

# Greenwich Real Estate Monthly Market Report – September 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.

## 2017 Summary

<b>Single Family Homes Sold</b>	<b>34</b>
<b>Average Original Sale Price</b>	<b>\$4,047,926</b>
<b>Average List Price</b>	<b>\$3,804,868</b>
<b>Average Sale Price</b>	<b>\$3,600,401</b>
<b>Average Days on Market</b>	<b>220</b>

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## September 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>	17	4,861,853	4,711,559	4,479,588	<b>95.07%</b>
<b>COS COB</b>	2	2,860,000	2,835,000	2,652,688	<b>93.57%</b>
<b>RIVERSIDE</b>	9	2,663,222	2,516,222	2,351,417	<b>93.45%</b>
<b>OLD GREENWICH</b>	6	4,214,833	3,492,167	3,298,750	<b>94.46%</b>
<b>ALL AREAS AVG.</b>	<b>34</b>	<b>4,047,926</b>	<b>3,804,868</b>	<b>3,600,401</b>	<b>94.63%</b>

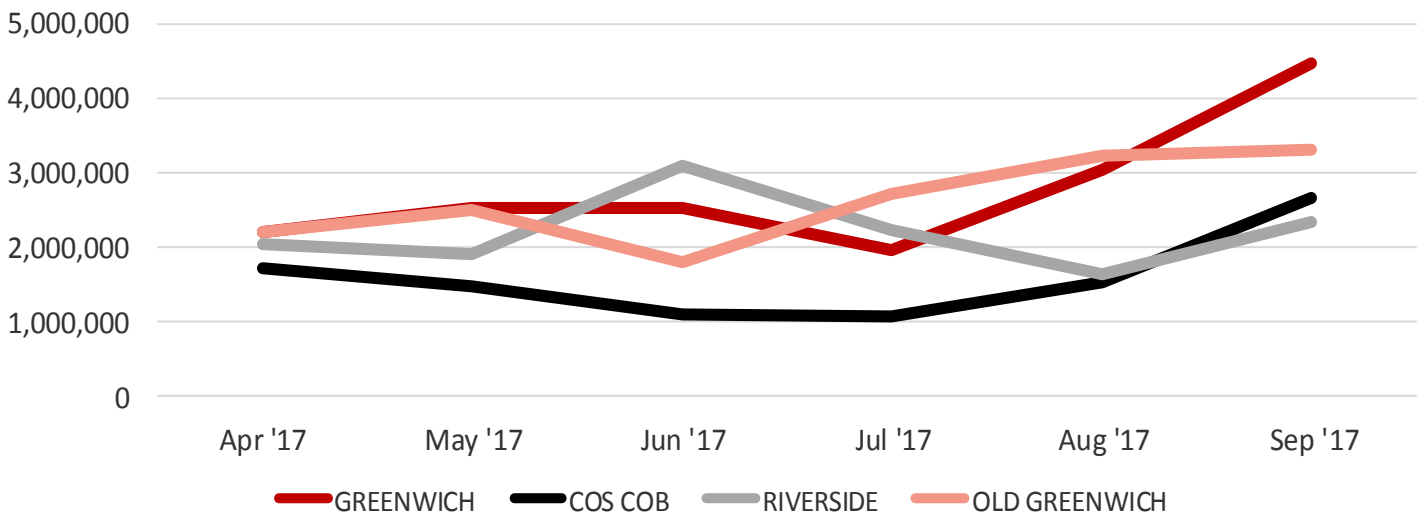
## September 2017 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	2	0	2	0	<b>4</b>
<b>\$1M - \$2M</b>	5	1	3	3	<b>12</b>
<b>\$2M - \$3M</b>	2	0	2	0	<b>4</b>
<b>\$3M - \$4M</b>	2	0	1	0	<b>3</b>
<b>\$4M - \$5M</b>	0	1	0	2	<b>3</b>
<b>\$5M - \$7.5M</b>	4	0	1	1	<b>6</b>
<b>\$7.5M – 10M</b>	1	0	0	0	<b>1</b>
<b>\$10M+</b>	1	0	0	0	<b>1</b>
<b>TOTAL</b>	<b>17</b>	<b>2</b>	<b>9</b>	<b>6</b>	<b>34</b>

