

Greenwich Real Estate Monthly Market Report – August 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.

August 2017 Summary

Single Family Homes Sold	57
Average Original Sale Price	\$3,149,474
Average List Price	\$2,998,139
Average Sale Price	\$2,775,522
Average Days on Market	146

August 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	33	3,516,242	3,311,027	3,043,635	91.92%
COS COB	5	1,661,800	1,566,800	1,526,700	96.63%
RIVERSIDE	7	1,954,429	1,889,429	1,640,021	86.80%
OLD GREENWICH	12	3,457,833	3,380,833	3,220,927	95.27%
ALL AREAS AVG.	57	3,149,474	2,998,139	2,775,522	92.57%

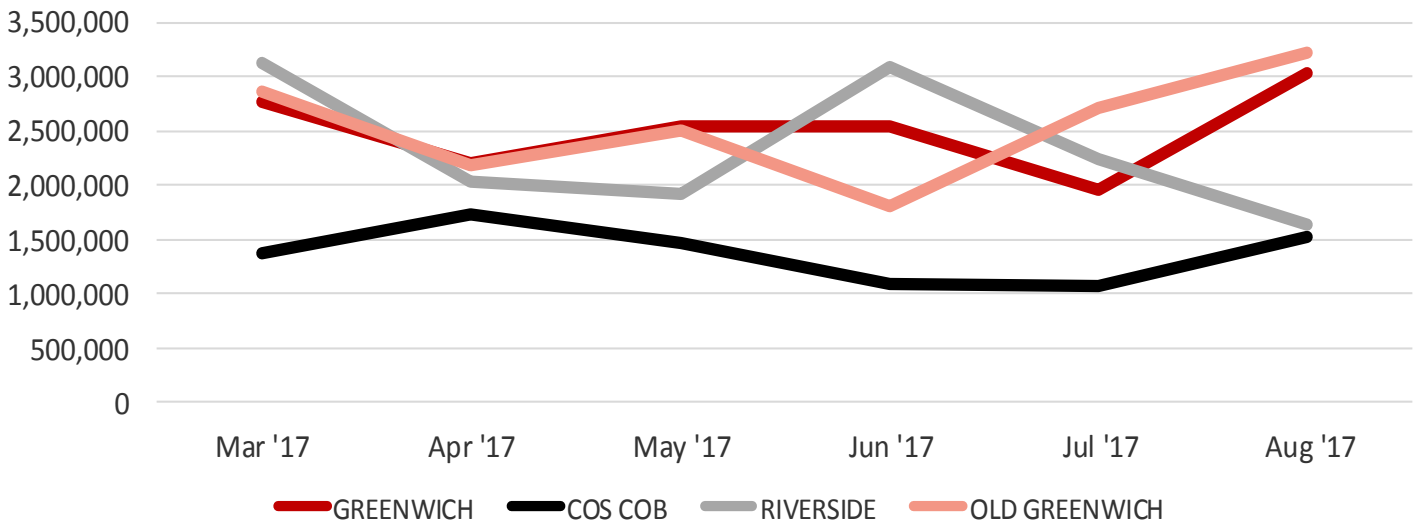
August 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	0	2	0	6
\$1M - \$2M	10	4	3	6	23
\$2M - \$3M	6	1	1	3	11
\$3M - \$4M	6	0	1	0	7
\$4M - \$5M	2	0	0	0	2
\$5M - \$7.5M	3	0	0	2	5
\$7.5M – 10M	1	0	0	1	2
\$10M+	1	0	0	0	1
TOTAL	33	5	7	12	57

Monthly Average Sales Price: March 2017 – August 2017

	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
GREENWICH	2,770,291	2,199,333	2,536,125	2,542,353	1,963,000	3,043,635
COS COB	1,371,000	1,725,100	1,468,333	1,096,444	1,078,917	1,526,700
RIVERSIDE	3,135,000	2,034,083	1,921,378	3,092,237	2,238,125	1,640,021
OLD GREENWICH	2,860,333	2,193,750	2,501,875	1,804,250	2,711,000	3,220,927
ALL AREAS	2,557,755	2,103,025	2,284,930	2,467,260	1,974,981	2,775,522

