

# Greenwich Real Estate Monthly Market Report – November 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.

## November 2017 Summary

<b>Single Family Homes Sold</b>	<b>43</b>
<b>Average Original Sale Price</b>	<b>\$3,960,637</b>
<b>Average List Price</b>	<b>\$3,378,219</b>
<b>Average Sale Price</b>	<b>\$2,910,013</b>
<b>Average Days on Market</b>	<b>222</b>

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## November 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>	23	5,852,061	4,865,843	4,023,542	<b>82.69%</b>
<b>COS COB</b>	5	1,438,800	1,332,000	1,310,000	<b>98.35%</b>
<b>RIVERSIDE</b>	5	1,268,400	1,200,600	1,197,800	<b>99.77%</b>
<b>OLD GREENWICH</b>	10	2,217,400	2,068,600	2,005,007	<b>96.93%</b>
<b>ALL AREAS AVG.</b>	<b>43</b>	<b>3,960,637</b>	<b>3,378,219</b>	<b>2,910,013</b>	<b>86.14%</b>

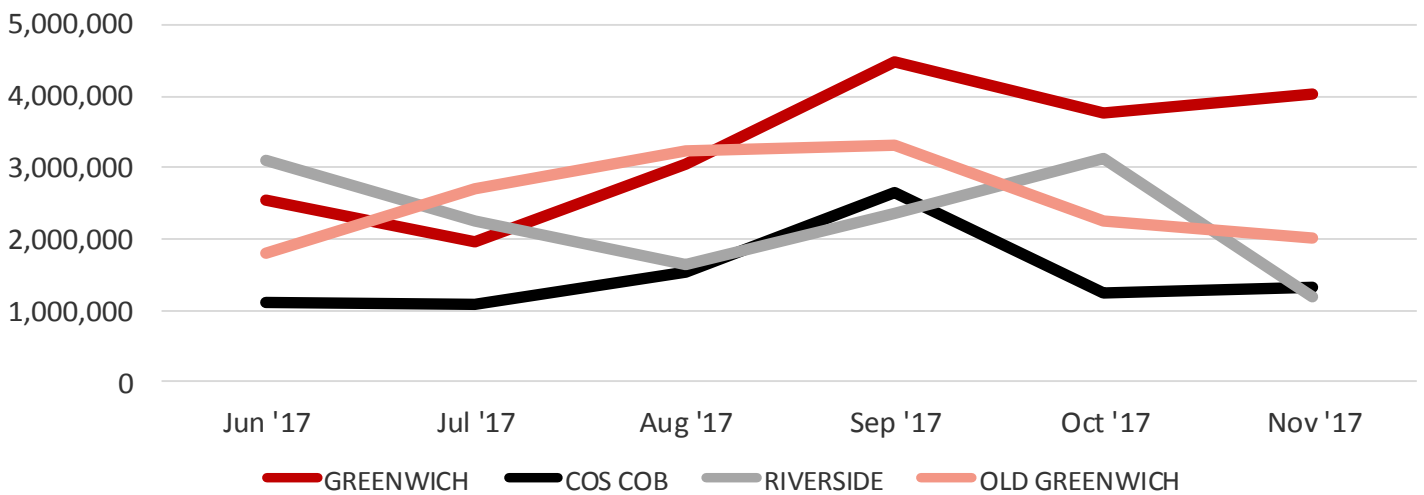
## November 2017 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	7	1	1	1	<b>10</b>
<b>\$1M - \$2M</b>	4	4	4	6	<b>18</b>
<b>\$2M - \$3M</b>	5	0	0	1	<b>6</b>
<b>\$3M - \$4M</b>	2	0	0	2	<b>4</b>
<b>\$4M - \$5M</b>	2	0	0	0	<b>2</b>
<b>\$5M - \$7.5M</b>	1	0	0	0	<b>1</b>
<b>\$7.5M – 10M</b>	0	0	0	0	<b>0</b>
<b>\$10M+</b>	2	0	0	0	<b>2</b>
<b>TOTAL</b>	<b>23</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>43</b>

**Monthly Average Sales Price: June 2017 – November 2017**

	<b>Jun '17</b>	<b>Jul '17</b>	<b>Aug '17</b>	<b>Sep '17</b>	<b>Oct '17</b>	<b>Nov '17</b>
<b>GREENWICH</b>	2,542,353	1,963,000	3,043,635	4,479,588	3,775,502	4,023,542
<b>COS COB</b>	1,096,444	1,078,917	1,526,700	2,652,688	1,228,643	1,310,000
<b>RIVERSIDE</b>	3,092,237	2,238,125	1,640,021	2,351,417	3,115,389	1,197,800
<b>OLD GREENWICH</b>	1,804,250	2,711,000	3,220,927	3,298,750	2,236,667	2,005,007
<b>ALL AREAS</b>	<b>2,467,260</b>	<b>1,974,981</b>	<b>2,775,522</b>	<b>3,600,401</b>	<b>3,008,203</b>	<b>4,023,542</b>

