

# Greenwich Real Estate Monthly Market Report – December 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.

## December 2017 Summary

|                                    |                    |
|------------------------------------|--------------------|
| <b>Single Family Homes Sold</b>    | <b>51</b>          |
| <b>Average Original Sale Price</b> | <b>\$3,050,824</b> |
| <b>Average List Price</b>          | <b>\$2,771,078</b> |
| <b>Average Sale Price</b>          | <b>\$2,560,963</b> |
| <b>Average Days on Market</b>      | <b>299</b>         |

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## December 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>      | 34                | 3,513,088                  | 3,164,941                 | 2,906,959                 | <b>91.85%</b>               |
| <b>COS COB</b>        | 6                 | 1,332,833                  | 1,265,500                 | 1,229,167                 | <b>97.13%</b>               |
| <b>RIVERSIDE</b>      | 5                 | 2,878,000                  | 2,650,000                 | 2,497,500                 | <b>94.25%</b>               |
| <b>OLD GREENWICH</b>  | 6                 | 2,293,333                  | 2,145,667                 | 1,985,000                 | <b>92.51%</b>               |
| <b>ALL AREAS AVG.</b> | <b>51</b>         | <b>3,050,824</b>           | <b>2,771,078</b>          | <b>2,560,963</b>          | <b>92.42%</b>               |

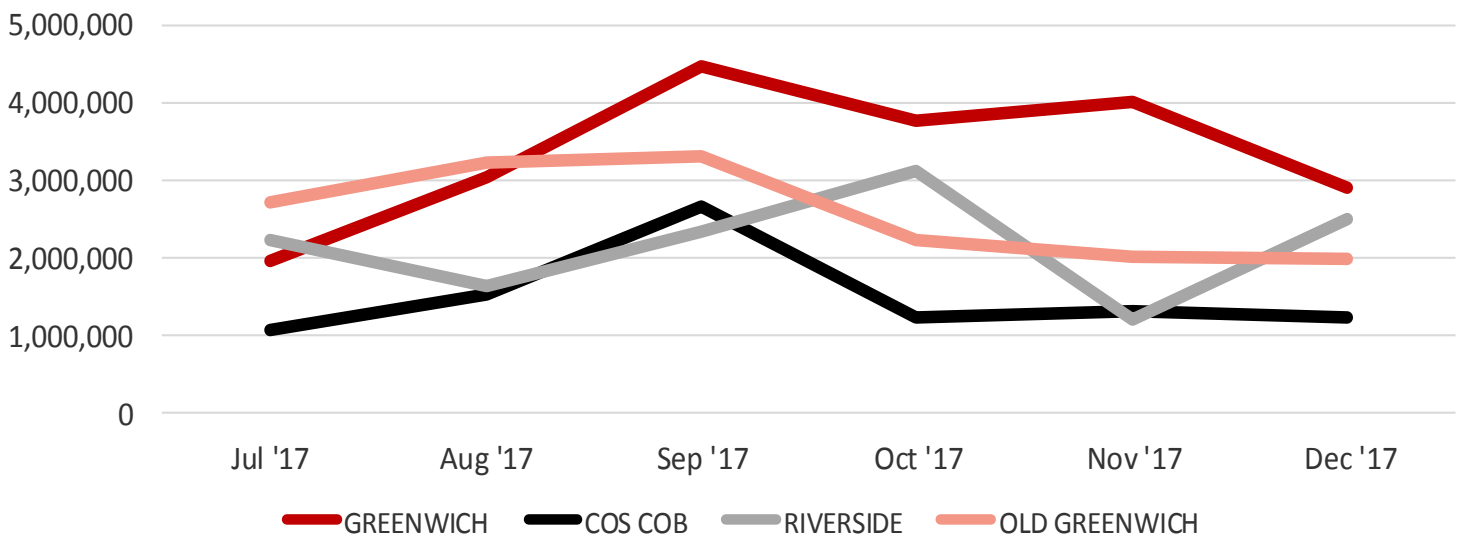
## December 2017 - Number of Single Family Homes Sold by Price Range

