

Greenwich Real Estate Monthly Market Report – March 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.

March 2018 Summary

Single Family Homes Sold	33
Average Original Sale Price	\$3,316,318
Average List Price	\$3,107,106
Average Sale Price	\$2,962,591
Average Days on Market	210

March 2018 - 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	3,826,417	3,497,194	3,329,306	95.20%
COS COB	4	1,291,250	1,259,750	1,238,250	98.29%
RIVERSIDE	5	3,211,600	3,091,200	2,815,000	91.06%
OLD GREENWICH	6	3,223,333	3,181,667	3,135,000	98.35%
ALL AREAS AVG.	33	3,316,318	3,107,106	2,962,591	95.35%

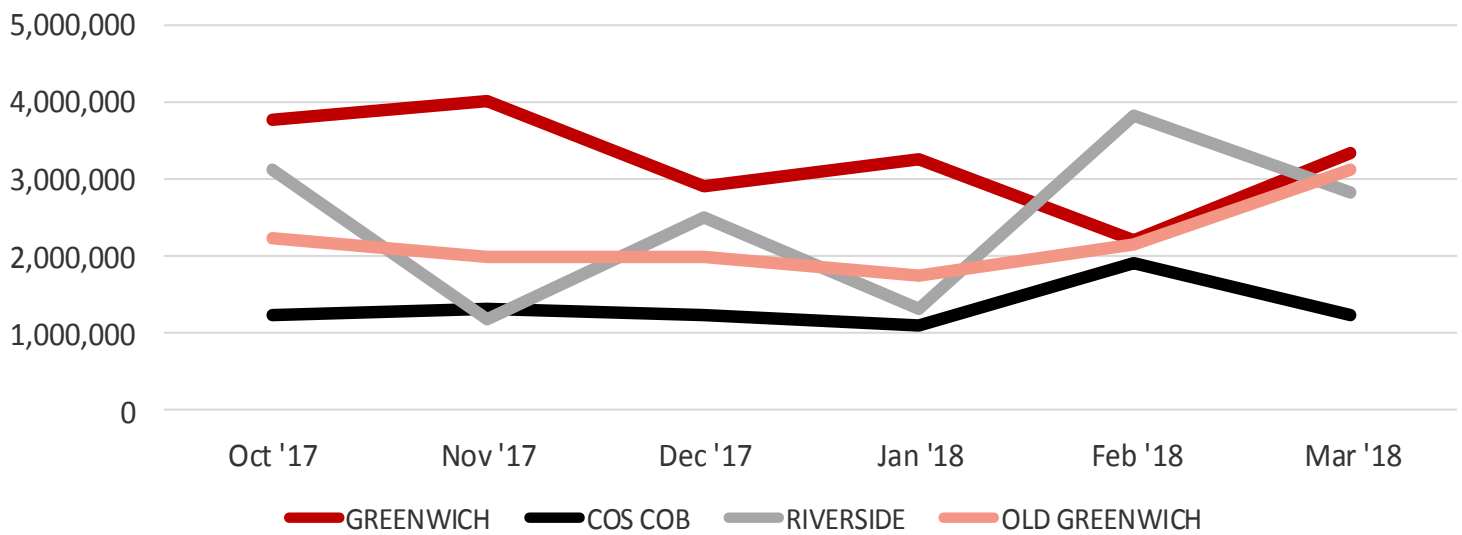
March 2018 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	3	1	0	1	5
\$1M - \$2M	2	3	2	2	8
\$2M - \$3M	5	0	2	0	7
\$3M - \$4M	1	0	0	1	2
\$4M - \$5M	3	0	0	1	4
\$5M - \$7.5M	3	0	0	1	5
\$7.5M – 10M	1	0	0	0	1
\$10M+	0	0	1	0	0
TOTAL	18	4	5	6	33

Monthly Average Sales Price: October 2017 – March 2018

	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18
GREENWICH	3,775,502	4,023,542	2,906,959	3,263,711	2,219,621	3,329,306
COS COB	1,228,643	1,310,000	1,229,167	1,110,004	1,910,833	1,238,250
RIVERSIDE	3,115,389	1,197,800	2,497,500	1,313,000	3,823,167	2,815,000
OLD GREENWICH	2,236,667	2,005,007	1,985,000	1,762,625	2,160,000	3,135,000
ALL AREAS	3,008,203	4,023,542	2,560,963	3,170,050	2,434,766	2,962,591