**Monthly Average Sales Price: April 2017 – September 2017**

	<b>Apr '17</b>	<b>May '17</b>	<b>Jun '17</b>	<b>Jul '17</b>	<b>Aug '17</b>	<b>Sep '17</b>
<b>GREENWICH</b>	2,199,333	2,536,125	2,542,353	1,963,000	3,043,635	4,479,588
<b>COS COB</b>	1,725,100	1,468,333	1,096,444	1,078,917	1,526,700	2,652,688
<b>RIVERSIDE</b>	2,034,083	1,921,378	3,092,237	2,238,125	1,640,021	2,351,417
<b>OLD GREENWICH</b>	2,193,750	2,501,875	1,804,250	2,711,000	3,220,927	3,298,750
<b>ALL AREAS</b>	<b>2,103,025</b>	<b>2,284,930</b>	<b>2,467,260</b>	<b>1,974,981</b>	<b>2,775,522</b>	<b>3,600,401</b>

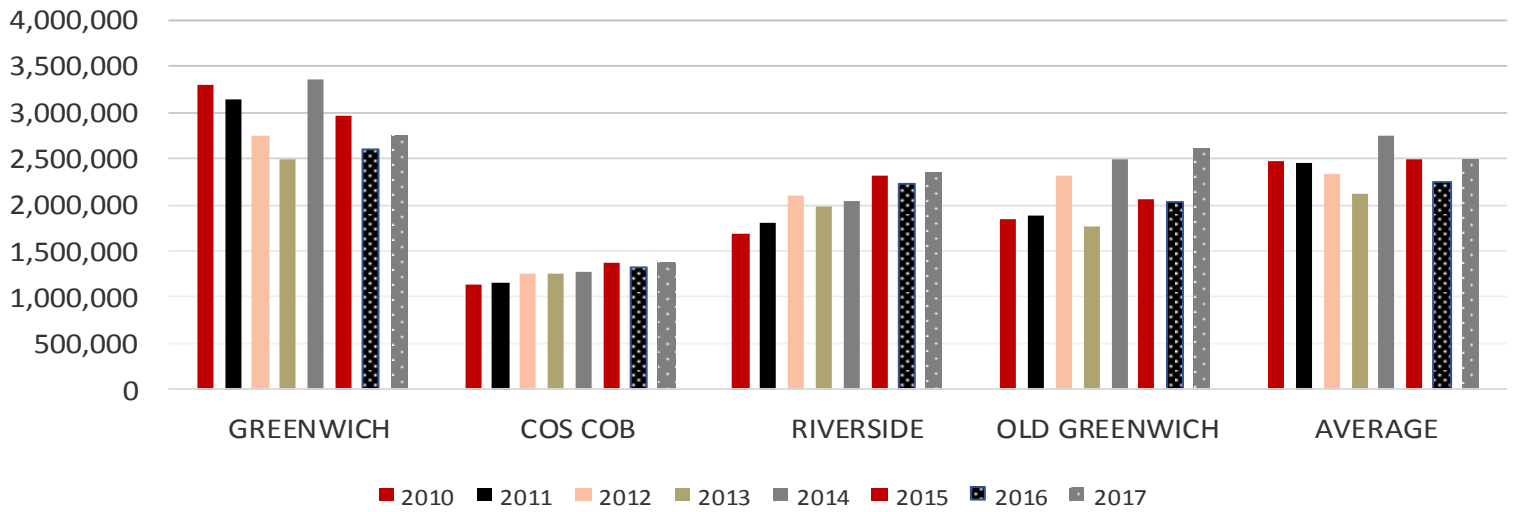
**Monthly Average Sales Price: April 2017 – September 2017**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	3,299,220	1,132,580	1,677,552	1,838,736	<b>2,481,096</b>
<b>2011</b>	3,142,089	1,150,191	1,797,599	1,888,952	<b>2,458,820</b>
<b>2012</b>	2,743,521	1,243,734	2,109,247	2,315,337	<b>2,337,483</b>
<b>2013</b>	2,496,944	1,250,163	1,986,407	1,768,448	<b>2,116,259</b>
<b>2014</b>	3,362,257	1,281,125	2,037,741	2,499,107	<b>2,758,876</b>
<b>2015</b>	2,958,695	1,362,007	2,320,603	2,069,294	<b>2,497,748</b>
<b>2016</b>	2,593,719	1,324,085	2,234,836	2,030,612	<b>2,239,579</b>
<b>2017</b>	<b>2,749,469</b>	<b>1,363,581</b>	<b>2,353,439</b>	<b>2,605,432</b>	<b>2,503,360</b>