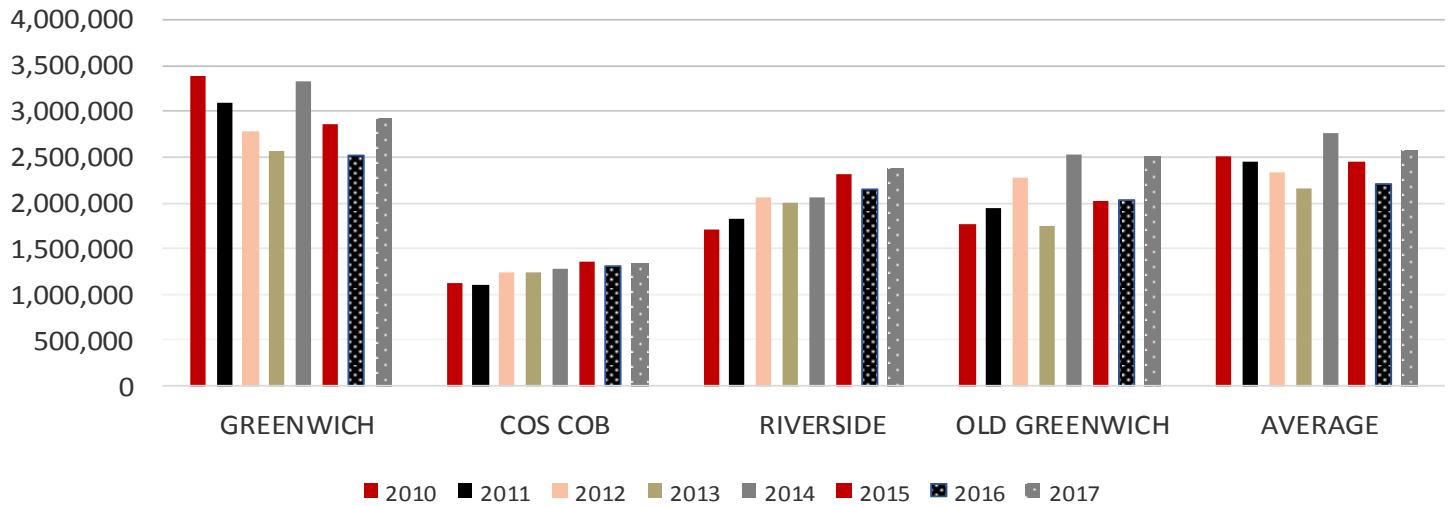
**Monthly Average Sales Price: June 2017 – November 2017**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	3,379,706	1,130,631	1,718,130	1,769,710	<b>2,510,068</b>
<b>2011</b>	3,087,813	1,113,481	1,821,832	1,937,003	<b>2,452,148</b>
<b>2012</b>	2,777,296	1,236,729	2,067,601	2,267,185	<b>2,338,129</b>
<b>2013</b>	2,562,964	1,243,840	2,007,143	1,756,850	<b>2,159,316</b>
<b>2014</b>	3,323,653	1,281,936	2,062,644	2,522,154	<b>2,755,562</b>
<b>2015</b>	2,863,479	1,353,907	2,320,425	2,024,849	<b>2,456,614</b>
<b>2016</b>	2,515,787	1,308,910	2,158,638	2,029,117	<b>2,206,415</b>
<b>2017</b>	<b>2,919,465</b>	<b>1,341,842</b>	<b>2,364,801</b>	<b>2,503,853</b>	<b>2,575,130</b>

