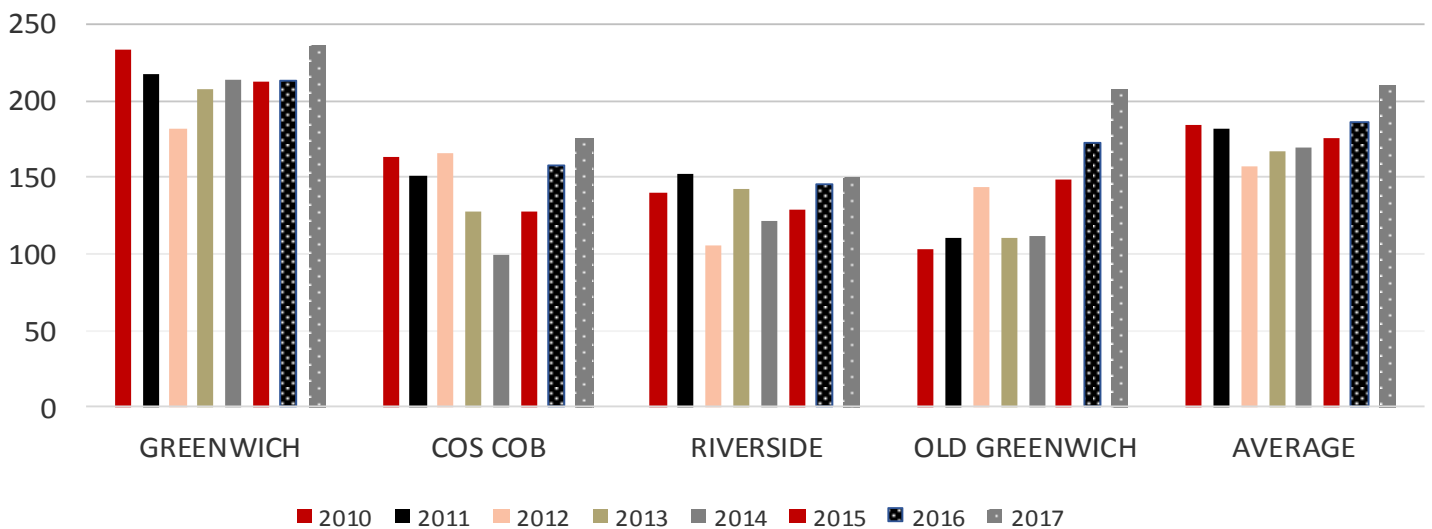
**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jun 31st / year over year**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	234	163	140	103	<b>184</b>
<b>2011</b>	217	151	152	110	<b>182</b>
<b>2012</b>	182	166	105	144	<b>157</b>
<b>2013</b>	208	127	142	110	<b>167</b>
<b>2014</b>	214	99	121	111	<b>169</b>
<b>2015</b>	212	128	129	149	<b>175</b>
<b>2016</b>	213	158	145	172	<b>186</b>
<b>2017</b>	<b>236</b>	<b>176</b>	<b>150</b>	<b>208</b>	<b>210</b>

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

## July 2017 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
47 Nicholas Avenue	Cotswold	1192	1942	2006	2	1	0	0.12	599000	505000	75	07/01/2017
4 Caroline Place	Cape Cod		1938		2	1	0	0.17	599000	580000	35	07/28/2017
7 Pilgrim Drive	Ranch	1620	1958		2	1	1	0.27	650000	640000	33	07/28/2017
13 Pilgrim Drive	Ranch	1585	1952		3	2	0	0.3	735000	700000	61	07/06/2017
28 Angelus Drive	SeeRmks	2052	1964	2004	3	3	0	0.32	819000	732500	100	07/07/2017
5 Buena Vista Drive	Cape Cod	2345	1929		3	3	0	0.33	699000	751000	51	07/06/2017
5 Gard Court	Split	1961	1966	2004	4	2	1	0.45	885000	885000	14	07/18/2017
51 Cambridge Drive	RaisdRnch	2748	1966	1997	4	2	1	0.19	949000	949000	0	07/12/2017
83 Indian Field Road	Colonial	2219	1919	1990	5	2	1	0.33	1050000	1070000	63	07/25/2017
7 Thistle Lane	Split	3287	1961	2004	4	5	1	1.07	1200000	1180000	20	07/24/2017
4 Perryridge Road	Colonial	2692	1954	2006	5	2	1	0.18	1350000	1350000	36	07/14/2017
8 Boulder Brook Road	Col Ranch	3080	1954	1960	5	3	0	1.7	1375000	1375000	0	07/17/2017
309 Round Hill Road	SeeRmks	4230	1973	2010	4	3	0	4	1595000	1375000	471	07/19/2017
112 Patterson Avenue	Colonial	2909	1922	2016	6	4	0	0.41	1625000	1475000	82	07/11/2017
62 Morningside Drive	Colonial	3449	2000		4	3	1	0.28	1525000	1480000	78	07/31/2017
14 Lincoln Avenue	Colonial	2399	1904	2011	4	3	0	0.13	1606500	1606500	0	07/18/2017
51 Brookridge Drive	Colonial	3450	1979	1994	4	4	1	1.76	1840000	1660000	464	07/07/2017
24 Londonderry Drive	Colonial	3322	1964	2007	4	2	1	2.67	1780000	1675000	600	07/14/2017
1 Montgomery Lane	Colonial	1224	2000		2	1	0	1.27	1689000	1689000	42	07/07/2017
7 Alden Road	FrenchSty	4648	1970		5	4	2	1.5	1795000	1795000	7	07/14/2017
