

Greenwich Real Estate Monthly Market Report – October 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.

October 2017 Summary

Single Family Homes Sold	37
Average Original Sale Price	\$3,474,889
Average List Price	\$3,286,862
Average Sale Price	\$3,008,203
Average Days on Market	202

October 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	4,365,994	4,182,161	3,775,250	90.27%
COS COB	7	1,454,286	1,287,714	1,228,643	95.41%
RIVERSIDE	9	3,536,667	3,306,333	3,115,389	94.22%
OLD GREENWICH	3	2,657,667	2,521,333	2,236,667	88.71%
ALL AREAS AVG.	37	3,474,889	3,286,862	3,008,203	91.52%

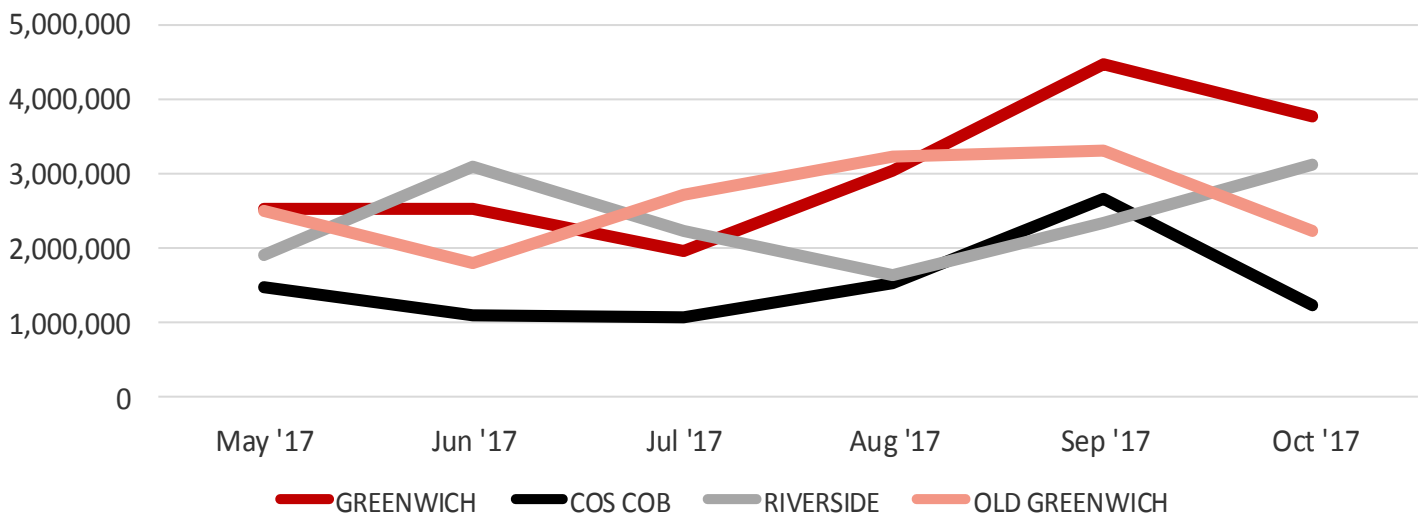
October 2017 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	4	1	2	0	7
\$1M - \$2M	5	6	1	2	14
\$2M - \$3M	3	0	2	0	5
\$3M - \$4M	1	0	1	0	2
\$4M - \$5M	2	0	1	1	4
\$5M - \$7.5M	1	0	2	0	3
\$7.5M – 10M	0	0	0	0	0
\$10M+	2	0	0	0	2
TOTAL	18	7	9	3	37

Monthly Average Sales Price: May 2017 – October 2017

	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
GREENWICH	2,536,125	2,542,353	1,963,000	3,043,635	4,479,588	3,775,502
COS COB	1,468,333	1,096,444	1,078,917	1,526,700	2,652,688	1,228,643
RIVERSIDE	1,921,378	3,092,237	2,238,125	1,640,021	2,351,417	3,115,389
OLD GREENWICH	2,501,875	1,804,250	2,711,000	3,220,927	3,298,750	2,236,667
ALL AREAS	2,284,930	2,467,260	1,974,981	2,775,522	3,600,401	3,008,203

