

# Greenwich Real Estate Monthly Market Report – February 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.

## February 2018 Summary

|                                    |                    |
|------------------------------------|--------------------|
| <b>Single Family Homes Sold</b>    | <b>35</b>          |
| <b>Average Original Sale Price</b> | <b>\$2,723,551</b> |
| <b>Average List Price</b>          | <b>\$2,603,523</b> |
| <b>Average Sale Price</b>          | <b>\$2,434,766</b> |
| <b>Average Days on Market</b>      | <b>269</b>         |

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## February 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                | 2,494,132                  | 2,371,395                 | 2,219,621                 | <b>93.60%</b>               |
| <b>COS COB</b>        | 6                 | 2,165,817                  | 1,984,150                 | 1,910,833                 | <b>96.30%</b>               |
| <b>RIVERSIDE</b>      | 6                 | 4,184,650                  | 4,155,483                 | 3,826,167                 | <b>92.00%</b>               |
| <b>OLD GREENWICH</b>  | 4                 | 2,458,250                  | 2,307,250                 | 2,160,000                 | <b>93.62%</b>               |
| <b>ALL AREAS AVG.</b> | <b>35</b>         | <b>2,723,551</b>           | <b>2,603,523</b>          | <b>2,434,766</b>          | <b>93.52%</b>               |

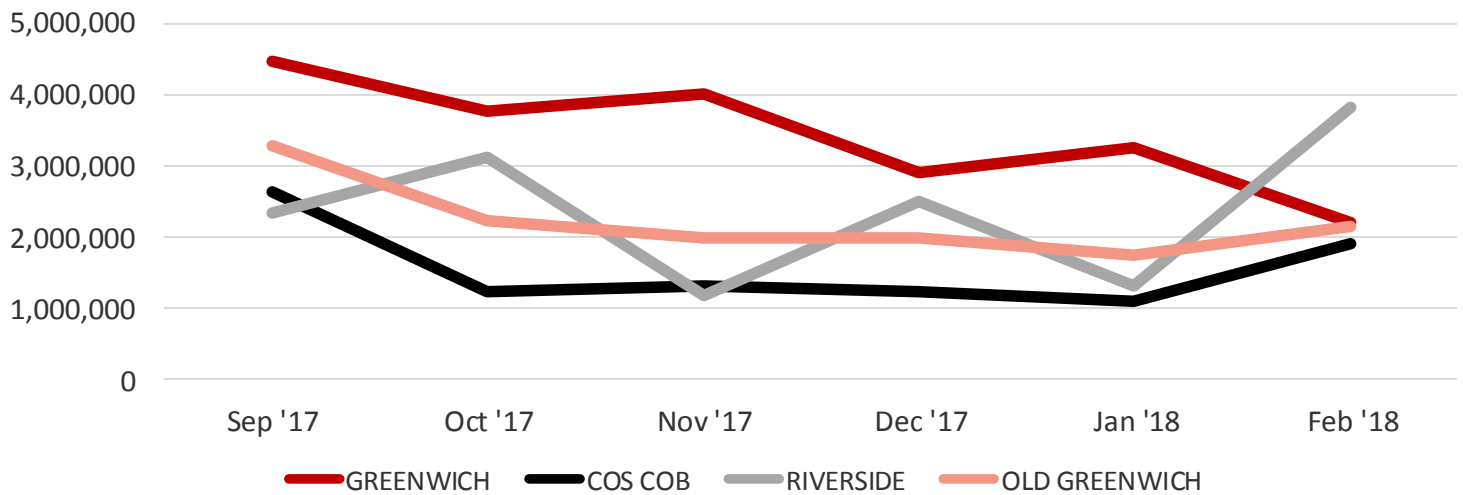
## February 2018 - Number of Single Family Homes Sold by Price Range

