

Greenwich Real Estate Monthly Market Report – May 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.

May 2018 Summary

Single Family Homes Sold	54
Average Original Sale Price	\$3,216,757
Average List Price	\$2,825,924
Average Sale Price	\$2,577,956
Average Days on Market	254

May 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	28	4,508,750	3,857,143	3,454,710	89.57%
COS COB	11	1,488,909	1,451,182	1,400,455	96.50%
RIVERSIDE	10	2,108,690	1,894,190	1,774,275	93.67%
OLD GREENWICH	5	1,999,000	1,939,000	1,866,000	96.24%
ALL AREAS AVG.	54	3,216,757	2,825,924	2,577,956	91.23%

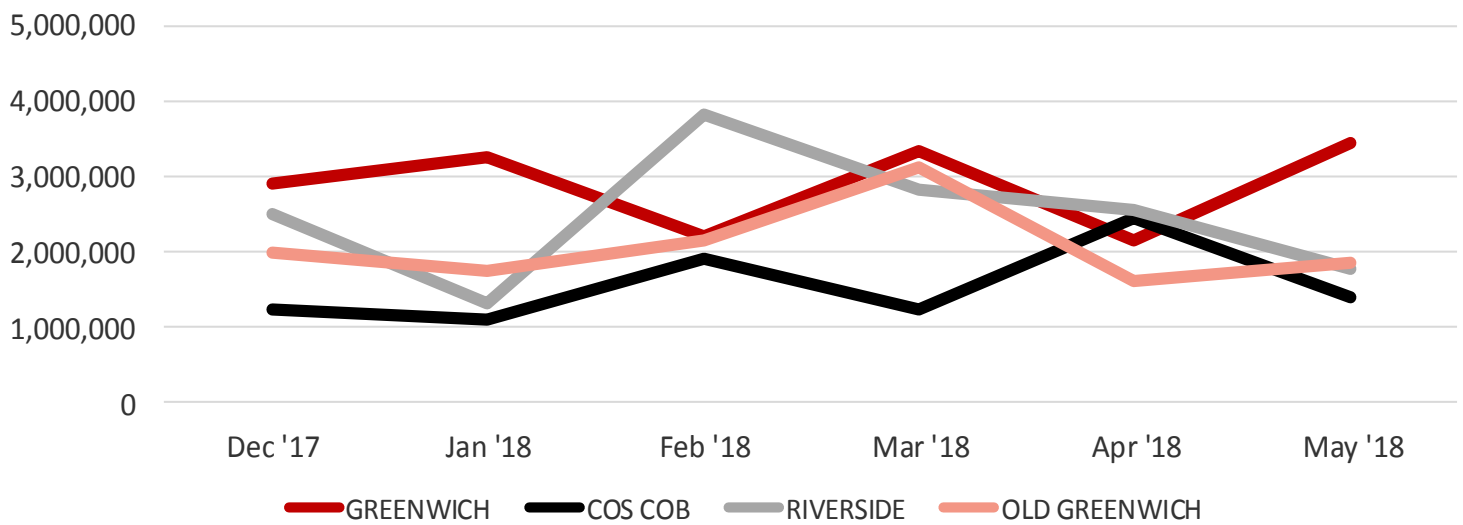
May 2018 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	2	4	0	12
\$1M - \$2M	7	8	3	3	21
\$2M - \$3M	3	0	1	1	5
\$3M - \$4M	4	1	1	1	7
\$4M - \$5M	2	0	1	0	3
\$5M - \$7.5M	4	0	0	0	4
\$7.5M – 10M	0	0	0	0	0
\$10M+	2	0	0	0	2
TOTAL	28	11	10	5	54

Monthly Average Sales Price: December 2017 – May 2018

	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
GREENWICH	2,906,959	3,263,711	2,219,621	3,329,306	2,151,796	3,454,710
COS COB	1,229,167	1,110,004	1,910,833	1,238,250	2,446,944	1,400,455
RIVERSIDE	2,497,500	1,313,000	3,823,167	2,815,000	2,551,333	1,774,275
OLD GREENWICH	1,985,000	1,762,625	2,160,000	3,135,000	1,614,583	1,866,000
ALL AREAS	2,560,963	3,170,050	2,434,766	2,962,591	2,216,240	2,577,956