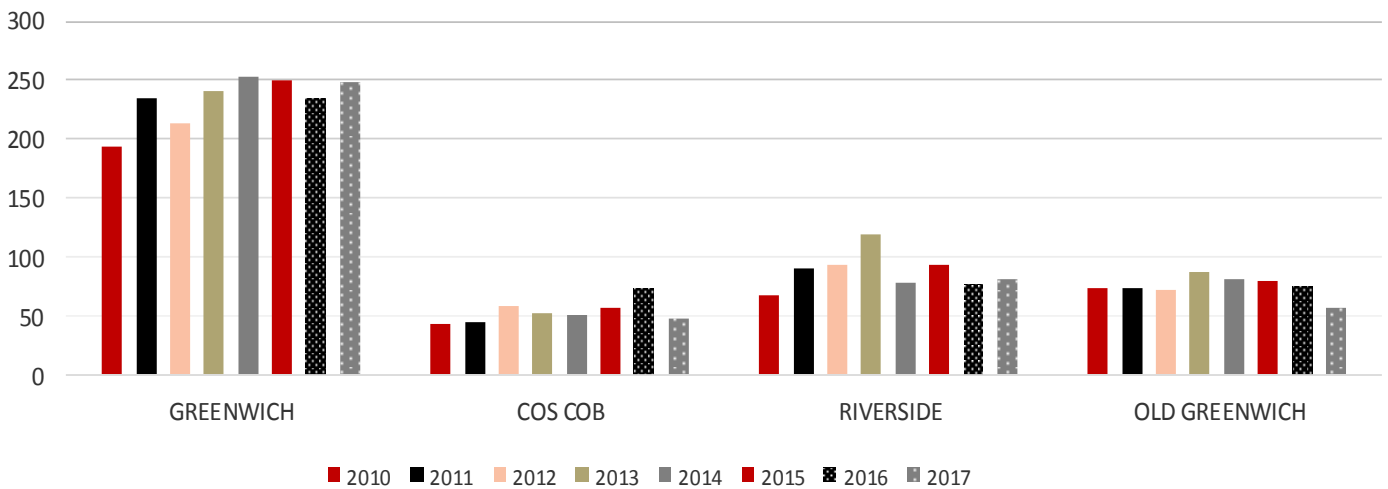
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Sep 30th / year over year**



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
<b>2010</b>	194	43	67	73	<b>377</b>
<b>2011</b>	235	45	90	74	<b>444</b>
<b>2012</b>	213	58	94	72	<b>437</b>
<b>2013</b>	241	53	120	87	<b>501</b>
<b>2014</b>	253	51	78	81	<b>463</b>
<b>2015</b>	250	57	94	79	<b>480</b>
<b>2016</b>	234	73	77	75	<b>459</b>
<b>2017</b>	248	48	81	57	<b>434</b>