|                      | <b>GREENWICH</b> | <b>COS COB</b> | <b>RIVERSIDE</b> | <b>OLD GREENWICH</b> | <b>TOTAL</b> |
|----------------------|------------------|----------------|------------------|----------------------|--------------|
| <b>Under \$1M</b>    | 4                | 2              | 1                | 0                    | <b>7</b>     |
| <b>\$1M - \$2M</b>   | 5                | 1              | 2                | 1                    | <b>9</b>     |
| <b>\$2M - \$3M</b>   | 5                | 2              | 2                | 3                    | <b>12</b>    |
| <b>\$3M - \$4M</b>   | 3                | 1              | 0                | 0                    | <b>4</b>     |
| <b>\$4M - \$5M</b>   | 2                | 0              | 0                | 0                    | <b>2</b>     |
| <b>\$5M - \$7.5M</b> | 0                | 0              | 0                | 0                    | <b>0</b>     |
| <b>\$7.5M – 10M</b>  | 0                | 0              | 0                | 0                    | <b>0</b>     |
| <b>\$10M+</b>        | 2                | 0              | 1                | 0                    | <b>1</b>     |
| <b>TOTAL</b>         | <b>19</b>        | <b>6</b>       | <b>6</b>         | <b>4</b>             | <b>35</b>    |

**Monthly Average Sales Price: September 2017 – February 2018**

|                      | Sep '17          | Oct '17          | Nov '17          | Dec '17          | Jan '18          | Feb '18          |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>GREENWICH</b>     | 4,479,588        | 3,775,502        | 4,023,542        | 2,906,959        | 3,263,711        | 2,219,621        |
| <b>COS COB</b>       | 2,652,688        | 1,228,643        | 1,310,000        | 1,229,167        | 1,110,004        | 1,910,833        |
| <b>RIVERSIDE</b>     | 2,351,417        | 3,115,389        | 1,197,800        | 2,497,500        | 1,313,000        | 3,823,167        |
| <b>OLD GREENWICH</b> | 3,298,750        | 2,236,667        | 2,005,007        | 1,985,000        | 1,762,625        | 2,160,000        |
| <b>ALL AREAS</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> | <b>2,434,766</b> |

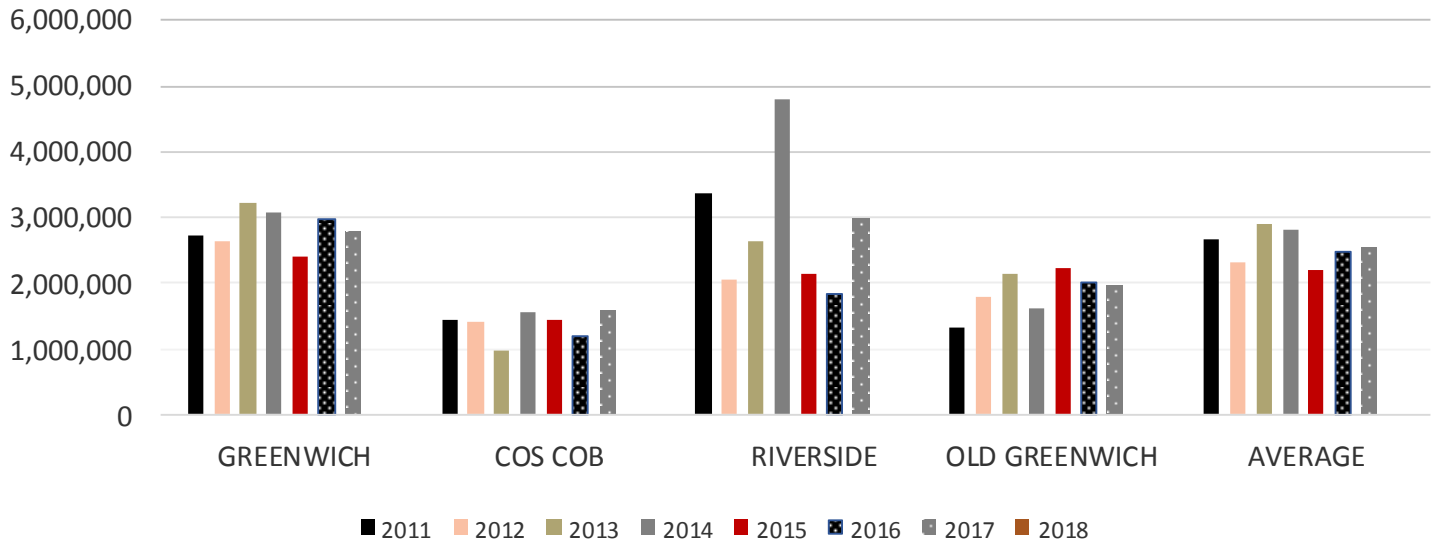
**Monthly Average Sales Price: September 2017 – February 2018**