|                      | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>TOTAL</b> |
|----------------------|------------------|----------------|------------------|----------------------|--------------|
| <b>Under \$1M</b>    | 5                | 2              | 0                | 1                    | <b>8</b>     |
| <b>\$1M - \$2M</b>   | 11               | 4              | 3                | 3                    | <b>21</b>    |
| <b>\$2M - \$3M</b>   | 6                | 0              | 1                | 1                    | <b>8</b>     |
| <b>\$3M - \$4M</b>   | 5                | 0              | 0                | 0                    | <b>5</b>     |
| <b>\$4M - \$5M</b>   | 1                | 0              | 1                | 1                    | <b>3</b>     |
| <b>\$5M - \$7.5M</b> | 5                | 0              | 0                | 0                    | <b>5</b>     |
| <b>\$7.5M – 10M</b>  | 1                | 0              | 0                | 0                    | <b>1</b>     |
| <b>\$10M+</b>        | 0                | 0              | 0                | 0                    | <b>0</b>     |
| <b>TOTAL</b>         | <b>34</b>        | <b>6</b>       | <b>5</b>         | <b>6</b>             | <b>51</b>    |

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

|                      | <b>Jul '17</b>   | <b>Aug '17</b>   | <b>Sep '17</b>   | <b>Oct '17</b>   | <b>Nov '17</b>   | <b>Dec '17</b>   |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>GREENWICH</b>     | 1,963,000        | 3,043,635        | 4,479,588        | 3,775,502        | 4,023,542        | 2,906,959        |
| <b>COS COB</b>       | 1,078,917        | 1,526,700        | 2,652,688        | 1,228,643        | 1,310,000        | 1,229,167        |
| <b>RIVERSIDE</b>     | 2,238,125        | 1,640,021        | 2,351,417        | 3,115,389        | 1,197,800        | 2,497,500        |
| <b>OLD GREENWICH</b> | 2,711,000        | 3,220,927        | 3,298,750        | 2,236,667        | 2,005,007        | 1,985,000        |
| <b>ALL AREAS</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> | <b>2,560,963</b> |

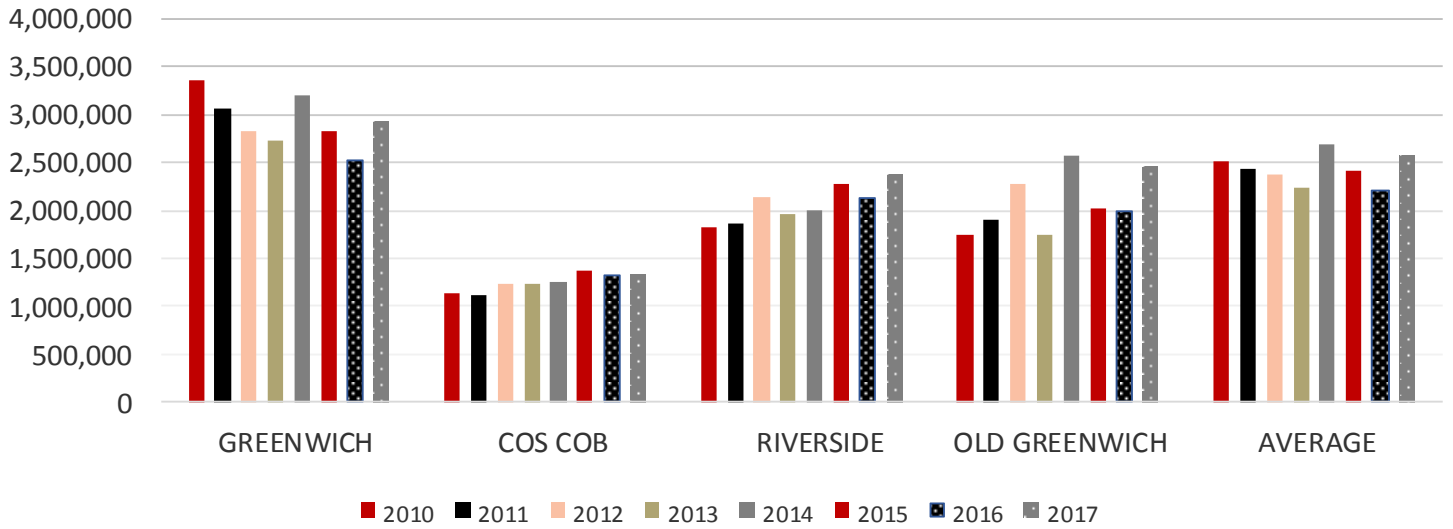
**Monthly Average Sales Price: July 2017 – December 2017**