12 Sidney Lanier Lane	Contemp	5203	1983		5	4	1	2.1	1995000	1875000	109	07/28/2017
57 Indian Field Road	Colonial	4351	1900	2005	4	4	2	0.48	2295000	2100000	71	07/14/2017
23 Clapboard Ridge Rd	Cotswold	3566	1926	2005	4	3	1	1.57	2395000	2245000	105	07/05/2017
160 Bedford Road	Colonial	3293	1937	2017	5	4	2	4	2495000	2495000	127	07/28/2017
271 Overlook Drive	ShingleSty	4778	2011		5	4	1	0.29	2695000	2550000	54	07/31/2017
15 Orchard Hill Lane	Colonial	5878	1936	1996	5	3	1	2.17	2950000	2600000	961	07/15/2017
26 Stag Lane	Colonial	6701	2005	2013	5	6	2	4.34	3295000	2825000	395	07/24/2017
8 Stoney Wylde Lane	Colonial	4502	1965	2005	5	5	1	2.01	2995000	2850000	336	07/06/2017
46 Milbank Avenue	Colonial	4434	1932		5	3	2	0.35	3195000	2850000	0	07/14/2017
40 Bush Avenue	SeeRmks	5735	1889	1985	7	3	2	0.55	3475000	3100000	15	07/11/2017
9 Roberta Lane	Colonial	5741	2008		5	4	2	1	3595000	3217500	312	07/28/2017
897 Lake Avenue	Contemp	8626	1984	2010	6	7	2	4	3595000	3350000	270	07/13/2017
43 Doubling Road	ShingleSty	9200	2004	2006	5	5	3	1.1	3995000	3675000	625	07/26/2017
31 Khakum Wood Road	FrenchSty	8828	1967	2011	6	8	2	3.72	4495000	4010000	327	07/17/2017
70 Zaccheus Mead Ln	EngMan	6892	1996	2008	5	5	2	2.01	5495000	5500000	7	07/31/2017

## July 2017 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
20 Orchard Street	Split	1924	1960	2008	3	2	1	0.29	799000	825000	15	07/18/2017
64 Pond Place	RaisdRnch	2161	1966		3	2	1	0.28	899000	871000	13	07/28/2017
10 Mianus View Terr	RaisdRnch	2506	1969		4	2	1	0.33	1025000	900000	49	07/07/2017
10 Maplewood Drive	SeeRmks	1813	1969	2010	4	2	0	0.19	1175000	1060000	107	07/07/2017
10 Elm Street	Colonial	3600	1920	2016	4	4	0	0.36	1145000	1072500	413	07/28/2017
3 Azalea Terrace	Colonial	4438	1962	2014	6	4	1	1	1845000	1745000	79	07/07/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
22 Breezmont Ave	ShoreCol	1528	1919		4	1	1	0.41	794000	750000	54	07/13/2017
11 Sickle Bar Lane	Cape Cod	2254	1963		5	3	0	0.23	869900	885000	13	07/14/2017
58 Long Meadow Road	Split	2744	1964		4	4	0	0.43	1395000	1411000	62	07/25/2017
22 Griffith Road	Colonial	2510	1968	2010	4	2	1	0.17	1395000	1440000	29	07/06/2017
22 Summit Road	Cape Cod	2564	1948	2012	4	2	1	0.25	1875000	1809000	76	07/20/2017
20 Meadow Road	Normandy	3020	1924	2015	4	3	1	0.2	2195000	2160000	29	07/10/2017