**2011 - 2018 YTD Single Family Homes Average Sale Price Area / Jan 1st – Feb 28<sup>th</sup> / year over year**

|             | GREENWICH        | COS COB          | RIVERSIDE        | OLD GREENWICH    | AVERAGE          |
|-------------|------------------|------------------|------------------|------------------|------------------|
| <b>2011</b> | 3,372,541        | 1,178,750        | 2,214,875        | 2,224,125        | <b>2,817,955</b> |
| <b>2012</b> | 2,711,462        | 1,449,833        | 3,371,333        | 1,330,000        | <b>2,654,443</b> |
| <b>2013</b> | 2,649,965        | 1,395,000        | 2,046,427        | 1,796,300        | <b>2,318,711</b> |
| <b>2014</b> | 3,205,412        | 960,000          | 2,649,625        | 2,153,750        | <b>2,889,517</b> |
| <b>2015</b> | 3,060,361        | 1,551,318        | 4,805,000        | 1,604,187        | <b>2,808,349</b> |
| <b>2016</b> | 2,414,781        | 1,426,955        | 2,147,500        | 2,237,063        | <b>2,188,729</b> |
| <b>2017</b> | 2,962,101        | 1,178,875        | 1,822,824        | 2,015,625        | <b>2,475,677</b> |
| <b>2018</b> | <b>2,784,828</b> | <b>1,596,506</b> | <b>2,986,444</b> | <b>1,961,313</b> | <b>2,546,852</b> |

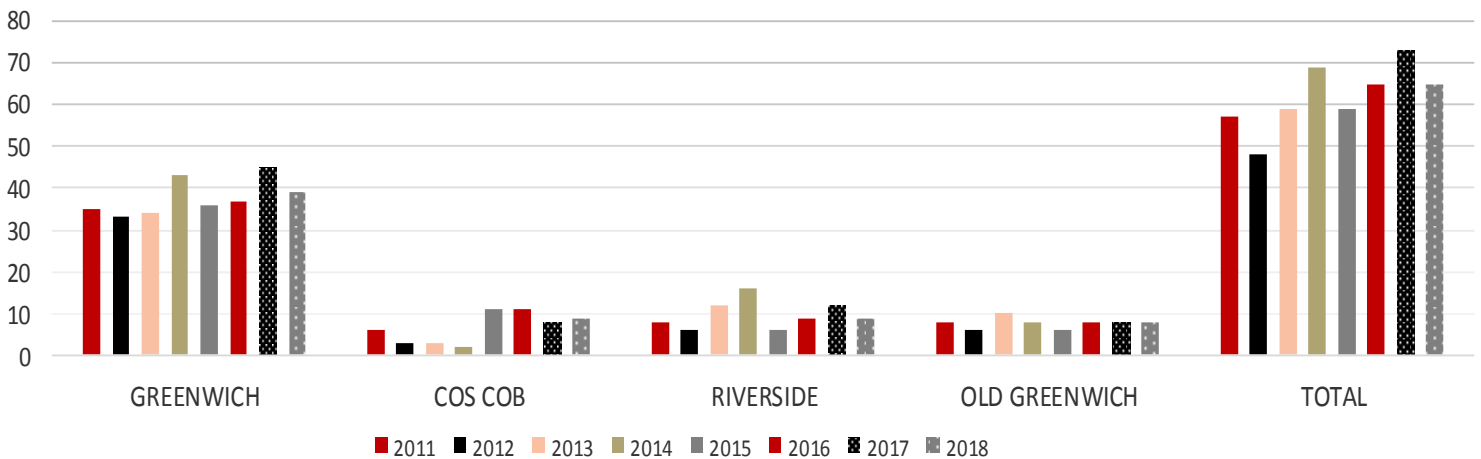
**Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – Feb 28<sup>th</sup> / year over year**



**2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – Feb 28<sup>th</sup> / year over year**

|      | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | TOTAL |
|------|-----------|---------|-----------|---------------|-------|
| 2011 | 35        | 6       | 8         | 8             | 57    |
| 2012 | 33        | 3       | 6         | 6             | 48    |
| 2013 | 34        | 3       | 12        | 10            | 59    |
| 2014 | 43        | 2       | 16        | 8             | 69    |
| 2015 | 36        | 11      | 6         | 6             | 59    |
| 2016 | 37        | 11      | 9         | 8             | 65    |
| 2017 | 45        | 8       | 12        | 8             | 73    |
| 2018 | 39        | 9       | 9         | 8             | 65    |