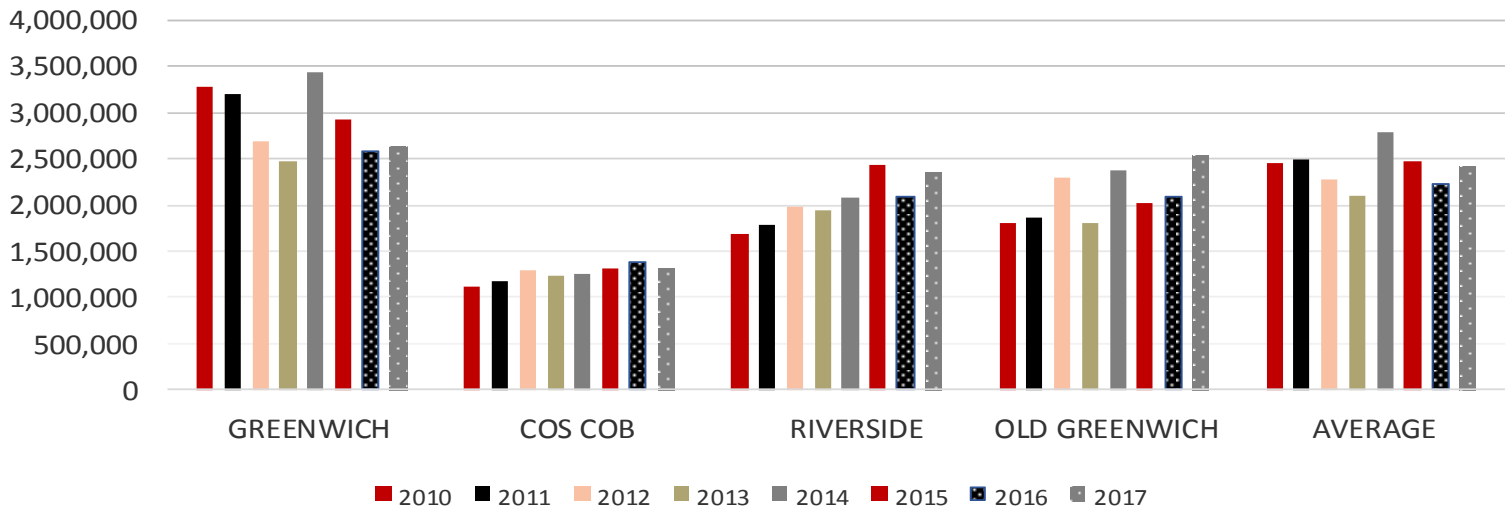
Monthly Average Sales Price: March 2017 – August 2017



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,288,431	1,116,873	1,680,578	1,802,541	2,463,521
2011	3,193,526	1,168,015	1,775,573	1,859,884	2,497,250
2012	2,688,683	1,282,478	1,989,679	2,286,549	2,276,588
2013	2,472,145	1,241,503	1,942,202	1,807,591	2,098,101
2014	3,446,344	1,248,149	2,073,028	2,374,772	2,796,540
2015	2,920,827	1,313,106	2,440,039	2,025,361	2,482,734
2016	2,588,541	1,370,655	2,094,255	2,080,371	2,226,604
2017	2,622,144	1,307,533	2,353,692	2,523,865	2,410,112

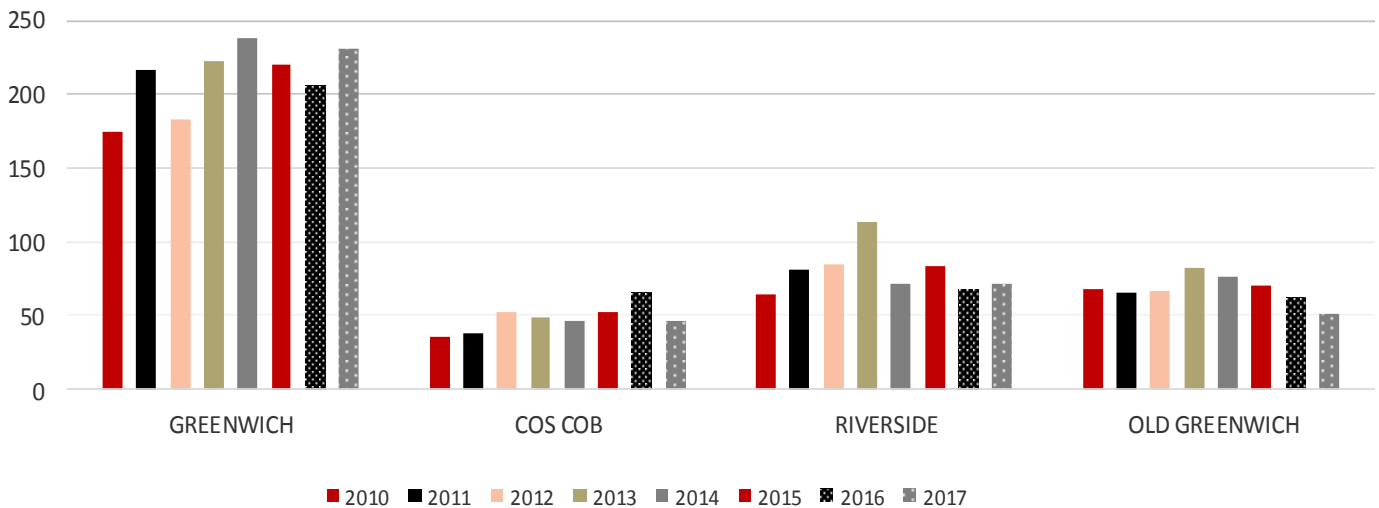
Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Aug 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	174	36	64	68	342
2011	216	38	81	65	400
2012	183	52	85	67	387
2013	223	49	113	82	467
2014	238	46	71	76	431
2015	220	52	83	70	425
2016	206	66	68	62	402
2017	231	46	72	51	400