2 Bridle Path Lane	Colonial	4359	1961		7	4	2	1.05	4900000	4375000	648	07/12/2017
34 Club Road	Victorian	5483	1890	2010	6	4	2	0.76	5495000	5075000	127	07/28/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
62 Halsey Drive	Ranch	1522	1951	2014	3	3	0	0.22	1250000	1200000	63	07/12/2017
15 Heusted Drive	ShoreCol	2123	1922	2015	4	2	1	0.17	1299000	1255000	30	07/14/2017
10 Palmers Island	FarmHse	2637	1820	1982	4	2	1	1.6	2350000	1950000	83	07/11/2017
7 Hendrie Drive	Colonial	6318	2014		6	6	1	0.84	4275000	4250000	357	07/17/2017
5 Middle Way	ShoreCol	5762	1904	2014	5	5	0	0.6	4995000	4900000	28	07/17/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
2 Homestead Lane 113	Ranch	546	2005		1	1	0	320000	315000	78	07/06/2017
14 Hollow Wood Lane D	Colonial	1344	2005		3	2	0	449000	420000	316	07/05/2017
140 Field Point Road 9	Colonial	1155	1973	2017	2	2	0	575000	547500	134	07/20/2017
1465 Putnam Avenue 617	Contemp	1122	1977	2016	2	1	1	575000	550000	0	07/14/2017
11 River Road 118	Contemp	1104	1979	2000	2	2	0	649000	630000	50	07/26/2017
453 Putnam Avenue 4B	Townhouse	1464	1991	2011	2	2	1	649000	649000	51	07/05/2017
193 Hamilton Avenue 18	Townhouse	1714	1989		3	3	0	650000	650000	129	07/27/2017
54 Greenwich Hills Drive 54	Colonial	2176	1976	2012	3	3	1	745000	695000	178	07/26/2017
302 River West	Townhouse	2155	1987	2016	2	3	1	715000	700000	204	07/28/2017
51 Forest Avenue 59	GeorgCol	1300	1991	2011	1	2	0	729000	710000	21	07/12/2017
45 Ettl Lane 204	Townhouse	2378	1981	2014	2	3	1	749000	729000	37	07/14/2017
30 Georgetowne North	Colonial	3072	1974		4	3	1	895000	860000	61	07/19/2017
48 Spring Street 5	Townhouse	1987	1989	2016	3	2	1	958000	906500	425	07/31/2017
25 Indian Harbor Drive 9	Townhouse	1912	1975	2016	3	2	1	950000	925000	84	07/11/2017
69 Riverdale Avenue 603	Townhouse	2156	2013		2	2	2	950000	950000	60	07/18/2017
28 Georgetowne North 28	GeorgCol	2898	1974	1997	3	3	1	1175000	1085000	275	07/27/2017
313 Sound Beach Avenue B	Federal	1860	1879	1983	3	3	0	1195000	1225000	10	07/07/2017
101 Lewis Street I	Townhouse	2292	1972	2017	2	2	1	1195000	1250000	25	07/25/2017
44 Orchard Place B	Colonial	4563	2005		3	4	1	1995000	1925000	107	07/14/2017
190 Milbank Avenue B	GreekRev	4500	2006	2016	4	4	2	3400000	3400000	0	07/17/2017