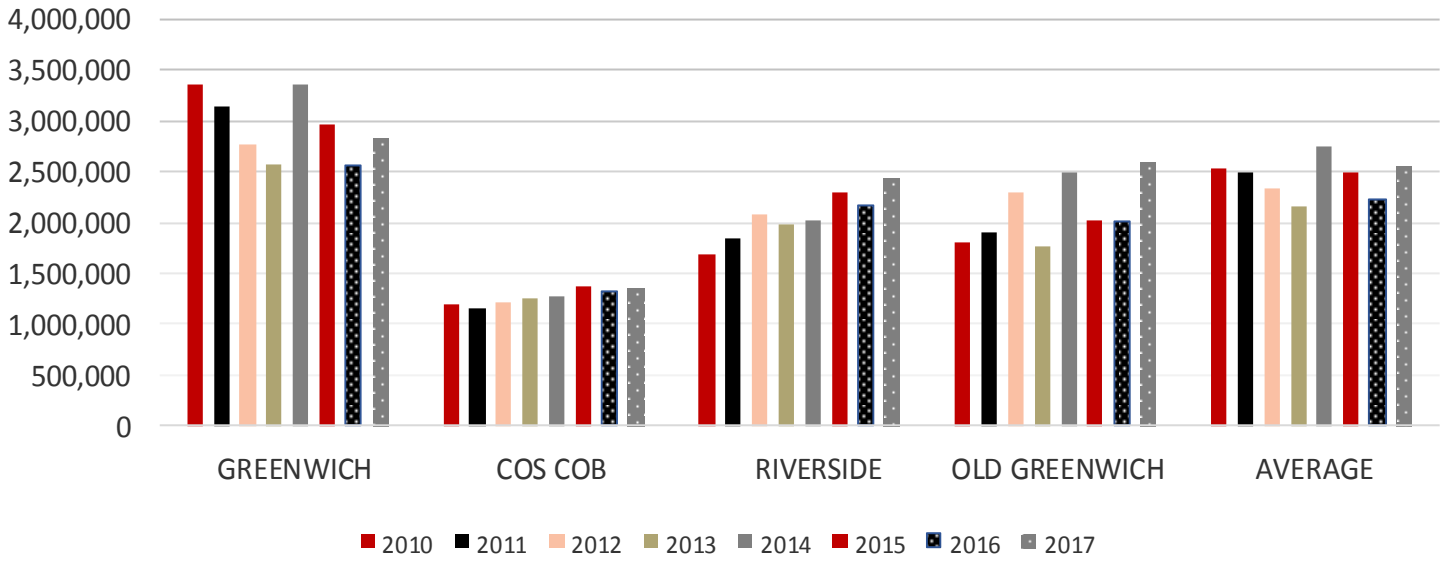
Monthly Average Sales Price: May 2017 – October 2017



2010 - 2017 YTD Single Family Homes Average Sale Price Area / Jan 1st – Oct 31st / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	3,355,945	1,186,403	1,683,403	1,804,326	2,523,817
2011	3,152,289	1,150,191	1,848,206	1,898,362	2,486,013
2012	2,760,657	1,219,244	2,072,138	2,292,737	2,332,251
2013	2,564,229	1,248,592	1,987,348	1,758,256	2,159,109
2014	3,364,420	1,273,909	2,020,356	2,494,492	2,755,420
2015	2,972,472	1,366,685	2,287,551	2,027,491	2,500,141
2016	2,555,918	1,324,085	2,176,119	2,017,665	2,224,501
2017	2,820,872	1,346,407	2,429,634	2,586,994	2,544,729

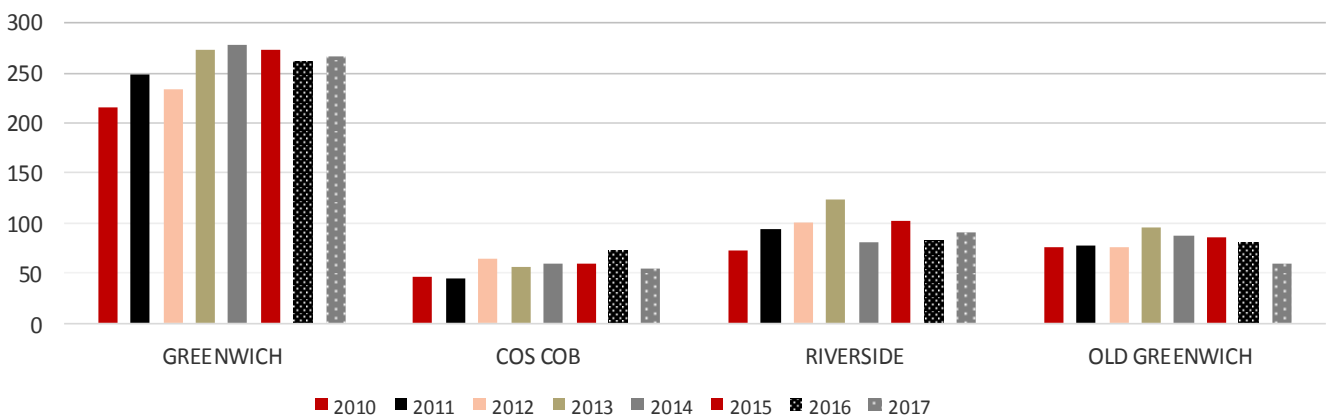
Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Oct 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2010	215	47	73	76	411
2011	249	45	94	78	466
2012	234	64	100	76	474
2013	273	56	123	96	548
2014	279	59	81	88	507
2015	274	59	103	86	522
2016	261	73	83	81	498
2017	267	55	90	60	472