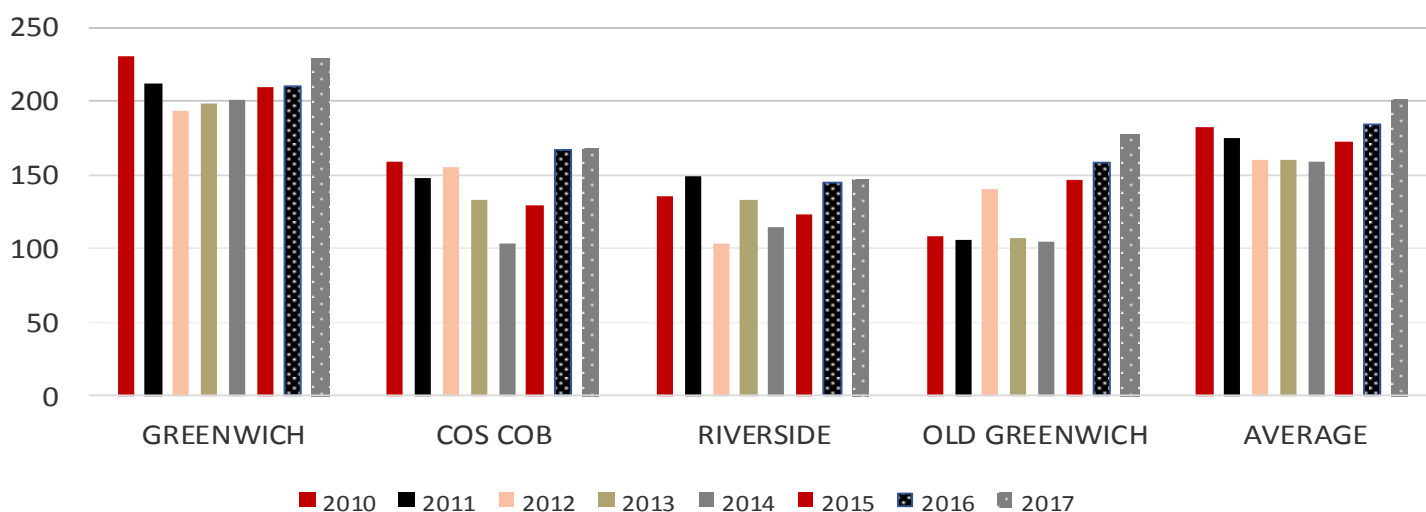
**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Sep 30th / year over year**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	231	159	135	109	<b>182</b>
<b>2011</b>	212	148	149	106	<b>175</b>
<b>2012</b>	194	156	103	140	<b>160</b>
<b>2013</b>	199	133	133	107	<b>160</b>
<b>2014</b>	201	104	115	105	<b>159</b>
<b>2015</b>	210	129	123	147	<b>173</b>
<b>2016</b>	210	167	145	159	<b>184</b>
<b>2017</b>	<b>229</b>	<b>168</b>	<b>147</b>	<b>178</b>	<b>201</b>

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

### September 2017 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
4 Wellington Place	SeeRmks	1465	1924		4	2	0	0.18	499000	500000	49	09/28/2017
245 Byram Road	Colonial	1372	1927	2012	3	1	1	0.12	529500	513000	339	09/15/2017
11 Idar Court	Tudor	2710	1927	2000	3	4	0	0.11	1195000	1125000	109	09/11/2017
28 Powell Street	Colonial	3000	2017		4	3	1	0.27	1299000	1190000	1280	09/01/2017
44 Hawthorne Street	Colonial	4241	2008		4	3	2	0.28	1625000	1400000	168	09/07/2017
10 Carissa Lane	Colonial	3948	1984	2011	4	3	1	1.05	1699000	1605000	111	09/07/2017
49 Zaccheus Mead Ln	Colonial	2889	1960	2016	5	4	0	2.00	1850000	1650000	77	09/22/2017
5 Blanchard Road	SeeRmks	4933	1994	2016	4	5	1	1.08	2395000	2150000	95	09/07/2017
99 Overlook Drive	Colonial	4294	2008	2014	4	4	2	0.31	3075000	2900000	193	09/27/2017
195 Overlook Drive	Colonial	4009	1938	2009	6	5	1	0.31	2995000	3100000	12	09/06/2017
4 Maher Avenue	Colonial	4049	2016		5	4	1	0.28	3595000	3550000	273	09/08/2017
75 Rock Maple Road	EngMan	8850	2000		6	7	2	5.14	5695000	5695000	9	09/15/2017
3 Macpherson Drive	Colonial	8126	1929	2014	6	4	2	1.17	6950000	6500000	145	09/20/2017
465 Round Hill Road	Colonial	10724	2004	2016	8	9	2	4.10	7995000	7125000	465	09/07/2017
74 Upper Cross Road	GeorgCol	0	1995	2011	7	7	3	16.68	9750000	7500000	105	09/22/2017
615 Lake Avenue	GeorgCol	11072	2000		6	7	2	3.66	8950000	7650000	93	09/26/2017
460 North Street	EngMan	15500	1906	2012	7	8	3	3.75	20000000	22000000	379	09/06/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
22 Windsor Lane	Contemp	2388	1973	2016	4	3	0	0.30	1195000	1105375	156	09/14/2017
1 Pinetum Lane	ShingleSty	7459	2009		6	7	2	1.15	4475000	4200000	163	09/15/2017