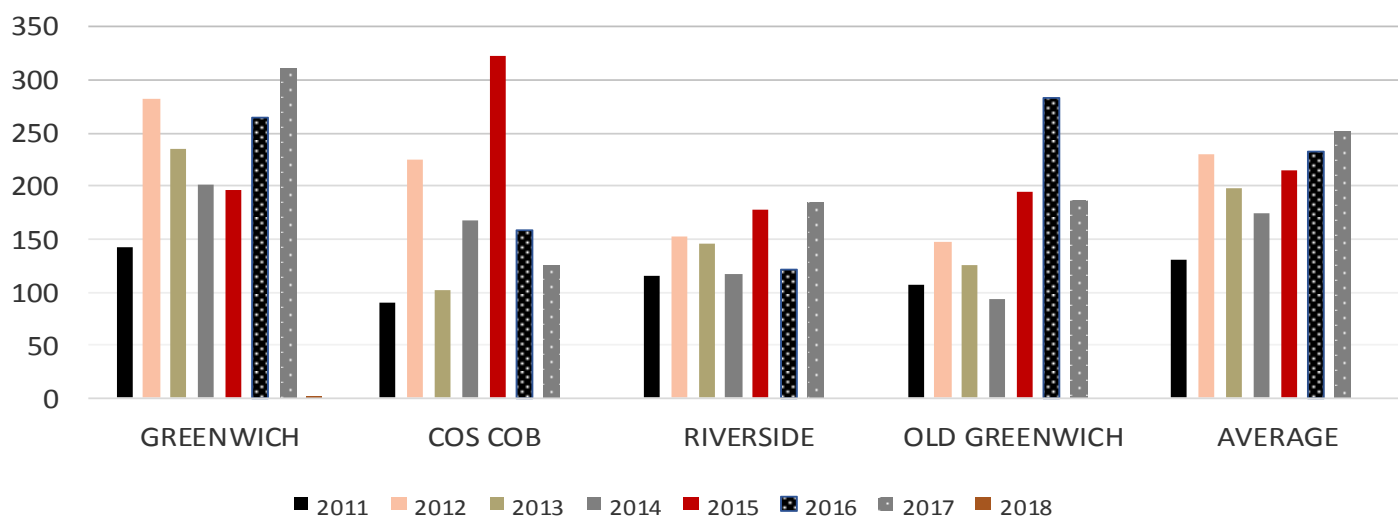
**Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – Feb 28<sup>th</sup> / year over year**



## 2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Feb 28<sup>th</sup> / year over year

|      | GREENWICH | COS COB | RIVERSIDE | OLD GREENWICH | AVERAGE |
|------|-----------|---------|-----------|---------------|---------|
| 2011 | 206       | 156     | 118       | 11            | 179     |
| 2012 | 142       | 90      | 115       | 106           | 131     |
| 2013 | 282       | 225     | 153       | 147           | 230     |
| 2014 | 235       | 102     | 145       | 126           | 198     |
| 2015 | 201       | 168     | 117       | 94            | 175     |
| 2016 | 196       | 323     | 177       | 194           | 215     |
| 2017 | 265       | 158     | 121       | 284           | 232     |
| 2018 | 311       | 125     | 184       | 186           | 252     |

Chart: 2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – Feb 28<sup>th</sup> / 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.

