

# Greenwich Real Estate Monthly Market Report – January 2018

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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.

## January 2018 Summary

<b>Single Family Homes Sold</b>	<b>28</b>
<b>Average Original Sale Price</b>	<b>\$3,170,050</b>
<b>Average List Price</b>	<b>\$2,874,318</b>
<b>Average Sale Price</b>	<b>\$2,686,429</b>
<b>Average Days on Market</b>	<b>225</b>

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## January 2018 - 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>	19	3,893,421	3,510,500	3,263,711	<b>92.97%</b>
<b>COS COB</b>	2	1,189,950	1,139,950	1,110,004	<b>97.37%</b>
<b>RIVERSIDE</b>	3	1,363,000	1,344,667	1,313,000	<b>97.64%</b>
<b>OLD GREENWICH</b>	4	2,079,375	1,866,875	1,762,625	<b>94.42%</b>
<b>ALL AREAS AVG.</b>	<b>28</b>	<b>3,170,050</b>	<b>2,874,318</b>	<b>2,686,429</b>	<b>93.46%</b>

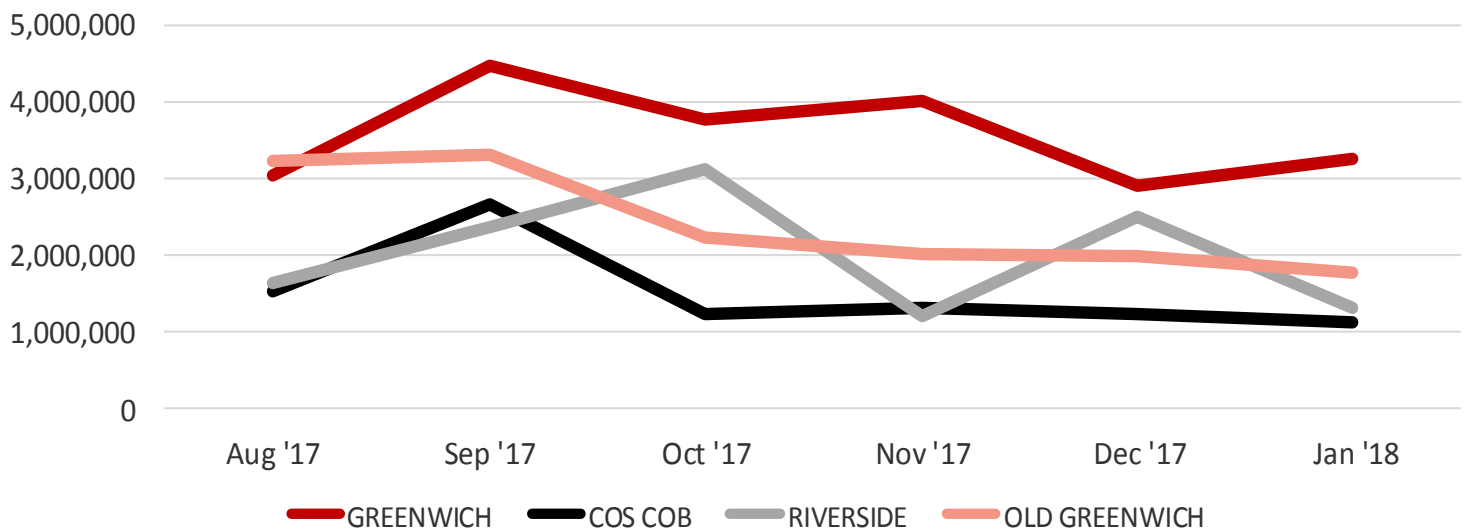
## January 2018 - Number of Single Family Homes Sold by Price Range

	<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>	3	1	1	2	<b>7</b>
<b>\$2M - \$3M</b>	2	0	1	1	<b>4</b>
<b>\$3M - \$4M</b>	2	0	0	0	<b>2</b>
<b>\$4M - \$5M</b>	0	0	0	0	<b>0</b>
<b>\$5M - \$7.5M</b>	3	0	0	0	<b>3</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>19</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>28</b>

**Monthly Average Sales Price: August 2017 – January 2018**

	<b>Aug '17</b>	<b>Sep '17</b>	<b>Oct '17</b>	<b>Nov '17</b>	<b>Dec '17</b>	<b>Jan '18</b>
<b>GREENWICH</b>	3,043,635	4,479,588	3,775,502	4,023,542	2,906,959	3,263,711
<b>COS COB</b>	1,526,700	2,652,688	1,228,643	1,310,000	1,229,167	1,110,004
<b>RIVERSIDE</b>	1,640,021	2,351,417	3,115,389	1,197,800	2,497,500	1,313,000
<b>OLD GREENWICH</b>	3,220,927	3,298,750	2,236,667	2,005,007	1,985,000	1,762,625
<b>ALL AREAS</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>	<b>3,170,050</b>