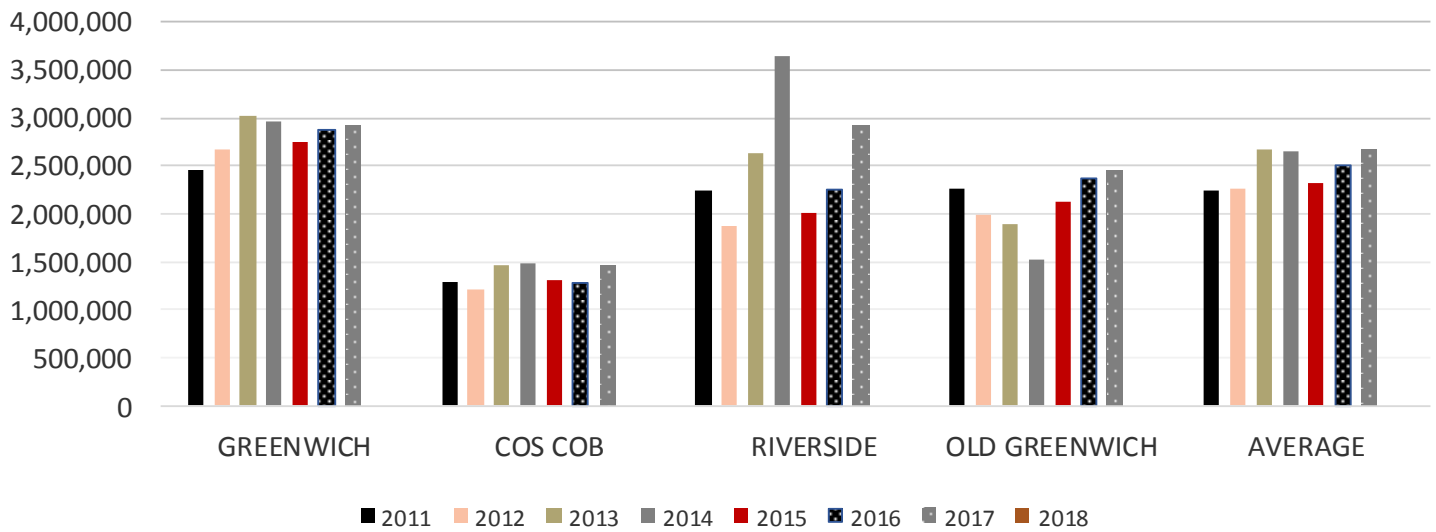
Monthly Average Sales Price: October 2017 – March 2018



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	3,301,584	1,198,929	1,913,143	1,980,133	2,727,345
2012	2,461,175	1,296,091	2,244,500	2,272,458	2,245,474
2013	2,678,257	1,209,338	1,877,738	1,991,160	2,261,171
2014	3,021,495	1,458,125	2,630,079	1,890,769	2,664,347
2015	2,966,500	1,489,656	3,651,923	1,526,124	2,658,918
2016	2,752,120	1,302,767	2,002,321	2,132,633	2,329,112
2017	2,883,863	1,285,611	2,260,216	2,377,643	2,510,202
2018	2,928,397	1,465,826	2,925,214	2,464,321	2,663,518

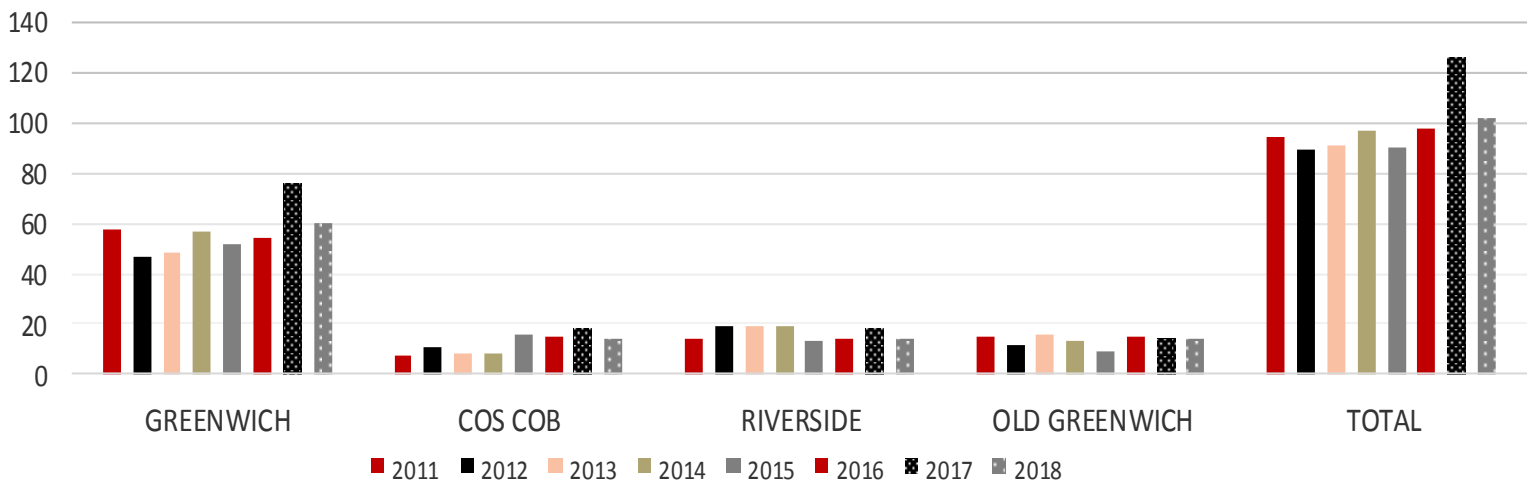
Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – Mar 31st/ year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2011	58	7	14	15	94
2012	47	11	19	12	89
2013	48	8	19	16	91
2014	57	8	19	13	97
2015	52	16	13	9	90
2016	54	15	14	15	98
2017	76	18	18	14	126
2018	60	14	14	14	102