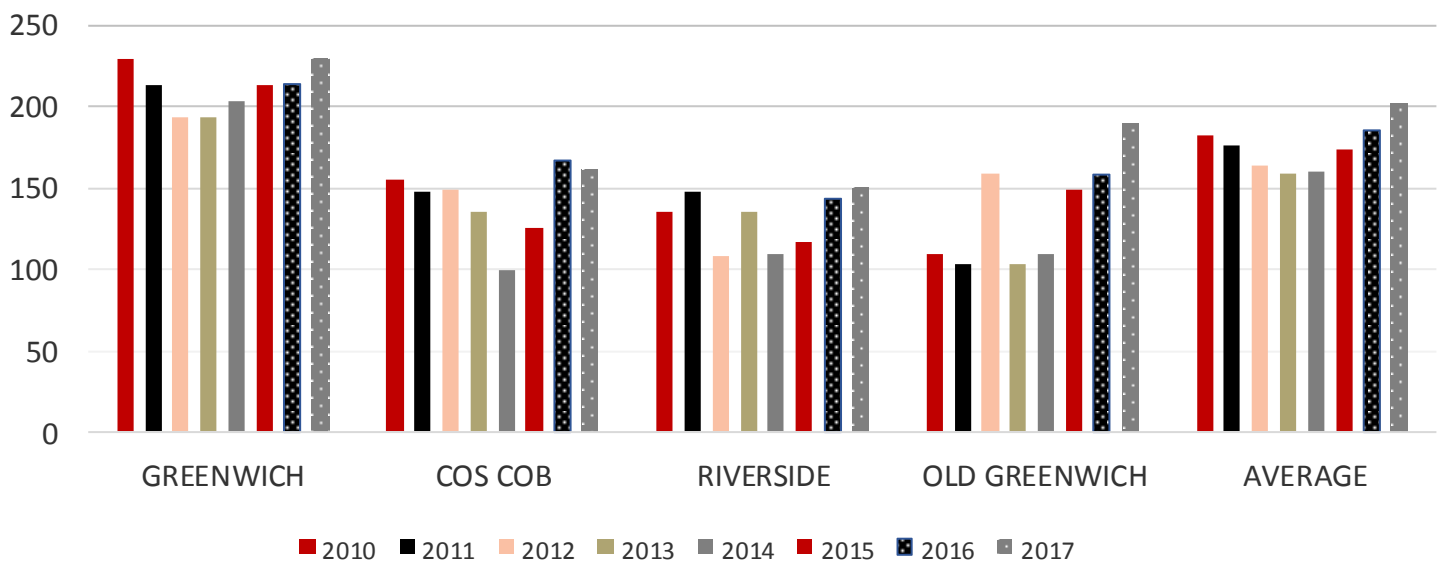
Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Oct 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2010	229	155	136	109	182
2011	214	148	148	103	176
2012	194	149	108	159	164
2013	194	135	136	103	159
2014	203	100	109	110	160
2015	214	125	117	149	174
2016	214	167	143	158	186
2017	230	162	150	190	202

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

October 2017 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
10 Cedar Street	Colonial	1822	1929		4	1	1	0.18	685000	650000	38	10/31/2017
9 Rockland Place	Colonial	1259	1948	2017	2	2	0	0.14	689900	665000	166	10/13/2017
2 Hunting Ridge Road	Colonial	4743	1961	1974	4	3	0	4.66	990000	830000	171	10/23/2017
9 Lantern Lane	Cape Cod	2943	1965	2015	5	2	1	0.34	1025000	985000	150	10/04/2017
413 Lyon Farm Dr 413	Contemp	2629	1977		3	2	1	0.00	1050000	1050000	0	10/17/2017
30 Sumner Road	Contemp	2258	1965		4	2	1	7.01	1499000	1400000	77	10/19/2017
2 Calhoun Drive	Colonial	4451	1952	1980	5	6	1	2.92	1500000	1570000	251	10/27/2017
5 Meadow Wood Drive	Colonial	7368	1920	2006	5	5	2	1.13	1795000	1597500	30	10/25/2017
26 Carleton Street	Colonial	3420	1957	2017	4	4	0	0.39	1775000	1680000	138	10/13/2017
22 Echo Lane	Colonial	3668	1927	2012	5	4	1	0.56	2450000	2202500	496	10/04/2017
6 Stallion Trail	FarmHse	4468	1981	2017	4	3	1	2.14	2285000	2225000	54	10/16/2017
9 Game Cock Road	ShoreCol	3610	2015		4	3	1	0.27	2899999	2625000	445	10/19/2017
24 Highland Farm Road	GeorgCol	11255	1987		7	8	3	5.46	3350000	3350000	0	10/24/2017
50 Guards Road	Colonial	7208	1984	1998	8	7	2	10.62	5300000	4500000	512	10/06/2017
62 Brookridge Drive	Colonial	7605	1999	2014	6	6	2	1.50	4595000	4500000	22	10/26/2017
49 Byfield Lane	GeorgCol	9561	2017		6	6	2	2.27	5395000	5097500	85	10/18/2017
50 Byram Drive	GeorgCol	6621	2000	2003	5	5	2	0.98	12995000	12650000	22	10/04/2017
116 Oneida Drive	GeorgCol	9781	1923	2003	9	8	3	3.81	25000000	20377000	147	10/02/2017