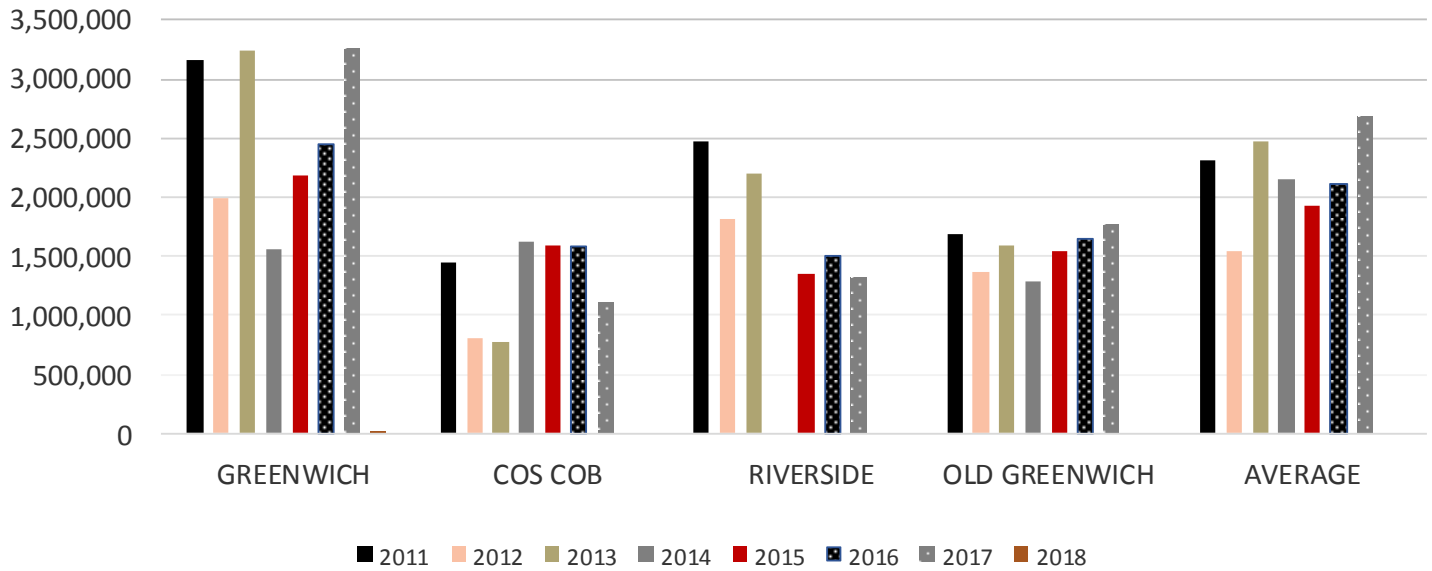
**Monthly Average Sales Price: August 2017 – January 2018**



**2011 - 2018 YTD Single Family Homes Average Sale Price Area / Jan 1st – Jan 31st / year over year**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2011</b>	2,826,075	1,569,000	2,915,667	1,774,583	<b>2,224,445</b>
<b>2012</b>	3,166,738	1,442,333	2,476,667	1,680,500	<b>2,315,980</b>
<b>2013</b>	1,999,962	812,500	1,822,188	1,363,667	<b>1,538,869</b>
<b>2014</b>	3,238,043	780,667	2,197,923	1,586,833	<b>2,477,452</b>
<b>2015</b>	1,566,000	1,625,000	7,606,667*	1,280,119	<b>2,145,165</b>
<b>2016</b>	2,178,488	1,589,167	1,352,000	1,544,417	<b>1,923,097</b>
<b>2017</b>	2,456,164	1,585,750	1,504,563	1,651,786	<b>2,119,384</b>
<b>2018</b>	<b>3,263,711</b>	<b>1,110,004</b>	<b>1,313,000</b>	<b>1,762,325</b>	<b>2,686,429</b>