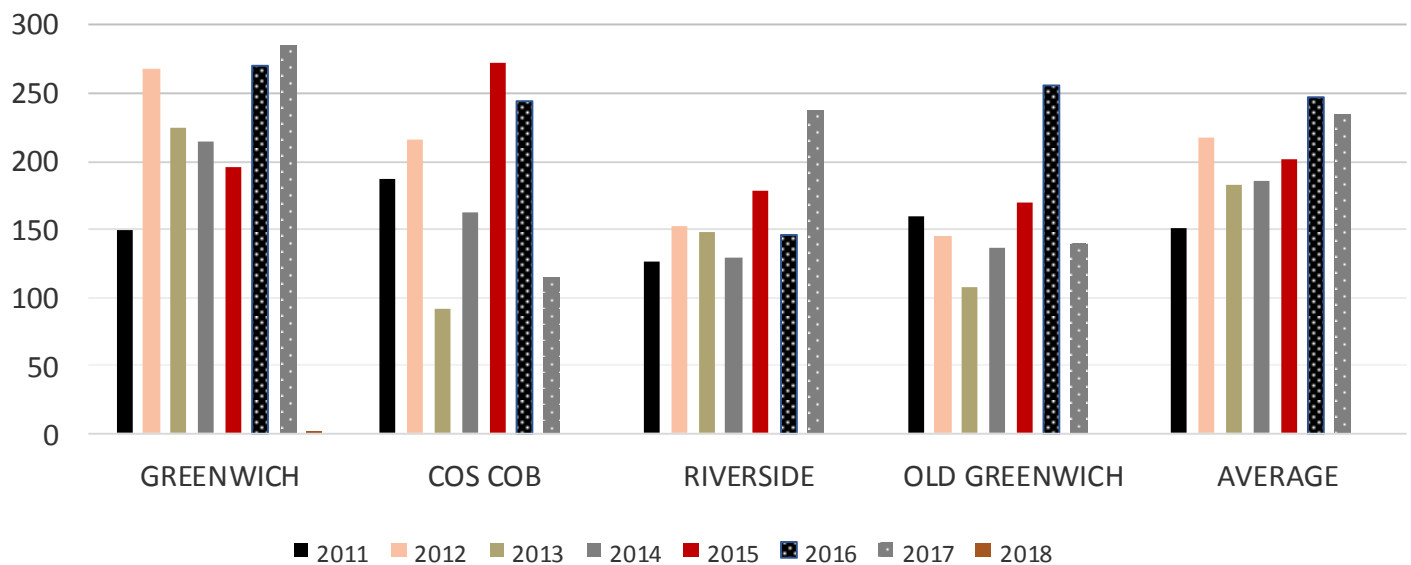
Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – Mar 31st/ year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	250	219	151	106	210
2012	149	187	127	159	151
2013	268	216	152	145	217
2014	224	92	148	108	182
2015	214	163	129	136	185
2016	196	272	178	169	201
2017	270	244	146	256	247
2018	285	115	237	139	235