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

|             | <b>GREENWICH</b> | <b>COS COB</b>   | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>AVERAGE</b>   |
|-------------|------------------|------------------|------------------|----------------------|------------------|
| <b>2010</b> | 3,369,726        | 1,128,900        | 1,825,870        | 1,743,310            | <b>2,523,347</b> |
| <b>2011</b> | 3,058,461        | 1,116,709        | 1,856,570        | 1,905,612            | <b>2,429,922</b> |
| <b>2012</b> | 2,827,258        | 1,224,822        | 2,135,382        | 2,271,284            | <b>2,381,680</b> |
| <b>2013</b> | 2,738,692        | 1,241,224        | 1,962,381        | 1,753,566            | <b>2,245,169</b> |
| <b>2014</b> | 3,204,246        | 1,254,599        | 2,000,920        | 2,564,436            | <b>2,688,908</b> |
| <b>2015</b> | 2,821,384        | 1,365,294        | 2,275,811        | 2,017,058            | <b>2,421,486</b> |
| <b>2016</b> | 2,523,761        | 1,321,117        | 2,121,617        | 1,997,289            | <b>2,203,756</b> |
| <b>2017</b> | <b>2,929,451</b> | <b>1,331,752</b> | <b>2,371,436</b> | <b>2,455,256</b>     | <b>2,579,696</b> |

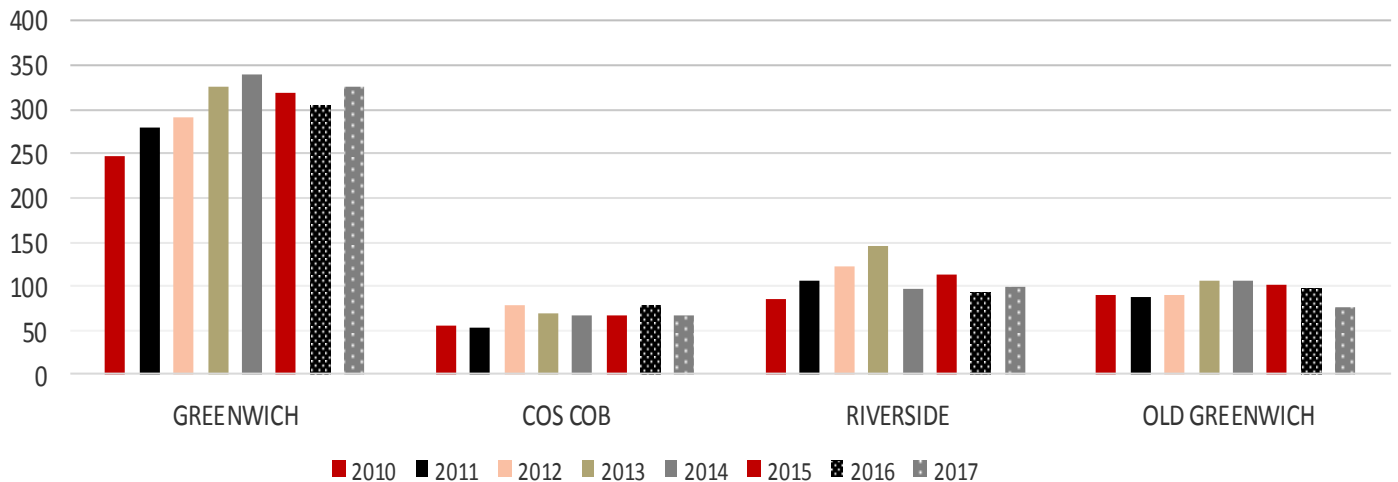
**Chart: 2010 - 2017 YTD Single Family Homes Average Sale Price / Jan 1st – Dec 31st / year over year**