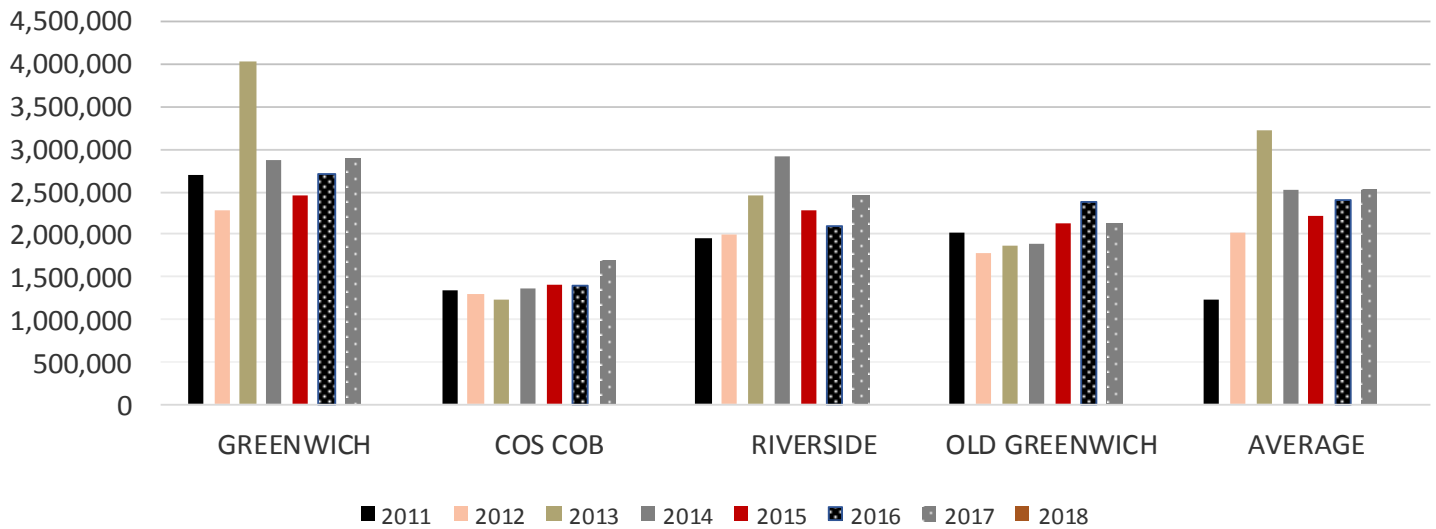
Monthly Average Sales Price: December 2017 – May 2018



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	3,164,919	1,262,515	1,807,797	1,698,000	2,544,722
2012	2,692,842	1,351,184	1,948,932	2,011,571	1,242,608
2013	2,294,074	1,288,898	2,004,968	1,773,489	2,021,782
2014	4,034,017	1,242,400	2,453,030	1,872,617	3,219,203
2015	2,882,271	1,363,643	2,927,806	1,892,539	2,525,678
2016	2,448,126	1,410,179	2,292,480	2,132,224	2,221,110
2017	2,705,840	1,391,212	2,095,357	2,387,577	2,394,629
2018	2,886,469	1,683,259	2,456,110	2,140,720	2,522,274