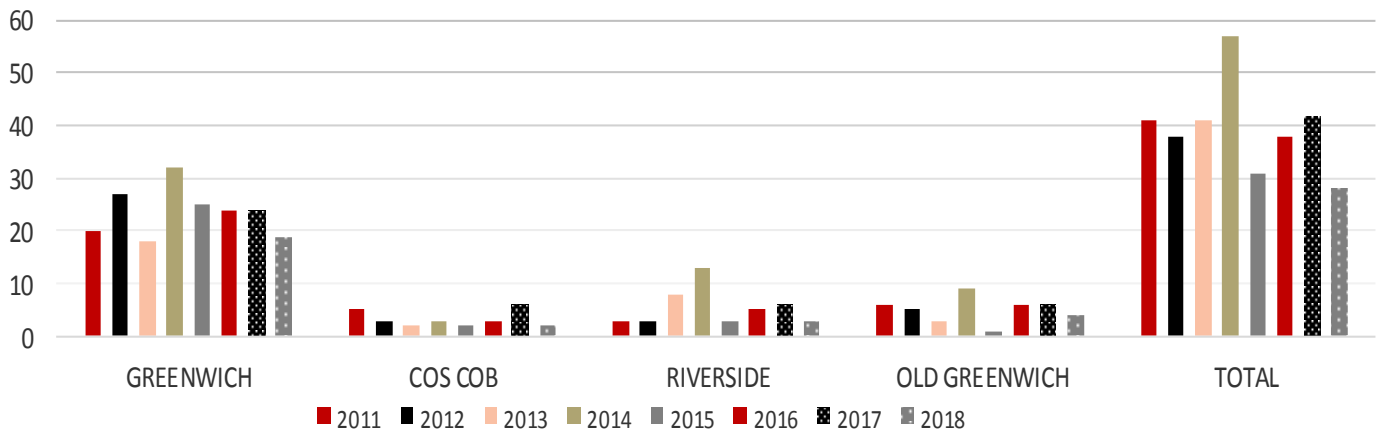
**Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – Jan 31st / year over year**



**2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jan 31st / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2011	20	5	3	6	41
2012	27	3	3	5	38
2013	18	2	8	3	41
2014	32	3	13	9	57
2015	25	2	3	1	31
2016	24	3	5	6	38
2017	24	6	6	6	42
2018	19	2	3	4	28

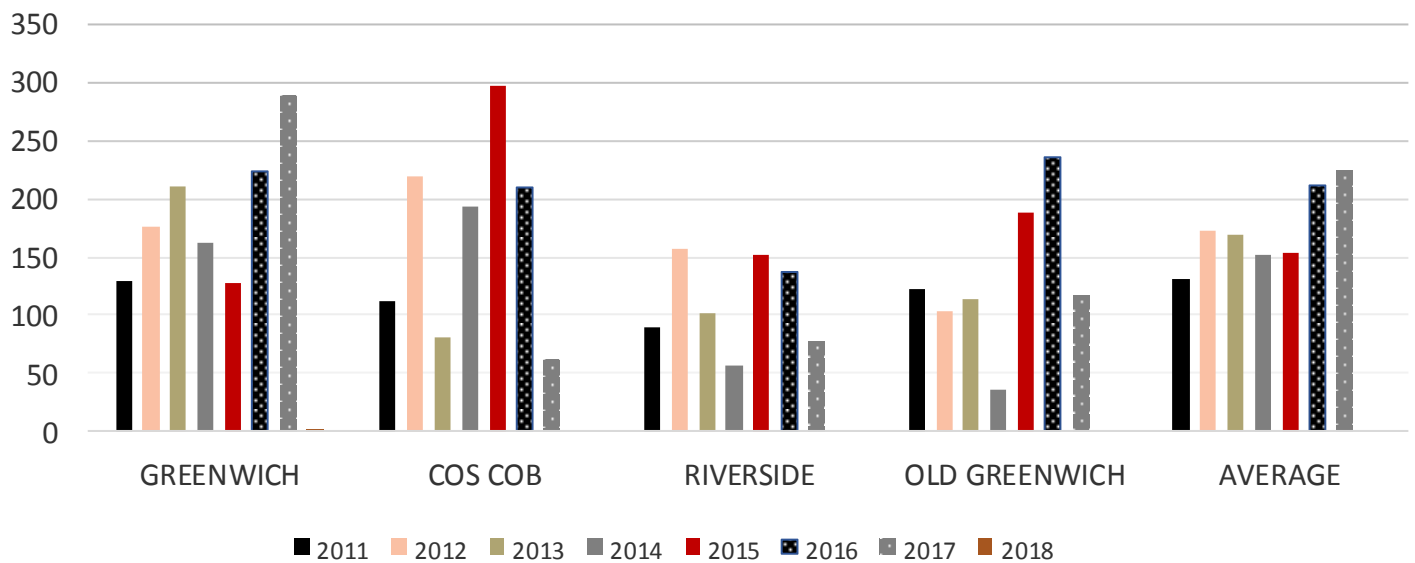
**Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – Jan 31st / year over year**



**2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jan 31st / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	161	101	75	96	134
2012	130	112	89	122	131
2013	176	219	157	104	172
2014	211	80	101	114	169
2015	163	194	56	36	151
2016	127	297	152	188	153
2017	224	209	137	236	211
2018	288	62	78	117	225

**Chart: 2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Jan 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.