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

|             | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>TOTAL</b> |
|-------------|------------------|----------------|------------------|----------------------|--------------|
| <b>2010</b> | 247              | 56             | 86               | 91                   | <b>480</b>   |
| <b>2011</b> | 280              | 53             | 106              | 87                   | <b>526</b>   |
| <b>2012</b> | 292              | 78             | 122              | 89                   | <b>581</b>   |
| <b>2013</b> | 327              | 68             | 145              | 106                  | <b>646</b>   |
| <b>2014</b> | 340              | 67             | 96               | 105                  | <b>608</b>   |
| <b>2015</b> | 319              | 66             | 114              | 102                  | <b>601</b>   |
| <b>2016</b> | 305              | 79             | 93               | 98                   | <b>575</b>   |
| <b>2017</b> | <b>326</b>       | <b>67</b>      | <b>100</b>       | <b>77</b>            | <b>570</b>   |

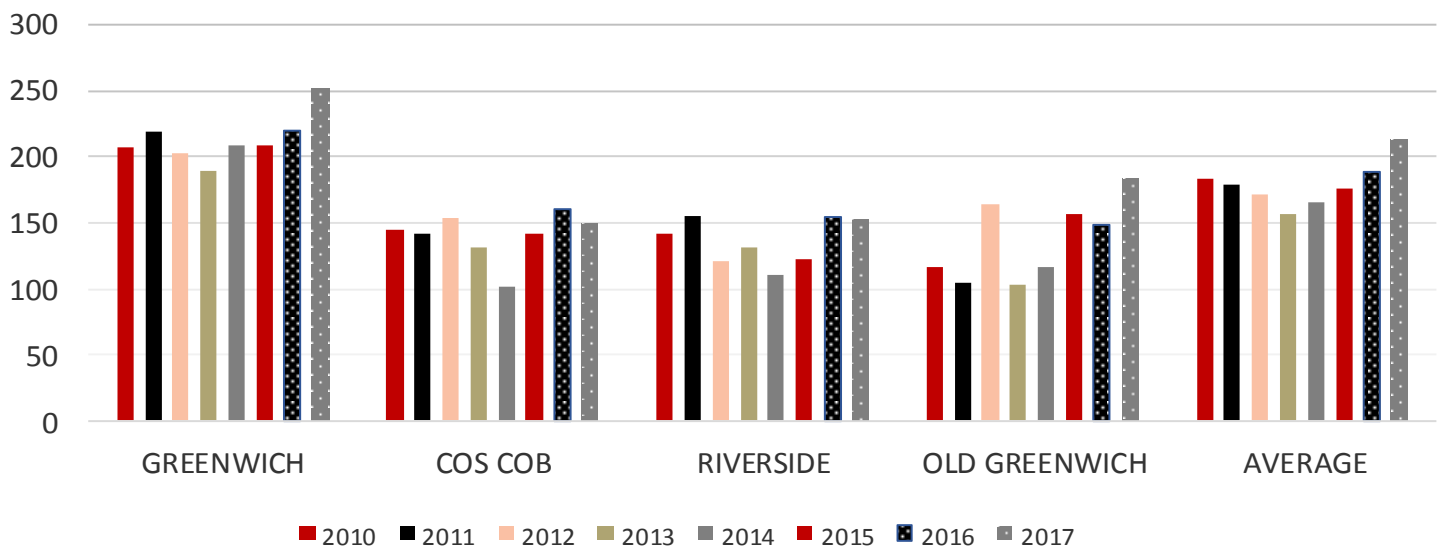
**Chart: 2010 - 2017 YTD Number of Single Family Homes Sold by Area / Jan 1st – Dec 31st / year over year**