**February 2018 - Single Family Homes Sold: Greenwich**

| Address                | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM  | Close Date |
|------------------------|------------|------|-------|-------|----|----|----|-------|------------|------------|------|------------|
| 28 Homestead Lane      | RaisdRnch  | 1755 | 1971  |       | 2  | 2  | 1  | 0.14  | 565000     | 550000     | 109  | 02/09/2018 |
| 219 Pemberwick Road    | Colonial   | 2072 | 1990  |       | 3  | 2  | 1  | 0.17  | 605000     | 600000     | 144  | 02/27/2018 |
| 34 Circle Drive        | Colonial   | 1515 | 1951  |       | 3  | 1  | 0  | 0.35  | 798000     | 755000     | 231  | 02/23/2018 |
| 91 Stonehedge Drive    | Split      | 2137 | 1964  |       | 3  | 2  | 0  | 1.45  | 1049000    | 985000     | 241  | 02/09/2018 |
| 23 Red Coat Lane       | Colonial   | 4997 | 1963  |       | 3  | 3  | 1  | 2.01  | 1427500    | 1250000    | 64   | 02/23/2018 |
| 109 Dingtletown Road   | Colonial   | 3964 | 1973  | 2017  | 4  | 3  | 1  | 2.30  | 1600000    | 1609000    | 312  | 02/21/2018 |
| 22 Lincoln Avenue      | Victorian  | 2218 | 1912  | 2016  | 3  | 3  | 1  | 0.14  | 1750000    | 1662500    | 70   | 02/12/2018 |
| 34 Ettl Lane           | Colonial   |      | 2017  |       | 5  | 4  | 1  | 0.22  | 1797000    | 1710000    | 206  | 02/19/2018 |
| 102 Hunting Ridge Road | ShingleSty | 4297 | 1958  | 2015  | 4  | 4  | 0  | 4.86  | 2095000    | 1995000    | 320  | 02/21/2018 |
| 31 Evergreen Road      | Colonial   | 3624 | 1927  |       | 5  | 4  | 2  | 0.83  | 2000000    | 2000000    | 249  | 02/14/2018 |
| 180 Stanwich Road      | Colonial   | 3106 | 1925  | 2014  | 4  | 3  | 1  | 1.98  | 2195000    | 2050000    | 1211 | 02/01/2018 |
| 124 Pecksland Road     | Colonial   | 4612 | 1939  | 2015  | 5  | 4  | 0  | 1.25  | 2295000    | 2295000    | 780  | 02/28/2018 |
| 647 Lake Avenue        | Colonial   | 5310 | 1953  | 1997  | 6  | 4  | 2  | 2.10  | 2795000    | 2476300    | 296  | 02/09/2018 |
| 70 Sumner Road         | ShingleSty | 9340 | 1986  | 2007  | 6  | 6  | 1  | 4.00  | 3295000    | 2962500    | 64   | 02/01/2018 |
| 79 Buckfield Lane      | Colonial   | 5900 | 2018  |       | 6  | 5  | 1  | 2.01  | 3250000    | 3235000    | 125  | 02/22/2018 |
| 29 Pecksland Road      | Colonial   | 7036 | 1730  | 2003  | 5  | 4  | 4  | 2.01  | 3495000    | 3250000    | 284  | 02/16/2018 |
| 3 Old Mill Road        | SeeRmks    | 7373 | 1981  | 2015  | 6  | 7  | 1  | 2.06  | 3450000    | 3325000    | 633  | 02/02/2018 |
| 18 Oneida Court        | ShingleSty | 5166 | 1994  | 1994  | 4  | 3  | 2  | 0.86  | 5600000    | 4700000    | 65   | 02/20/2018 |
| 15 Oakwood Lane        | Colonial   | 7358 | 1993  | 2012  | 7  | 6  | 2  | 1.03  | 4995000    | 4762500    | 291  | 02/21/2018 |

**February 2018 - Single Family Homes Sold: Cos Cob**

| Address            | Design    | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|--------------------|-----------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 23 Tremont Street  | FarmHse   | 1351 | 1906  |       | 4  | 1  | 0  | 0.29  | 925000     | 880000     | 83  | 02/26/2018 |
| 24 Harold Street C | Townhouse | 2736 | 2017  |       | 3  | 2  | 1  | 0.49  | 929900     | 935000     | 12  | 02/02/2018 |
| 94 Valleywood Road | Colonial  | 2852 | 1927  | 2004  | 4  | 3  | 1  | 0.28  | 1675000    | 1600000    | 87  | 02/09/2018 |
| 17 Salem Street    | Colonial  | 4000 | 2017  |       | 5  | 4  | 1  | 0.21  | 2095000    | 2000000    | 285 | 02/16/2018 |
| 23 Daffodil Lane   | Colonial  | 5244 | 1968  | 2017  | 5  | 4  | 1  | 1.01  | 2690000    | 2500000    | 260 | 02/28/2018 |
| 649 River Road     | Colonial  | 8200 | 2017  |       | 6  | 5  | 2  | 1.50  | 3590000    | 3550000    | 175 | 02/02/2018 |