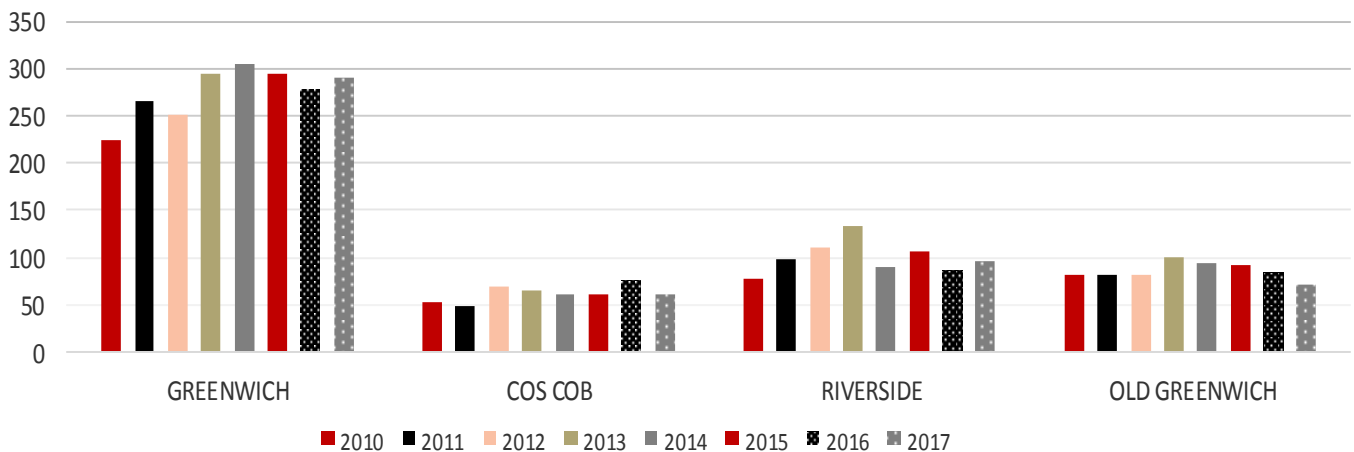
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Nov 30th / year over year**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>2010</b>	224	53	77	82	<b>436</b>
<b>2011</b>	267	49	99	81	<b>496</b>
<b>2012</b>	252	68	111	81	<b>512</b>
<b>2013</b>	295	64	133	100	<b>592</b>
<b>2014</b>	305	61	89	93	<b>548</b>
<b>2015</b>	295	60	107	91	<b>553</b>
<b>2016</b>	279	75	86	84	<b>524</b>
<b>2017</b>	291	61	95	70	<b>517</b>

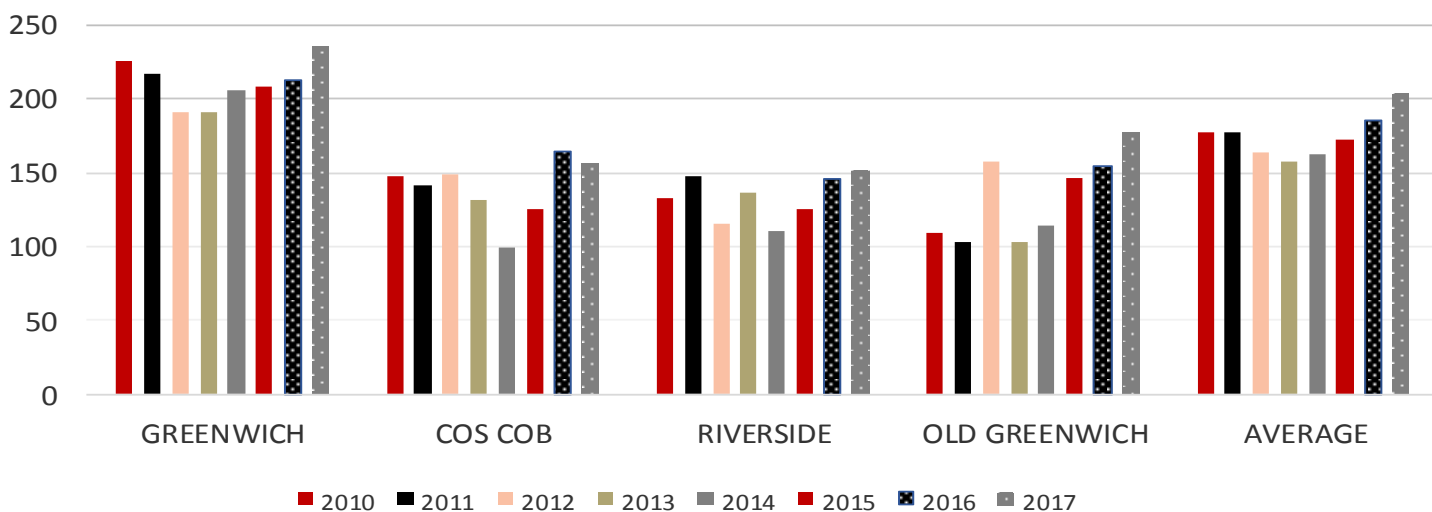
**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Nov 30th / year over year**