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

|             | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>AVERAGE</b> |
|-------------|------------------|----------------|------------------|----------------------|----------------|
| <b>2010</b> | 207              | 144            | 141              | 116                  | <b>184</b>     |
| <b>2011</b> | 219              | 141            | 155              | 104                  | <b>179</b>     |
| <b>2012</b> | 202              | 153            | 121              | 164                  | <b>172</b>     |
| <b>2013</b> | 189              | 131            | 131              | 103                  | <b>156</b>     |
| <b>2014</b> | 209              | 102            | 110              | 116                  | <b>165</b>     |
| <b>2015</b> | 209              | 142            | 123              | 157                  | <b>176</b>     |
| <b>2016</b> | 220              | 161            | 155              | 149                  | <b>189</b>     |
| <b>2017</b> | <b>252</b>       | <b>149</b>     | <b>152</b>       | <b>184</b>           | <b>213</b>     |

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

## December 2017 - Single Family Homes Sold: Greenwich

| Address                | Design     | SqFt  | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM  | Close Date |
|------------------------|------------|-------|-------|-------|----|----|----|-------|------------|------------|------|------------|
| 36 Caroline Place      | Cape Cod   | 1893  | 1957  |       | 4  | 2  | 0  | 0.12  | 469000     | 471100     | 29   | 12/29/2017 |
| 9 Hollow Wood Lane     | Ranch      | 1176  | 1947  |       | 2  | 1  | 0  | 0.14  | 550000     | 525000     | 33   | 12/26/2017 |
| 1015 North Street      | Colonial   | 1982  | 1930  | 2017  | 2  | 2  | 0  | 0.32  | 759000     | 725000     | 216  | 12/08/2017 |
| 93 Glenville Street    | RaisdRnch  | 2011  | 1966  |       | 4  | 2  | 0  | 0.32  | 775000     | 775000     | 50   | 12/27/2017 |
| 10 Cross Ridge Drive   | Ranch      | 1288  | 1954  |       | 3  | 2  | 0  | 0.35  | 910000     | 890000     | 57   | 12/08/2017 |
| 47 Glen Road           | Colonial   | 2042  | 1958  | 1996  | 3  | 2  | 0  | 0.23  | 998000     | 955000     | 149  | 12/29/2017 |
| 219 Glenville Road     | Colonial   | 3888  | 2002  | 2015  | 5  | 3  | 1  | 0.17  | 1200000    | 1100000    | 296  | 12/01/2017 |
| 45 Halsey Drive        | Cape Cod   | 2243  | 1948  | 2011  | 3  | 2  | 1  | 0.18  | 1175000    | 1112500    | 169  | 12/19/2017 |
| 165 Stanwich Road      | Colonial   | 2812  | 1967  |       | 4  | 2  | 2  | 1.13  | 1350000    | 1230000    | 77   | 12/15/2017 |
| 32 Edgewater Drive     | ShoreCol   | 1995  | 1923  |       | 4  | 2  | 1  | 0.13  | 1599000    | 1475000    | 173  | 12/05/2017 |
| 84 Perkins Road        | Colonial   | 3270  | 1952  | 1975  | 5  | 3  | 1  | 2.38  | 1599000    | 1500000    | 657  | 12/28/2017 |
| 37 Baldwin Farms       | Colonial   | 4465  | 1964  |       | 5  | 4  | 1  | 2.68  | 1700000    | 1500000    | 15   | 12/11/2017 |
| 28 Lincoln Avenue      | Colonial   | 2896  | 1900  | 2014  | 5  | 2  | 1  | 0.21  | 1600000    | 1530000    | 327  | 12/08/2017 |
| 21 Londonderry Drive   | Colonial   | 5248  | 1970  | 2011  | 5  | 4  | 1  | 2.00  | 1895000    | 1675000    | 287  | 12/28/2017 |
| 26 Spring Street       | Colonial   | 2865  | 1959  | 2007  | 5  | 3  | 2  | 0.24  | 1870000    | 1725000    | 82   | 12/22/2017 |
| 10 Pine Ridge Road     | Colonial   | 3288  | 1955  | 2016  | 5  | 4  | 1  | 1.40  | 1890000    | 1787500    | 272  | 12/20/2017 |
| 938 Lake Avenue        | Colonial   | 5206  | 1839  | 1989  | 6  | 6  | 1  | 2.76  | 1995000    | 1800000    | 266  | 12/22/2017 |