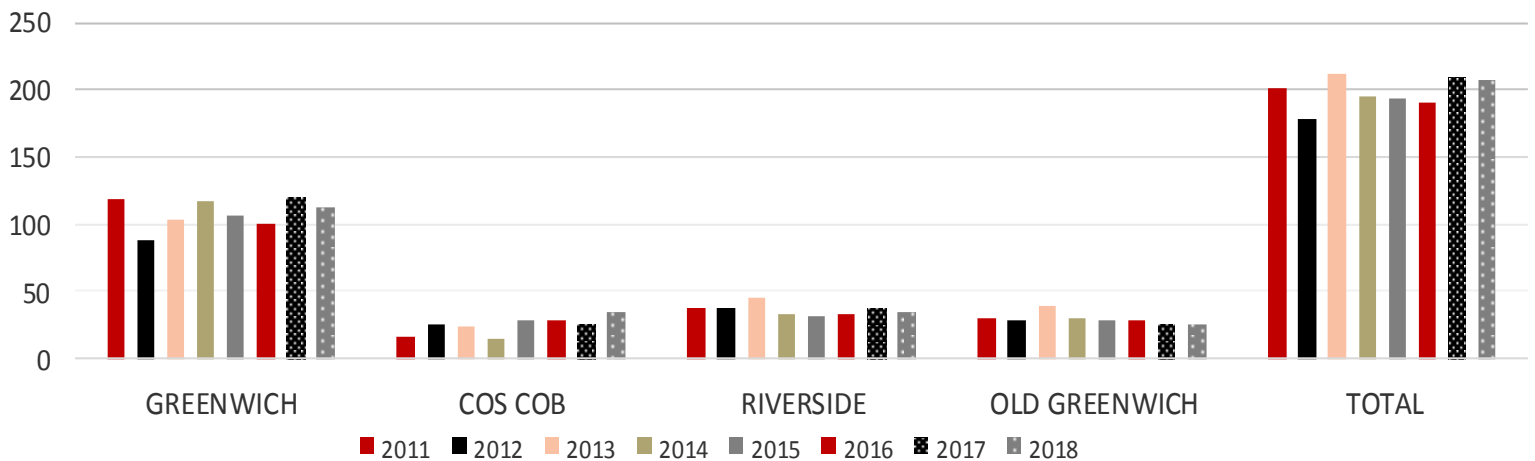
Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – May 31st/ year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2011	118	16	37	30	201
2012	88	25	37	28	178
2013	103	24	46	39	212
2014	117	15	33	30	195
2015	106	28	31	28	193
2016	101	28	33	29	191
2017	120	26	37	26	209
2018	113	35	34	25	207

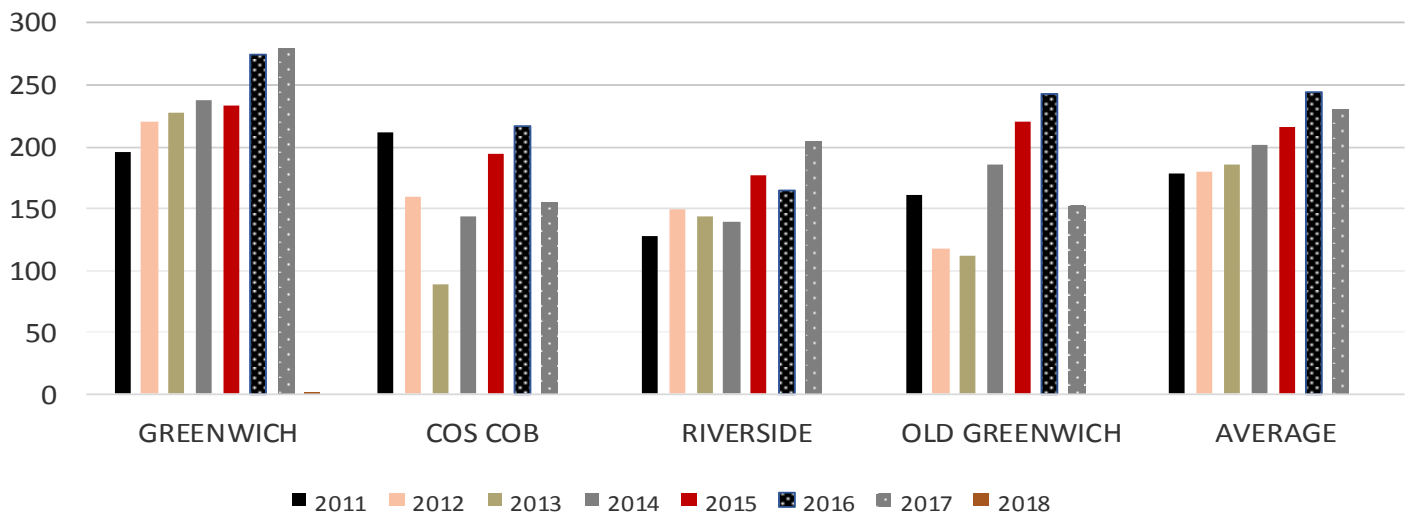
Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – May 31st/ year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	227	217	171	115	199
2012	196	212	128	161	179
2013	221	159	150	118	180
2014	228	89	144	112	185
2015	238	144	140	186	201
2016	233	195	177	221	216
2017	275	216	164	243	244
2018	280	155	205	152	231