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

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2010</b>	226	148	133	109	<b>178</b>
<b>2011</b>	217	142	148	103	<b>177</b>
<b>2012</b>	191	149	115	157	<b>164</b>
<b>2013</b>	191	132	136	103	<b>157</b>
<b>2014</b>	206	99	111	114	<b>163</b>
<b>2015</b>	209	126	125	146	<b>173</b>
<b>2016</b>	213	164	146	154	<b>185</b>
<b>2017</b>	<b>236</b>	<b>156</b>	<b>151</b>	<b>177</b>	<b>203</b>

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

**November 2017 - Single Family Homes Sold: Greenwich**

<b>Address</b>	<b>Design</b>	<b>SqFt</b>	<b>YrBlt</b>	<b>YrRnv</b>	<b>Bd</b>	<b>FB</b>	<b>HB</b>	<b>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
16 Concord Street	Ranch	1375	1945		3	2	0	0.32	659900	635000	133	11/14/2017
16 High Street	Colonial	1369	1920	2017	3	1	1	0.14	699000	710000	62	11/16/2017
176 Weaver Street	Colonial	1260	1900		3	1	1	0.98	799000	740000	57	11/02/2017
22 Grey Rock Drive	Cape Cod	1905	1952	2009	4	2	0	0.28	769999	745000	65	11/01/2017
5 Seton Lane	Colonial	1670	1965	1999	4	2	1	0.40	795000	829000	46	11/10/2017
37 The Avenue	Colonial	2200	1962	2016	3	3	0	0.34	895000	860000	20	11/27/2017
56 Northfield Street	FarmHse	1154	1920	2016	3	2	0	0.14	890000	875000	448	11/06/2017
188 Bedford Road	Contemp	5054	1979		4	3	1	4.00	1250000	1384969	66	11/09/2017
94 Byram Shore Road	GeorgCol	3640	1988	2007	5	3	1	0.51	1699000	1600000	383	11/06/2017
10 Wyckham Hill Lane	GeorgCol	4974	1989		5	4	1	4.17	1995000	1675000	508	11/27/2017
39 Bote Road	Colonial	3227	1947	2005	4	3	1	0.30	1995000	1970000	80	11/17/2017
24&28 Mtng House Rd	Mediterran	14098	2000		5	6	1	8.30	4400000	2050000	622	11/02/2017
696 Lake Avenue	Colonial	4915	1954	2015	5	5	1	2.40	2395000	2235000	261	11/27/2017
110 Londonderry Drive	Colonial	3939	1960	2016	5	4	2	2.06	2550000	2400000	267	11/17/2017
150 Stanwich Road	Contemp	6621	1987		5	7	2	1.11	2500000	2400000	232	11/20/2017
280 Stanwich Road	Colonial	4983	1966	2015	5	4	1	1.60	2999999	2750000	197	11/15/2017
130 Old Church Road	Colonial	4800	2016		5	4	1	0.66	3295000	3200000	483	11/15/2017
34 Lauder Lane	Colonial	4797	1967	2016	5	5	2	2.33	3437500	3437500	0	11/14/2017
304 Taconic Road	EurSty	10156	2005		6	6	2	5.24	5300000	4350000	713	11/03/2017
43 Burning Tree Road	GeorgCol	8191	2010		6	8	2	2.24	4990000	4700000	564	11/20/2017
1 Doverton Drive	GeorgCol	10767	2016		7	7	2	2.03	7495000	6600000	749	11/30/2017
104 Husted Lane	Colonial	10400	2017		6	6	2	2.01	7100000	6995000	3	11/09/2017
25 Lower Cross Road	ShingleSty	8038	1904	2005	7	7	3	80.00	29000000	21000000	790	11/21/2017
9 Sabine Farm Road	EngMan	12238	1910	2006	8	9	4	19.47	31500000	25000000	238	11/20/2017

**November 2017 - Single Family Homes Sold: Cos Cob**

<b>Address</b>	<b>Design</b>	<b>SqFt</b>	<b>YrBlt</b>	<b>YrRnv</b>	<b>Bd</b>	<b>FB</b>	<b>HB</b>	<b>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
40 Pleasant Street	Colonial	1898	1940	2017	4	2	1	0.12	995000	995000	79	11/17/2017
54 Valleywood Road	SeeRmks	3066	1932	2002	4	3	2	0.28	1095000	1135000	160	11/17/2017
181 Cat Rock Road	Ranch	2270	1946		4	2	1	1.12	1145000	1145000	9	11/08/2017
76 Valleywood Road	Colonial	2870	1929	2016	4	3	1	0.22	1635000	1575000	17	11/10/2017
5 Daffodil Lane	Colonial	3623	1960	2009	5	3	1	1.02	1790000	1700000	166	11/17/2017