| 22 Bedford Road        | Colonial   | 7003  | 1997  |       | 7  | 7  | 3  | 3.00  | 2195000    | 1800000    | 77   | 12/29/2017 |
| 27 Bowman Drive        | Colonial   | 6622  | 2005  |       | 4  | 4  | 2  | 1.75  | 2249000    | 1875000    | 594  | 12/22/2017 |
| 15 Perryridge Road     | Colonial   | 2694  | 1926  | 2014  | 4  | 3  | 1  | 0.17  | 2095000    | 1921000    | 88   | 12/15/2017 |
| 9 Annjim Drive         | Colonial   | 3050  | 1956  | 2016  | 4  | 3  | 0  | 0.68  | 1950000    | 1950000    | 11   | 12/15/2017 |
| 228 Riverside Avenue   | Colonial   | 3638  | 1940  |       | 5  | 3  | 0  | 0.64  | 1995000    | 1950000    | 103  | 12/20/2017 |
| 2 Owenoke Way          | Colonial   | 3059  | 1937  | 2017  | 4  | 2  | 1  | 0.25  | 2095000    | 1982500    | 251  | 12/04/2017 |
| 250 Riverside Avenue   | Colonial   | 3420  | 1959  | 2013  | 4  | 2  | 1  | 0.31  | 2295000    | 2180000    | 124  | 12/18/2017 |
| 11 Tinker Lane         | Colonial   | 4751  | 1966  | 2010  | 4  | 3  | 1  | 2.06  | 2499000    | 2250000    | 155  | 12/15/2017 |
| 4 Keofferam Road       | Colonial   | 2895  | 1973  | 2017  | 5  | 3  | 1  | 0.37  | 2295000    | 2262500    | 68   | 12/21/2017 |
| 75 Dearfield Drive     | Mediterrn  | 4502  | 1924  | 2014  | 5  | 4  | 1  | 0.91  | 2495000    | 2275000    | 297  | 12/22/2017 |
| 20 Greenbriar Lane     | Colonial   | 4686  | 1956  | 2016  | 5  | 4  | 1  | 2.22  | 2495000    | 2300000    | 227  | 12/15/2017 |
| 36 Brookridge Drive    | SeeRmks    | 5231  | 1981  | 2011  | 5  | 3  | 2  | 1.50  | 2495000    | 2600000    | 311  | 12/27/2017 |
| 43 Grahampton Lane     | Col Ranch  | 5000  | 1951  | 2001  | 4  | 4  | 1  | 2.00  | 2995000    | 2700000    | 143  | 12/21/2017 |
| 361 Field Point Road   | Colonial   | 4757  | 1998  | 2017  | 5  | 4  | 1  | 0.50  | 2975000    | 2725000    | 149  | 12/18/2017 |
| 71 Porchuck Road       | Colonial   | 5238  | 1935  | 2007  | 5  | 4  | 2  | 4.10  | 3295000    | 3065000    | 307  | 12/19/2017 |
| 526 North Street       | GeorgCol   | 7026  | 1986  | 2015  | 5  | 5  | 2  | 2.64  | 3895000    | 3250000    | 206  | 12/04/2017 |
| 45 Husted Lane         | Colonial   | 8278  | 1995  | 2002  | 5  | 5  | 3  | 2.17  | 3795000    | 3340000    | 270  | 12/04/2017 |
| 53 Brother Drive       | Cotswold   | 6337  | 1927  | 2008  | 6  | 5  | 2  | 0.71  | 3695000    | 3350000    | 233  | 12/01/2017 |
| 42 Lower Cross Road    | Colonial   | 6123  | 1987  |       | 7  | 6  | 2  | 10.92 | 3900000    | 3900000    | 88   | 12/29/2017 |
| 6 Andrews Farm Road    | FrenchSty  | 8393  | 1995  |       | 5  | 6  | 2  | 4.19  | 4675000    | 4250000    | 1272 | 12/21/2017 |
| 35 West Way            | ShingleSty | 4402  | 1995  |       | 3  | 3  | 2  | 0.36  | 5295000    | 4640000    | 531  | 12/14/2017 |
| 5 Indian Head Road     | ShoreCol   | 9125  | 2016  |       | 6  | 7  | 2  | 0.51  | 4995000    | 4650000    | 308  | 12/07/2017 |
| 18 Cedarwood Drive     | Colonial   | 7563  | 1930  | 2009  | 7  | 7  | 2  | 2.53  | 5995000    | 5406000    | 189  | 12/08/2017 |
| 62 Hunting Ridge Road  | GeorgCol   | 10000 | 2003  | 2004  | 6  | 5  | 3  | 6.00  | 5395000    | 5511000    | 38   | 12/28/2017 |
| 37 Calhoun Drive       | GeorgCol   | 9326  | 1919  | 2012  | 8  | 8  | 2  | 3.18  | 5995000    | 5925000    | 1034 | 12/15/2017 |
| 25 Midwood Road        | GeorgCol   | 8618  | 1928  | 2007  | 6  | 7  | 1  | 2.54  | 7950000    | 7350000    | 255  | 12/08/2017 |
| 88 Conyers Farm Drive  | EngMan     | 12189 | 1989  | 2002  | 6  | 7  | 2  | 12.18 | 8495000    | 7400000    | 181  | 12/08/2017 |
| 218 Clapboard Ridge Rd | EngMan     | 12386 | 1929  | 2004  | 8  | 8  | 3  | 5.11  | 10900000   | 9650000    | 346  | 12/15/2017 |