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

May 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
41 Church Street	Colonial	1607	1933	2005	3	2	0	0.11	625000	530000	39	05/11/2018
35 Scott Road	Cape Cod	2201	1963		4	2	0	0.76	750000	690000	83	05/25/2018
41 Ettl Lane	Cape Cod	1746	1952		3	2	0	0.34	799000	810000	314	05/15/2018
5 Circle Drive	Ranch	1306	1951		3	1	0	0.28	845000	820000	29	05/08/2018
17 Lucy Street	Colonial	2224	1954	2009	3	2	2	0.21	899000	917000	56	05/09/2018
50 Stonehedge Drive S	Col Ranch	3525	1955		3	3	0	1.08	1075000	985000	343	05/16/2018
61 Hunt Terrace	ShingleSty	3150	1957	2004	4	2	1	0.72	1270000	1110000	386	05/14/2018
56 Londonderry Drive	Colonial	3623	1969		5	4	1	2.04	1349000	1235000	97	05/10/2018
704 Lake Avenue	Colonial	3537	1953	1985	4	4	0	2.01	1595000	1250000	309	05/21/2018
64 Butternut Hollow Rd	EurSty	4423	1994		4	3	1	2.21	1750000	1550000	302	05/04/2018
118 Butternut Hollow Rd	GeorgCol	3675	1966	2017	5	4	1	2.08	1795000	1765000	56	05/31/2018
317 Overlook Drive	Colonial	3407	1956	2000	4	3	0	0.34	1995000	1800000	171	05/15/2018
18 Red Coat Lane	Colonial	5357	1962	2014	6	3	2	2.00	1995000	1890000	331	05/21/2018
39 Day Road	GeorgCol	9719	1997		6	6	2	2.36	2650000	2385000	683	05/21/2018
475 Field Point Road	Colonial	2505	1964	2007	5	3	1	0.55	2495000	2495000	12	05/18/2018
123 Park Avenue	Colonial	4900	1871	2008	5	4	2	0.73	3499000	2650000	759	05/31/2018
50 Husted Lane	Colonial	4421	1963	2009	4	4	3	2.20	3000000	3000000	0	05/22/2018
361 North Street	Colonial	5397	1982	2017	5	6	1	1.14	3150000	3150000	0	05/01/2018
128 Porchuck Road	GeorgCol	8069	2000	2013	6	7	2	4.38	3999000	3700000	1013	05/02/2018
44 Close Road	GeorgCol	9458	2002		8	8	2	4.00	4400000	3849880	71	05/23/2018
19 Deer Park Meadow	Colonial	5007	1928		7	6	1	1.73	4750000	4000000	635	05/04/2018
31 Bush Avenue	EngMan	6529	1892	2011	6	4	2	0.91	4995000	4650000	1044	05/09/2018
5 Dairy Road	GeorgCol	7895	1983	2012	6	6	1	2.17	5495000	5200000	388	05/18/2018
19 Porchuck Road	Colonial	10500	2017		6	5	3	2.99	5675000	5250000	109	05/25/2018
8 Dairy Road	Colonial	7570	2007	2014	7	7	2	2.08	6750000	6350000	452	05/31/2018
42 Dublin Hill Road	Colonial	7685	1928		7	6	2	23.65	7750000	6600000	194	05/04/2018
2 Deerpark Meadow Rd	GeorgCol	11115	2008	2017	8	10	3	2.02	12900000	11100000	43	05/15/2018
207 Byram Shore Road	EurSty	12788	1916	2012	6	6	2	3.28	19750000	17000000	1728	05/30/2018