October 2017 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
434 Valley Road	Colonial	1895	1909	2009	4	2	1	0.28	870000	844000	18	10/16/2017
1 Ridge Road	Colonial	1960	1951	2015	3	3	0	0.17	1140000	1100000	58	10/05/2017
14 Clover Place	RaisdRnch	3453	1971	1990	4	4	0	1.00	1145000	1115000	175	10/11/2017
26 Sundance Drive	Colonial	2447	1976	2017	5	2	1	0.36	1260000	1161000	79	10/04/2017
316 Valley Road	Colonial	2814	1965	2014	4	3	2	0.22	1249000	1205500	84	10/10/2017
16 River Lane	Colonial	2396	1988		4	2	1	0.26	1349000	1250000	177	10/31/2017
199 Valley Road	Colonial	2865	1906	1996	4	3	0	0.23	1500000	1375000	54	10/31/2017
15 Relay Place	ShoreCol		2016		4	2	1	0.17	1850000	1800000	371	10/18/2017

October 2017 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
14 Hoover Road	Cape Cod	1160	1951		2	1	0	0.17	629000	686000	19	10/20/2017
17 Amherst Road	Colonial	1584	1960		4	2	0	0.19	829000	800000	112	10/31/2017
29 Long Meadow Road	Col Ranch	2536	1954	2013	3	2	1	0.28	1099000	1080000	78	10/11/2017
67 Wesskum Wood Rd	Colonial	4845	1939		5	4	1	0.44	2995000	2750000	105	10/13/2017
26 Marks Road	Colonial	4491	2011		5	4	1	0.27	2995000	2950000	135	10/26/2017
22 Bramble Lane	Colonial	5110	2009		5	4	2	0.28	3495000	3225000	97	10/23/2017
44 Glen Avon Drive	Colonial	6141	2003	2017	6	6	1	0.73	4895000	4662500	26	10/12/2017
32 Willowmere Circle	ShingleSty	4528	2017		5	4	2	0.46	5425000	5425000	0	10/30/2017
114 Cedar Cliff Road	Colonial	4326	2004		4	3	2	0.72	7395000	6460000	561	10/17/2017

October 2017 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
23 Midbrook Lane	Split	2103	1960		4	2	0	0.37	1239000	1100000	123	10/30/2017
16 Pleasant View Place	Colonial	3284	1992	2013	4	3	1	0.54	1575000	1510000	78	10/06/2017
198 Shore Road	ShoreCol	3477	1929	1992	4	4	0	0.64	4750000	4100000	920	10/06/2017

October 2017 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
2 Homestead Lane 306	HiRise	714	2005		1	1	0	375500	360000	24	10/02/2017
184 Peck Avenue 4	Townhouse	1628	1986	2014	3	2	1	649000	640000	102	10/11/2017
110 Weaver Street A	Colonial	1580	1930		3	2	1	658000	643000	134	10/30/2017
11 River Road 110	Contemp	1104	1979	2017	2	2	0	669000	660000	99	10/11/2017
500 River Road 2	Ranch	1804	1984	2014	2	2	0	739000	700000	105	10/04/2017
70 Riverdale Avenue 1001	Townhouse	1960	2007	2013	2	2	1	725000	710000	83	10/12/2017
16 Windy Knolls B	Colonial	2688	2001		3	2	1	769000	720000	170	10/04/2017
15 Lafayette Court 1E	HiRise	1170	1930	2015	1	1	1	795000	770000	16	10/02/2017
77 Ritch Avenue A	Townhouse	2250	2017		3	3	1	999000	950000	107	10/05/2017
20 Church Street A51	HiRise	1858	1945	2017	3	3	0	1190000	1130000	8	10/02/2017
51 Forest Avenue 49	Colonial	2041	1990	2010	3	2	1	1195000	1150000	37	10/05/2017
51 Forest Avenue 115	Colonial	3614	1997	2015	3	3	1	1475000	1400000	127	10/11/2017
4 Sound Shore Drive 10	GeorgCol	3072	1989		3	3	1	2295000	2150000	190	10/13/2017