### September 2017 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
31 Pleasant Street	Cape Cod	1821	1958		3	2	0	0.48	899000	926750	6	09/26/2017
21 Cary Road	Colonial	1710	2017		3	3	1	0.21	975000	940000	187	09/18/2017
17 Oval Avenue	Colonial	2253	1927	2013	4	3	1	0.20	1695000	1576000	148	09/26/2017
1 Bayside Terrace	Split	2373	1961	1995	4	3	1	0.31	1749000	1690000	334	09/14/2017
22 Crescent Road	Colonial	3315	1939	2017	4	2	1	0.57	1895000	1785000	100	09/06/2017
34 Miltiades Avenue	Colonial	4600	2016		5	4	1	0.34	2848000	2650000	434	09/19/2017
26 Stoney Ridge Lane	Colonial	4077	2006	2017	5	4	1	0.40	2795000	2695000	35	09/15/2017
42 Jones Park Drive	Colonial	4986	1961	2005	5	4	1	1.00	3795000	3650000	62	09/08/2017
14 Dawn Harbor Lane	ShingleSty	7755	2016		5	6	1	0.89	5995000	5250000	488	09/27/2017

### September 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
50 Richmond Drive	Colonial	2156	1950	2016	3	2	1	0.09	1189000	1179000	374	09/18/2017
24 Marshall Street	Cape Cod	2623	1949	2013	4	3	0	0.23	1299000	1200000	132	09/12/2017
25 Innis Lane	Colonial	3038	1967	2008	4	2	1	0.28	1895000	1763500	47	09/12/2017
38 Keofferam Road	Colonial	4700	2012		5	4	1	0.35	4400000	4200000	50	09/05/2017
1 Ledge Road	ShoreCol	5773	2014		5	5	2	0.46	4695000	4550000	189	09/08/2017
11 Cove Road	ShingleSty	6798	2016		6	6	1	0.62	7475000	6900000	411	09/25/2017

## September 2017 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
49 Water Street 1 R	Colonial	848	1904	2014	3	1	0	285000	268000	112	09/08/2017
12 Glenville Street 206	Townhouse	1860	1981	2004	2	2	1	535000	505000	85	09/15/2017
491 Den Lane 1	Townhouse	2220	1992	2001	3	3	1	545000	525000	113	09/22/2017
5 Wellington Place B	Colonial	1152	1977	2015	3	2	0	579000	540000	119	09/14/2017
351 Pemberwick Road 103	Townhouse	1516	1990		3	2	1	599000	599000	49	09/27/2017
453 Putnam Avenue 1a	Townhouse	1368	1991	2012	2	2	0	639000	625000	42	09/20/2017
84 Weaver Street C	Townhouse	1655	2004		3	2	2	695000	650000	104	09/18/2017
40 Elm Street 6 G	HiRise	1050	1939	2015	1	1	1	719000	680000	46	09/27/2017
20 Church Street B63	HiRise	1248	1948	2013	2	2	0	750000	710230	84	09/15/2017
40 Elm Street 4 G	GeorgCol	1050	1939	2014	1	1	1	725000	712500	165	09/15/2017
243 Hamilton Avenue B	Townhouse	2461	2004		3	2	1	735000	725000	56	09/15/2017
67 Stirrup Lane 67	Townhouse	2340	1978		4	3	0	775000	732500	112	09/18/2017
82 Silo Circle	Townhouse	1752	1976	2017	3	2	1	775000	760000	194	09/19/2017
78 River Road 9	Townhouse	2210	1986	2017	3	2	1	925000	915000	63	09/05/2017
20 Church Street A14	HiRise	1578	1945	2014	3	2	0	975000	937500	123	09/11/2017
77 Ritch Avenue B	Townhouse	2250	2017		3	3	1	999000	950000	107	09/20/2017
222 Lyon Farm Drive 222	Contemp	1704	1976	2012	2	2	1	995000	960000	62	09/14/2017
40 Elm Street 4 K	HiRise	1510	1939	2004	2	2	0	1325000	1325000	15	09/15/2017
151 Milbank Avenue 1	Colonial	4224	2016		3	3	2	2975000	2000000	368	09/29/2017
151 Milbank Avenue 2	Colonial	4694	2016		3	3	2	2795000	2000000	368	09/29/2017
151 Milbank Avenue 3	Colonial	4105	2016		3	3	2	2650000	2000000	366	09/29/2017
151 Milbank Avenue 4	Colonial	3992	2016		3	3	2	2875000	2000000	366	09/29/2017