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

| Address            | Design    | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|--------------------|-----------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 43 Valleywood Road | RaisdRnch | 2010 | 1972  | 1975  | 3  | 2  | 1  | 0.16  | 1059000    | 985000     | 48  | 12/13/2017 |
| 54 Orchard Street  | Colonial  | 2624 | 1926  | 2011  | 5  | 3  | 0  | 0.23  | 989000     | 990000     | 51  | 12/8/2017  |
| 10 Licata Terrace  | SeeRmks   | 2524 | 1957  | 2015  | 4  | 3  | 0  | 0.35  | 1050000    | 1010000    | 72  | 12/29/2017 |
| 13 Deluca Drive    | Split     | 1866 | 1963  |       | 3  | 3  | 1  | 0.30  | 1125000    | 1075000    | 127 | 12/11/2017 |
| 89 Cognewaugh Road | Contemp   | 3400 | 1980  | 2016  | 5  | 3  | 1  | 0.73  | 1395000    | 1350000    | 181 | 12/22/2017 |
| 15 Mimosa Drive    | ShoreCol  | 4378 | 1960  | 2006  | 5  | 5  | 1  | 1.00  | 1975000    | 1965000    | 28  | 12/29/2017 |

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

| Address              | Design   | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|----------------------|----------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 26 Spring Street     | Colonial | 2865 | 1959  | 2007  | 5  | 3  | 2  | 0.24  | 1870000    | 1725000    | 82  | 12/22/2017 |
| 228 Riverside Avenue | Colonial | 3638 | 1940  |       | 5  | 3  | 0  | 0.64  | 1995000    | 1950000    | 103 | 12/20/2017 |
| 2 Owenoke Way        | Colonial | 3059 | 1937  | 2017  | 4  | 2  | 1  | 0.25  | 2095000    | 1982500    | 251 | 12/4/2017  |
| 250 Riverside Avenue | Colonial | 3420 | 1959  | 2013  | 4  | 2  | 1  | 0.31  | 2295000    | 2180000    | 124 | 12/18/2017 |
| 5 Indian Head Road   | ShoreCol | 9125 | 2016  |       | 6  | 7  | 2  | 0.51  | 4995000    | 4650000    | 308 | 12/7/2017  |