May 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
17 Taylor Drive	Colonial	1248	1920		3	1	1	0.18	599000	660000	12	05/15/2018
14 Pleasant Street	Colonial	1060	1920		3	2	0	0.15	745000	755000	12	05/29/2018
10 Mill Pond Court	Colonial	1739	1946	2007	3	2	0	0.13	1095000	1095000	19	05/10/2018
15 Steep Hollow Lane	Contemp	3391	1954	1990	5	3	0	2	1300000	1180000	389	05/25/2018
23 Cross Lane	Cape Cod	1788	1940	2014	4	3	0	0.16	1229000	1250000	77	05/15/2018
41 Cat Rock Road	Ranch	2043	1969	2011	3	3	0	2.16	1330000	1285000	52	05/15/2018
45 Pond Place	Colonial	2432	1968	2004	4	2	1	0.29	1395000	1320000	67	05/04/2018
43 Valleywood Road	RaisdRnch	2302	1972	2018	4	3	0	0.16	1450000	1435000	39	05/24/2018
30 Valleywood Road	Tudor	2443	1929	2015	3	3	1	0.25	1430000	1510000	72	05/14/2018
11 Valleywood Road	Colonial	3600	2017		5	4	1	0.19	2195000	1865000	210	05/11/2018
510 Valley Road	Colonial	5328	2008		5	4	1	1.76	3195000	3050000	90	05/01/2018

May 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
37 Northridge Road	Ranch	1691	1952		3	3	0	0.35	1095000	1020000	105	05/09/2018
33 Midbrook Lane	Split	1460	1960		4	2	1	0.32	1135000	1135000		05/25/2018
19 Tait Road	Colonial	3490	1952	2002	4	3	1	0.36	1795000	1850000	36	05/17/2018
6 Sunset Road	ShoreCol	2541	1924	2005	5	3	1	0.17	2350000	2225000	383	05/30/2018
3 Ledge Road	ShoreCol	5579	2015		5	4	1	0.46	3320000	3100000	104	05/02/2018

May 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
44 Amherst Road	Split	1481	1961	1970	3	1	1	0.17	699000	731000	42	05/08/2018
35 Leonard Avenue	Colonial	1758	1964		4	1	1	0.28	749900	731250	63	05/18/2018
8 Amherst Road	Split	1499	1962		3	1	1	0.27	779000	775000	47	05/31/2018
38 Amherst Road	Split	2677	1961	2017	4	3	0	0.22	949000	883000	189	05/04/2018
112 Sheephill Road	Barn	3030	1900	1975	5	3	0	0.30	1295000	1295000	210	05/21/2018
23 Lancer Road	Colonial	3000	1960	2010	4	3	1	0.28	1585000	1525000	203	05/13/2018
7 Welwyn Road	Colonial	2645	1958	1996	5	3	1	0.47	1845000	1600000	407	05/30/2018
14 Druid Lane	Colonial	4400	1954		5	5	0	0.29	2195000	2367500	41	05/16/2018
19 Willow Road	Colonial	6200	2009		5	4	2	0.31	3895000	3585000	107	05/17/2018
8 Cathlow Drive	Colonial	6379	1957	2010	6	5	4	1.97	4950000	4250000	387	05/15/2018

May 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
351 Pemberwick Road 921			1991		2	2	0	570000	560000	40	05/30/2018
17 Le Grande Avenue 11	Colonial	1211	1973	2016	2	1	1	665000	645000	87	05/11/2018
57 Greenwich Hills Drive 57	Colonial	2074	1975	2017	3	2	1	850000	820000	168	05/01/2018
20 Church Street A14	HiRise	1578	1945	2014	3	2	0	875000	860000	156	05/31/2018
105 Hamilton Avenue 8	Townhouse	2466	2002		2	2	1	985000	985000	22	05/01/2018
2 Nassau Place 2	Townhouse	2739	2016		3	3	1	1079000	1000000	560	05/23/2018
155 Field Point Road 5 N	Townhouse	2040	1971	2000	3	3	1	1065000	1070000	189	05/18/2018
209 West Lyon Farm Drive	Contemp	2629	1977	2008	4	3	0	1650000	1675000	28	05/08/2018
633 Steamboat Road 2	Victorian	2157	1930	1995	2	2	0	1750000	1700000	32	05/31/2018
1 Milbank Avenue 1 H	Contemp	2222	1986	2017	2	2	1	1850000	1725000	29	05/15/2018
94 Elm Street 1	Townhouse	3460	2003		2	4	1	2865000	2865000	0	05/18/2018
95 Valley Road A	Townhouse	4900	2014		3	3	1	3000000	3000000	0	05/24/2018