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

<b>Address</b>	<b>Design</b>	<b>SqFt</b>	<b>YrBlt</b>	<b>YrRnv</b>	<b>Bd</b>	<b>FB</b>	<b>HB</b>	<b>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
20 Park Place	Ranch	1668	1955		3	2	0	0.32	850000	850000	13	11/13/2017
41 Leonard Avenue	Colonial	2478	1971	2007	5	3	0	0.27	1195000	1180000	60	11/29/2017
4 Sunshine Avenue	Colonial	1764	1988	2010	3	2	1	0.17	1099000	1200000	84	11/30/2017
23 Terrace Avenue	Tudor	2528	1927	1999	4	2	2	0.19	1299000	1299000	14	11/01/2017
17 Tory Road	Colonial	3000	1968	2016	4	3	1	0.29	1560000	1460000	545	11/17/2017

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
25 Stuart Drive	Cape Cod	2164	1949	1971	4	2	1	0.32	1050000	865000	87	11/10/2017
12 Richmond Drive	Colonial	1683	1929	2016	4	2	1	0.13	949000	1025000	18	11/30/2017
9 Nimitz Place	Cape Cod	2260	1949	2014	4	2	0	0.23	1198000	1152500	146	11/24/2017
21 Harding Road	Cape Cod	2255	1954	1996	4	2	1	0.26	1299000	1233500	88	11/15/2017
11 Esther Place	Cape Cod	2079	1951		3	3	0	0.24	1500000	1625569	19	11/15/2017
10 Shady Brook Lane	Colonial	5600	1969	2011	6	5	1	0.40	2050000	1813500	246	11/29/2017
74 Tomac Avenue	ShoreCol	3874	2002		4	3	1	0.23	1995000	1875000	226	11/20/2017
7 Keofferam Road	Colonial	3520	1927	2013	5	3	3	0.23	2700000	2675000	79	11/01/2017
11 Lighthouse Lane	ShoreCol		2007	2017	5	4	1	0.28	3995000	3885000	80	11/03/2017
20 Point Lane	Colonial	4367	1950		6	5	1	0.53	3950000	3900000	22	11/01/2017

## November 2017 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
5 Putnam Hill 1 D	HiRise		1956		1	0	1	250000	275000	30	11/16/2017
1535 Putnam Avenue 201	HiRise	694	1975	2017	1	1	0	349500	335000	58	11/20/2017
192 Putnam Park	Colonial		1950	2009	2	1	0	420000	374500	55	11/29/2017
127 Putnam Park	HiRise	960	1950	2012	1	1	0	415000	380000	145	11/11/2017
5 Putnam Hill 2 D	HiRise		1956	2014	2	1	0	410000	410000	316	11/16/2017
53 Bible Street 5	Townhouse	1409	1987		2	2	1	599500	592500	39	11/06/2017
11 Hollow Wood Lane A	Townhouse	1700	2017		2	2	1	729000	700000	174	11/28/2017
20 Church Street B52	HiRise	1318	1945	2009	2	2	0	740000	725000	21	11/14/2017
197 Sheephill Road C	Townhouse	2354	1988	2015	2	3	1	825000	756000	197	11/09/2017
125 Lyon Farm Drive 125	Contemp	2008	1976	2016	3	3	1	799000	770000	428	11/13/2017
1 Milbank Avenue 2b	HiRise	1787	1985		2	2	0	1050000	1035000	41	11/13/2017
28 Home Place B1	Townhouse	1858	1988	2012	2	2	1	1065000	1045000	63	11/21/2017
48 Spring Street 12	Colonial	1987	1989		3	2	1	1025000	1050000	8	11/13/2017
32 Lyon Farm Drive 32	Contemp	2315	1974	2000	3	2	1	1195000	1195000	27	11/22/2017
73 Weaver Street 16	GeorgCol	3507	1989	2017	3	3	1	1295000	1220000	122	11/20/2017
90 Connecticut Avenue N	ShingleSty	3848	2005		3	3	1	2395000	2162500	298	11/16/2017
91 Elm Street N	GeorgCol	4755	2007	2012	4	4	1	3895000	3700000	775	11/03/2017
108 Elm Street 108	FrenchSty	6198	2010	2015	5	7	1	4995000	4650000	352	11/08/2017