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

| Address              | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|----------------------|------------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 10 Cross Ridge Drive | Ranch      | 1288 | 1954  |       | 3  | 2  | 0  | 0.35  | 910000     | 890000     | 57  | 12/8/2017  |
| 45 Halsey Drive      | Cape Cod   | 2243 | 1948  | 2011  | 3  | 2  | 1  | 0.18  | 1175000    | 1112500    | 169 | 12/19/2017 |
| 32 Edgewater Drive   | ShoreCol   | 1995 | 1923  |       | 4  | 2  | 1  | 0.13  | 1599000    | 1475000    | 173 | 12/5/2017  |
| 28 Lincoln Avenue    | Colonial   | 2896 | 1900  | 2014  | 5  | 2  | 1  | 0.21  | 1600000    | 1530000    | 327 | 12/8/2017  |
| 4 Keofferam Road     | Colonial   | 2895 | 1973  | 2017  | 5  | 3  | 1  | 0.37  | 2295000    | 2262500    | 68  | 12/21/2017 |
| 35 West Way          | ShingleSty | 4402 | 1995  |       | 3  | 3  | 2  | 0.36  | 5295000    | 4640000    | 531 | 12/14/2017 |

**December 2017 – Condominiums – ALL GREENWICH AREAS**

| Address                 | Design    | SqFt | YrBlt | YrRnv | Bd | FB | HB | List Price | Sold Price | DOM | Close Date |
|-------------------------|-----------|------|-------|-------|----|----|----|------------|------------|-----|------------|
| 1535 Putnam Avenue 207  | HiRise    | 665  | 1975  |       | 1  | 1  | 0  | 328900     | 315000     | 22  | 12/14/2017 |
| 1465 Putnam Avenue 104  | Contemp   | 896  | 1977  | 2004  | 1  | 1  | 0  | 409000     | 390000     | 126 | 12/27/2017 |
| 1465 Putnam Avenue 319  | Townhouse | 912  | 1977  | 2004  | 1  | 1  | 0  | 429000     | 410000     | 66  | 12/15/2017 |
| 53 Bible Street 1       | Colonial  | 1409 | 1987  |       | 2  | 2  | 1  | 599000     | 560000     | 111 | 12/12/2017 |
| 53 Bible Street 4       | Colonial  | 1400 | 1987  | 2010  | 2  | 2  | 1  | 599000     | 580000     | 110 | 12/4/2017  |
| 51 Forest Avenue 7      | Colonial  | 1210 | 1990  |       | 1  | 2  | 0  | 639000     | 620000     | 35  | 12/1/2017  |
| 20 Church Street A44    | HiRise    | 1578 | 1945  | 2003  | 3  | 2  | 0  | 850000     | 825000     | 128 | 12/29/2017 |
| 69 Riverdale Avenue 305 | Townhouse | 2400 | 2008  |       | 2  | 2  | 2  | 899000     | 885000     | 180 | 12/13/2017 |
| 51 Forest Avenue 22     | GeorgCol  | 2271 | 1990  | 2002  | 3  | 2  | 1  | 1225000    | 1175000    | 206 | 12/12/2017 |
| 101 Lewis Street M      | Townhouse | 2292 | 1972  | 2009  | 3  | 3  | 1  | 1195000    | 1190250    | 183 | 12/8/2017  |
| 559 Steamboat Road B2   | Townhouse | 5052 | 2009  | 2017  | 4  | 4  | 1  | 3795000    | 3700000    | 111 | 12/15/2017 |