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

March 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
34 Cambridge Drive	Split	1786	1966		4	2	0	0.22	749000	710000	187	03/26/2018
35 Edgewood Avenue	Colonial	1429	1916	2014	3	2	0	0.22	749000	745000	259	03/16/2018
2 Circle Drive Extension	Ranch	1437	1952		3	2	0	0.32	845000	800000	220	03/30/2018
36 Nicholas Avenue	Colonial	2452	1995	2009	3	3	1	0.12	850000	810000	113	03/23/2018
117 Lake Avenue	Colonial	2016	1886	2016	3	2	1	0.18	1299000	1280000	13	03/22/2018
10 Bailiwick Woods Cir	Contemp	2689	1982	2005	3	2	1	0.46	1595000	1475000	154	03/15/2018
24 Pecksland Road	FrenchSty	3088	1931	1996	3	4	0	1.91	2300000	2050000	209	03/02/2018
2 Sheldrake Road	Colonial	3578	1955	2018	4	3	1	0.24	2112500	2112500	0	03/16/2018
8 Dearfield Drive	Colonial	4936	1937	2015	4	4	1	0.60	2500000	2375000	1016	03/26/2018
8 Mayo Avenue	Colonial	2645	1944		4	3	1	0.57	2695000	2700000	11	03/20/2018
6 Deer Lane	Ranch	3150	1955		4	3	1	1.14	2595000	2750000	10	03/12/2018
84 Connecticut Avenue	Colonial	4696	2016		4	4	1	0.14	3295000	3100000	287	03/02/2018
20 Grahampton Lane	Colonial	8123	1977	2007	5	6	2	2.00	4450000	4275000	10	03/26/2018
759 Lake Avenue	Contemp	5159	1981	2010	4	4	1	3.40	5250000	4450000	14	03/01/2018
38 Dairy Road	ShingleSty	10083	2016		5	6	2	2.13	5495000	4900000	679	03/16/2018
20 Thunder Mountain	Contemp	10098	2007	2016	8	9	2	4.88	5500000	5075000	640	03/05/2018
5 Lindsay Drive	Colonial	7503	1968	2016	5	5	2	2.00	5995000	5600000	232	03/16/2018
10 Flagler Drive	EngMan	7764	1929		4	5	3	2.69	5995000	5995000	269	03/06/2018
16 Walsh Lane	Colonial	6287	2013		6	6	3	1.14	9525000	9525000	0	03/08/2018

March 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
0 River Lane	RaisdRnch	2012	1966	2007	3	2	0	0.17	959000	893000	117	03/21/2018
5 Osee Place	Colonial	2211	1927	2014	4	2	1	0.20	1185000	1085000	180	03/27/2018
27 Mimosa Drive	Ranch	2066	1958	1996	3	2	0	1.13	1300000	1400000	9	03/01/2018
12 Horseshoe Road	Contemp	3202	1969	2016	4	3	1	1.51	1595000	1575000	120	03/08/2018

March 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
33 Lockwood Lane	Col Ranch	3918	1961	2004	6	4	0	0.30	1278000	1200000	108	03/01/2018
35 Welwyn Road	Colonial	3381	1957	2010	5	3	1	0.51	2093000	1825000	331	03/29/2018
14 Crescent Road	Colonial	3750	1939	2006	4	3	1	0.49	2395000	2300000	107	03/20/2018
74 Willowmere Circle	Colonial	5337	1923	2005	6	5	1	0.53	2695000	2375000	449	03/12/2018
142 Cedar Cliff Road	Normandy	9258	2016		5	5	2	1.16	6995000	6375000	668	03/28/2018

March 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
16 Sound Beach Ave	Cape Cod	2725	1932		4	2	0	0.19	825000	820000	63	03/23/2018
17 Roosevelt Avenue	Bungalow	1245	1924	1999	3	2	0	0.23	1050000	1400000	8	03/28/2018
16 Laddins Rock Road	Colonial	5350	2006		5	4	1	0.37	1875000	1875000	2	03/02/2018
18 Bryon Road	Colonial	3420	1942	2015	5	4	0	0.36	3095000	3095000	61	03/21/2018
21 Ann Street	EngMan	8407	2002		5	5	2	0.55	4745000	4475000	314	03/01/2018
6 Ford Lane	Colonial	5871	1986		6	4	1	0.71	7500000	7145000	8	03/19/2018

March 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
177 Putnam Park	Colonial		1950	2006	1	1	0	335000	320000	1072	03/01/2018
2 Homestead Lane 112	Contemp	714	2005		1	1	0	339000	332000	338	03/28/2018
178 Putnam Park	Townhouse		1950	2016	1	1	0	385000	365000	123	03/06/2018
328 Hamilton Avenue 1	Townhouse	1604	1985	2015	3	1	1	499999	502400	8	03/06/2018
45 Ettl Lane 503	Colonial	1770	1987	2017	3	3	1	678000	655000	184	03/30/2018
34 Greenwich Hills Drive 34	Colonial	1971	1976	2015	3	3	1	819000	815000	54	03/29/2018
25 Indian Harbor Drive 12	Townhouse	1912	1975	2011	3	2	1	925000	875000	71	03/21/2018
12 Georgetowne North	GeorgCol	2898	1974	2017	2	2	1	1149000	1000000	182	03/19/2018
16 Hawthorne Street South B	Townhouse	2950	2017		3	2	2	1050000	1000000	102	03/12/2018
11 Lafayette Court Ph	HiRise	2797	1930	2011	3	3	1	1925000	1800000	343	03/28/2018