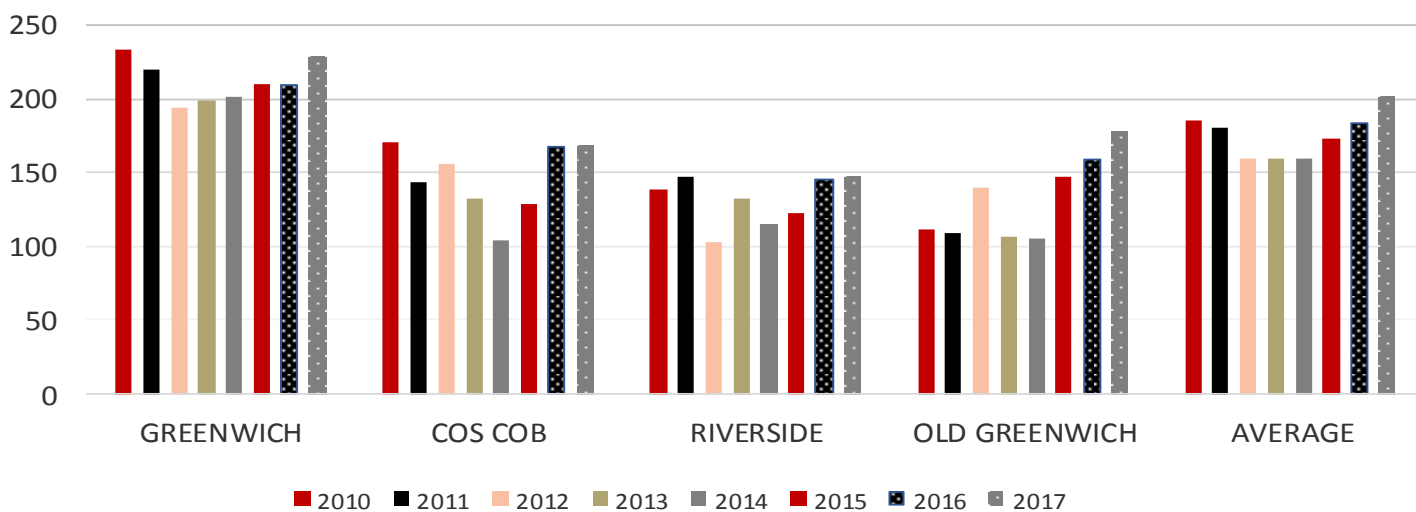
Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Aug 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	234	171	139	111	185
2011	220	144	147	109	180
2012	194	156	103	140	160
2013	199	133	133	107	160
2014	201	104	115	105	159
2015	210	129	123	147	173
2016	210	167	145	159	184
2017	229	168	147	178	201