**February 2018 - Single Family Homes Sold: Riverside**

| Address              | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|----------------------|------------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 21 Hoover Road       | Split      | 1824 | 1940  | 2005  | 5  | 2  | 0  | 0.12  | 885000     | 869000     | 359 | 02/23/2018 |
| 24 Juniper Lane      | Colonial   | 2843 | 1968  | 2005  | 4  | 3  | 1  | 0.36  | 1599000    | 1400000    | 59  | 02/21/2018 |
| 14 Tyler Lane        | Colonial   | 2386 | 1995  | 2015  | 4  | 3  | 1  | 0.44  | 1499900    | 1420000    | 621 | 02/26/2018 |
| 15 Juniper Lane      | ShingleSty | 4682 | 2006  | 2017  | 5  | 5  | 1  | 0.30  | 2449000    | 2350000    | 142 | 02/07/2018 |
| 30 Willowmere Avenue | Tudor      | 5053 | 1928  | 1985  | 3  | 4  | 1  | 0.69  | 2600000    | 2400000    | 57  | 02/15/2018 |
| 51 Glen Avon Drive   | GeorgCol   | 8916 | 2009  |       | 5  | 8  | 1  | 1.52  | 15900000   | 14500000   | 15  | 02/07/2018 |

**February 2018 - Single Family Homes Sold: Old Greenwich**

| Address                | Design     | SqFt | YrBlt | YrRnv | Bd | FB | HB | Acres | List Price | Sold Price | DOM | Close Date |
|------------------------|------------|------|-------|-------|----|----|----|-------|------------|------------|-----|------------|
| 19 Saint Claire Avenue | Colonial   | 2345 | 1961  | 2000  | 4  | 2  | 1  | 0.28  | 1895000    | 1750000    | 145 | 02/01/2018 |
| 12 Nimitz Place        | Colonial   | 4500 | 2017  |       | 5  | 4  | 1  | 0.23  | 2195000    | 2075000    | 270 | 02/09/2018 |
| 11 Pleasant View Place | Colonial   | 4915 | 1952  | 2012  | 6  | 7  | 1  | 0.63  | 2249000    | 2100000    | 329 | 02/28/2018 |
| 28 Heusted Drive       | ShingleSty | 4500 | 2017  |       | 5  | 3  | 1  | 0.22  | 2890000    | 2715000    | 114 | 02/16/2018 |

**February 2018 – Condominiums – ALL GREENWICH AREAS**

| <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>List Price</b> | <b>Sold Price</b> | <b>DOM</b> | <b>Close Date</b> |
|-------------------------|---------------|-------------|--------------|--------------|-----------|-----------|-----------|-------------------|-------------------|------------|-------------------|
| 1465 Putnam Avenue 404  | SeeRmks       | 754         | 1977         | 2015         | 1         | 1         | 0         | 399500            | 395000            | 9          | 02/02/2018        |
| 61 Seaview Avenue 61    | Townhouse     |             | 1981         |              | 3         | 2         | 1         | 540000            | 510000            | 143        | 02/02/2018        |
| 4 Lafayette Court 2b    | Tudor         | 899         | 1928         | 2004         | 1         | 1         | 0         | 553000            | 515000            | 1308       | 02/07/2018        |
| 1465 Putnam Avenue 222  | Contemp       | 1344        | 1977         | 2007         | 2         | 1         | 1         | 565000            | 545000            | 127        | 02/13/2018        |
| 15 River Road 213       | Townhouse     | 1668        | 1979         |              | 2         | 2         | 1         | 798000            | 737875            | 118        | 02/20/2018        |
| 422 Lyon Farm Drive 422 | Contemp       | 2111        | 1977         | 2016         | 3         | 3         | 0         | 1295000           | 1200000           | 252        | 02/05/2018        |
| 631 Long Ridge Road 47  | Colonial      | 4904        | 2005         |              | 3         | 4         | 1         | 1675000           | 1650000           | 42         | 02/21/2018        |
| 1 Old Church Road 4     | Townhouse     | 2558        | 1983         | 2017         | 3         | 3         | 1         | 1899900           | 1800000           | 121        | 02/03/2018        |