### January 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
15 Dale Drive	Cape Cod		1953		3	2	0	0.15	559000	479000	76	01/19/2018
247 Hamilton Avenue	Col Ranch	1000	1955	2017	2	1	0	0.15	519000	515000	105	01/08/2018
45 Francis Lane	Cape Cod	1711	1939	2000	4	2	0	0.13	625000	625000	234	01/19/2018
12 Prospect Drive	RaisdRnch	1604	1974		4	2	0	0.17	749500	725000	49	01/10/2018
40 Cassidy Street	Split	1548	1958	2017	3	2	1	0.26	799000	799000	195	01/30/2018
28 Hollow Wood Lane	Colonial	1200	1914		3	1	0	0.51	885000	809000	163	01/16/2018
12 Gard Court	Split	2075	1966		4	3	0	0.26	895000	850000	100	01/05/2018
76 Circle Drive	Colonial	3540	1998		4	2	1	0.28	1399000	1225000	200	01/30/2018
33 Perryridge Road	Colonial	1939	1957	2001	3	2	2	0.16	1450000	1362500	134	01/08/2018
15 Boulder Brook Road	Colonial	3225	1955	2010	5	3	1	1.51	1995000	1750000	138	01/12/2018
80 Glenville Road	Cotswold	5322	1928	2012	5	5	1	1.3	2350000	2270000	536	01/11/2018
59 Hillside Road	Colonial	5050	1932	2012	4	2	1	1.5	2795000	2785000	60	01/26/2018
343 Taconic Road	Colonial	6727	1975	2012	6	6	3	4.16	3295000	3226000	104	01/26/2018
18 Flower Lane	GeorgCol	6982	2001	2017	6	6	2	1.75	3595000	3450000	263	01/24/2018
93 Clapboard Ridge Rd	Colonial	9494	1999		5	5	2	3.64	7195000	5200000	228	01/17/2018
71 Byram Shore Road	EurSty	7628	1994		5	5	2	1.12	6700000	5950000	761	01/18/2018
38 Parsonage Road	GeorgCol	9703	2004	2005	8	10	3	3.85	7999000	6815000	934	01/23/2018
11 Skyridge Road	GeorgCol	11229	2000		7	8	3	4.99	13500000	11100000	130	01/18/2018
11 French Road	Colonial	10500	2017		7	6	3	2	9395000	12075000	406	01/03/2018

### January 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
24 Harold Street 5	Townhouse	2736	2017		3	2	1	0.49	929900	945007	12	01/12/2018
10 Mianus View Terrac	RaisdRnch	2506	1969	2017	4	3	0	0.33	1350000	1275000	112	01/19/2018

### January 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
35 Wescott Street	Ranch	1376	1952		3	2	0	0.17	740000	740000	0	01/03/2018
46 Crawford Terrace	RaisdRnch	2338	1963	2013	5	3	0	0.33	999000	1029000	43	01/03/2018
11 Crescent Road	Colonial	3197	1938	2011	4	3	2	0.49	2295000	2170000	191	01/08/2018

### January 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
9 Webb Avenue	SeeRmks	1900	1919	1950	4	2	1	0.17	850000	795000	110	01/23/2018
31 Richmond Drive	Cotswold	2900	1929	2008	4	3	0	0.24	1650000	1500000	128	01/03/2018
7 Ricki Beth Lane	FarmHse	5459	1918	2012	4	4	1	1.1	2195000	1983000	233	01/05/2018
9 Manor Road	FarmHse	4200	2017		6	5	1	0.36	2772500	2772500	0	01/02/2018

## January 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
50 Lafayette Place 2H	HiRise	740	1956		1	1	0	329000	310000	190	01/25/2018
1525 Putnam Avenue 308	SeeRmks	905	1975	2017	2	1	0	424900	421000	18	01/09/2018
102 Valley Road 20	Colonial	1096	1973	2017	2	1	1	515000	510000	47	01/08/2018
150 Prospect Street 6	Colonial	1244	1989		2	2	1	559900	541500	174	01/31/2018
24 Decatur Street 2	Townhouse	1643	1980	2005	2	2	1	650000	600000	168	01/22/2018
51 Forest Avenue 61	GeorgCol	960	1991		1	2	0	625000	610000	58	01/03/2018
47 Lafayette Place 3b	Tudor	1126	1925	2005	2	1	1	699000	699000	336	01/03/2018
44 Valley Road A	SeeRmks	3000	2004		4	3	1	1150000	1025000	228	01/08/2018
16 Hawthorne Street South E	Townhouse	2975	2017		3	2	2	1150000	1125000	147	01/24/2018
215 Milbank Avenue E	Colonial	3815	2006		4	3	1	2975000	2725000	245	01/05/2018