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

August 2017 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
31 Windy Knolls	Ranch	1584	1960	2013	4	2	0	0.23	699000	740000	16	08/11/2017
41 Richland Road	Colonial	2028	1913	2016	4	2	0	0.17	740000	755000	22	08/01/2017
26 Indian Field Road	Cape Cod	1968	1948		4	3	0	0.3	849900	848000	103	08/11/2017
17 Angelus Drive	Ranch	2363	1973		3	2	1	0.24	949000	949000	91	08/01/2017
84 Circle Drive	Ranch	2206	1952		3	2	1	0.31	1050000	1128000	48	08/04/2017
26 Widgeon Way	Ranch	1628	1955	2000	3	2	0	0.33	1499000	1325000	30	08/11/2017
4 Interlaken Road	ShingleSty	3651	1969	2002	6	5	1	2.22	1495000	1400000	184	08/17/2017
67 Byram Shore Road	CarrHse	2932	1890	2010	3	2	1	0.4	1595000	1450000	94	08/14/2017
672 Steamboat Road	FarmHse	2634	1840		5	2	1	0.17	1530000	1530000	28	08/03/2017
1141 King Street	Colonial	2945	1890		5	4	0	19.1	2250000	1575000	273	08/25/2017
81 Brookside Drive	Victorian	3276	1915	2002	6	4	1	0.73	1695000	1575000	89	08/31/2017
315 Field Point Road	SeeRmks	4746	1987		5	4	2	0.78	1795000	1620000	168	08/21/2017
111 Stanwich Road	Colonial	4745	1966	2016	5	2	1	0.51	1995000	1875000	59	08/28/2017
81 Duncan Drive	Contemp	4084	1986	2010	4	4	2	2.09	2149000	1994450	190	08/24/2017
309 Stanwich Road	Colonial	4698	1969	2011	5	3	1	2.19	2195000	2025000	205	08/25/2017
22 Turner Drive	Colonial	4515	1967	2007	5	5	0	1.26	2295000	2170000	354	08/11/2017
19 Wyckham Hill Lane	Colonial	6097	1989	2012	6	5	2	2	2295000	2200000	133	08/14/2017
6 Dingtletown Road	Colonial	4807	1995		4	5	1	1.04	2275000	2200000	69	08/08/2017
20 Dewart Road	ShingleSty	4332	1958	2005	4	4	0	2.25	2550000	2300000	405	08/21/2017
86 Round Hill Road	Cape Cod	3029	1954	2013	3	3	1	2.43	2790000	2475000	46	08/18/2017
4 Angus Lane	GeorgCol	6525	2000	2015	6	5	2		3350000	3350000	0	08/01/2017
9 Byram Dock Street	ShoreCol	4193	2016		4	4	1	0.36	3595000	3400000	248	08/07/2017
5 Sidney Lanier Lane	ShingleSty	6271	1908	2011	5	4	1	2.06	3995000	3425000	139	08/11/2017
71 Glenville Road	Colonial	4945	1969	2017	5	6	2	2.5	3495000	3495000	18	08/04/2017
213 Round Hill Road	SeeRmks		1800	1995	3	2	1	2.01	3700000	3500000	431	08/15/2017
84 Doubling Road	GeorgCol	5144	1996	2013	5	5	1	1.15	3750000	3600000	108	08/04/2017
37 Londonderry Drive	Colonial	8100	2015		6	5	1	2.03	4195000	4195001	389	08/25/2017
822 North Street	GeorgCol	9321	2001		7	7	3	4.48	4200000	4480000	24	08/01/2017
10 Taconic Road	Colonial	9578	2001	2016	7	7	2	2	5395000	5000500	698	08/24/2017
325 Shore Road	Colonial	7916	2015		6	5	4	1.07	6950000	6225000	150	08/15/2017
133 Otter Rock Drive	Victorian	7034	1914	2009	6	5	2	0.73	6950000	6600000	272	08/10/2017
19 Doverton Drive	Colonial	12117	2017		6	8	2	3.48	8498000	7970000	102	08/22/2017
6 Meadowcroft Lane	GeorgCol	10533	1928	2016	6	8	1	8.07	1.7E+07	13065000	65	08/01/2017

August 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
56 Northridge Road	Ranch	2786	1954	2016	3	2	1	0.28	1350000	1300000	43	08/01/2017
12 Laddins Rock Road	Colonial	3090	1951	2004	4	4	0	0.2	1495000	1450000	170	08/07/2017
2 Tower Lane	Colonial	1928	1908	2017	3	2	0	0.21	1595000	1500000	91	08/31/2017
9 Keofferam Road	Colonial	2511	1910		4	2	1	0.28	1925000	1740000	92	08/11/2017
5 Shorelands Court	Colonial	3404	1983		5	3	1	0.28	2000000	1828125	105	08/11/2017
39 Edgewater Drive	ShingleSty	2424	2015	2015	4	2	1	0.15	1895000	1935000	20	08/01/2017
40 Park Ave	ShoreCol	3062	1918	2010	5	3	1	0.23	2395000	2275000	123	08/28/2017
10 Pleasant View Place	Colonial	4366	2013		4	3	1	0.4	2495000	2300000	130	08/11/2017
4 Little Cove Lane	Colonial	3224	1961		4	4	1	0.3	2775000	2775000	0	08/04/2017
21 Point Lane	ShingleSty	4868	1965	2016	6	4	0	0.32	6450000	5898000	151	08/04/2017
5 Meadow Place	Cape Cod	3750	1909	1970	5	3	1	1.07	7195000	6650000	56	08/07/2017
24 Hendrie Drive Ext	Colonial	6000	1916	2000	5	5	1	1.6	9000000	9000000	0	08/31/2017

Source: Greenwich MLS

August 2017 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
11 Anthony Place	Cottage	1451	1923		4	1	0	0.15	655000	622500	70	08/18/2017
106 Florence Road	Split	2108	1962	2006	4	3	0	0.31	978000	992650	30	08/01/2017
144 Lockwood Road	Colonial	3082	1964		6	3	2	0.41	1425000	1280000	35	08/11/2017
50 Old Orchard Road	Colonial	2657	1968	2012	4	2	1	0.28	1375000	1285000	391	08/28/2017
8 Meyer Place	Colonial	1754	1925	2010	3	2	1	0.17	1349000	1300000	81	08/15/2017
27 Marks Road	Colonial	3626	1920	2014	5	3	1	0.51	2449000	2300000	145	08/25/2017
107 Meadow Road	Colonial	7028	1925	1986	9	6	1	3.21	4995000	3700000	47	08/30/2017

August 2017 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
24 Frontier Road	Colonial	3022	1964		4	2	1	1.03	1090000	1090000	0	08/01/2017
45 Sinaway Road	Colonial		1908	2006	5	3	1	0.66	1350000	1285000	238	08/29/2017
66 Valleywood Road	Tudor	1998	1929	2014	3	2	1	0.27	1445000	1405000	79	08/25/2017
22 Ferncliff Road	Colonial	3856	1973	2001	5	3	0	2	1649000	1598500	55	08/29/2017
181 Cognewaugh Road	Colonial	5815	1960	2014	5	5	0	2	2300000	2255000	169	08/28/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
49 Water Street 3 R	SeeRmks	914	1904		3	2	1	325000	318750	77	08/04/2017
1 Putnam Hill 4 K	HiRise		1956		1	1	0	350000	350000	79	08/11/2017
169 Putnam Park	Colonial		1950	2016	1	1	0	399000	355000	90	08/02/2017
3 Putnam Hill 4 F	HiRise	1000	1950	2014	1	1	0	357000	357000	433	08/30/2017
169 Mason Street 3 F	Colonial	660	1940	2012	1	1	0	399000	395000	21	08/22/2017
194 Putnam Park	GeorgCol		1950	2015	1	1	0	450000	437500	52	08/04/2017
35 Putnam Park	Colonial		1950	2013	2	1	0	449000	442500	16	08/15/2017
42 Putnam Park	Colonial		1973	2017	1	1	0	489500	450000	121	08/01/2017
102 Valley Road 24	Col Ranch	936	1975	2012	2	1	1	549900	530000	128	08/25/2017
4 Lafayette Court 4a	EurSty	910	1928	2015	1	1	0	570000	565000	364	08/22/2017
453 Putnam Ave 1 E	Townhouse	1464	1991	2015	2	2	1	600000	580000	84	08/24/2017
453 Putnam Ave	Townhouse	1368	1991	2015	2	2	0	635000	635000	57	08/04/2017
128 Putnam Park 128	Colonial		1950	2016	3	2	0	675000	650000	44	08/01/2017
45 Ettl Lane 106	Townhouse	2303	1987		3	3	1	735000	720000	76	08/28/2017
6 Caroline Farms Rd 7	Townhouse	1882	1987		2	2	1	748000	743000	11	08/31/2017
78 River Road 3	Townhouse	2274	1985		3	2	1	850000	819000	128	08/15/2017
11 Lafayette Court 1a	Townhouse	1329	1930	2006	2	2	1	849000	839000	17	08/01/2017
630 Steamboat Road 1Bn	HiRise		1962		2	2	0	997500	997500	0	08/30/2017
51 Forest Ave 33	Townhouse	2271	1990	2017	3	2	1	1200000	1125000	96	08/07/2017
2 Nassau Place 3	Townhouse	2759	2016		4	3	1	1195000	1160000	266	08/15/2017
313 Sound Beach Ave B	Federal	1860	1879	1983	3	3	0	1195000	1225000	10	08/07/2017
186 Field Point Road 6a	Colonial	3800	1989	2006	4	4	1	1410000	1410000	0	08/23/2017
309 Lyon Farm Drive 309	Contemp	2581	1976	2015	3	3	0	1795000	1740000	98	08/14/2017
233 Milbank Ave 7	Townhouse	2776	1997	2014	3	3	1	1895000	1835000	109	08/01/2017
10 Ridge Street N	EurSty	2904	2006		3	3	1	2000000	1875000	192	08/31/2017

Source: Greenwich MLS