

# Greenwich Real Estate Monthly Market Report – June 2018

The Sarsen Team at COMPASS

[sarsen@compass.com](mailto:sarsen@compass.com)

**Carolyn Sarsen 203-253-0441 // Jack Sarsen 203-253-0476**

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.

## June 2018 Summary

<b>Single Family Homes Sold</b>	<b>67</b>
<b>Average Original Sale Price</b>	<b>\$2,881,407</b>
<b>Average List Price</b>	<b>\$2,757,552</b>
<b>Average Sale Price</b>	<b>\$2,612,303</b>
<b>Average Days on Market</b>	<b>209</b>

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## June 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>	30	3,192,409	3,066,100	2,908,433	<b>94.86%</b>
<b>COS COB</b>	7	1,995,571	1,842,857	1,730,000	<b>93.88%</b>
<b>RIVERSIDE</b>	15	2,818,667	2,660,067	2,517,353	<b>94.63%</b>
<b>OLD GREENWICH</b>	15	2,735,533	2,664,800	2,526,733	<b>94.82%</b>
<b>ALL AREAS AVG.</b>	<b>67</b>	<b>2,881,407</b>	<b>2,757,552</b>	<b>2,612,303</b>	<b>94.73%</b>

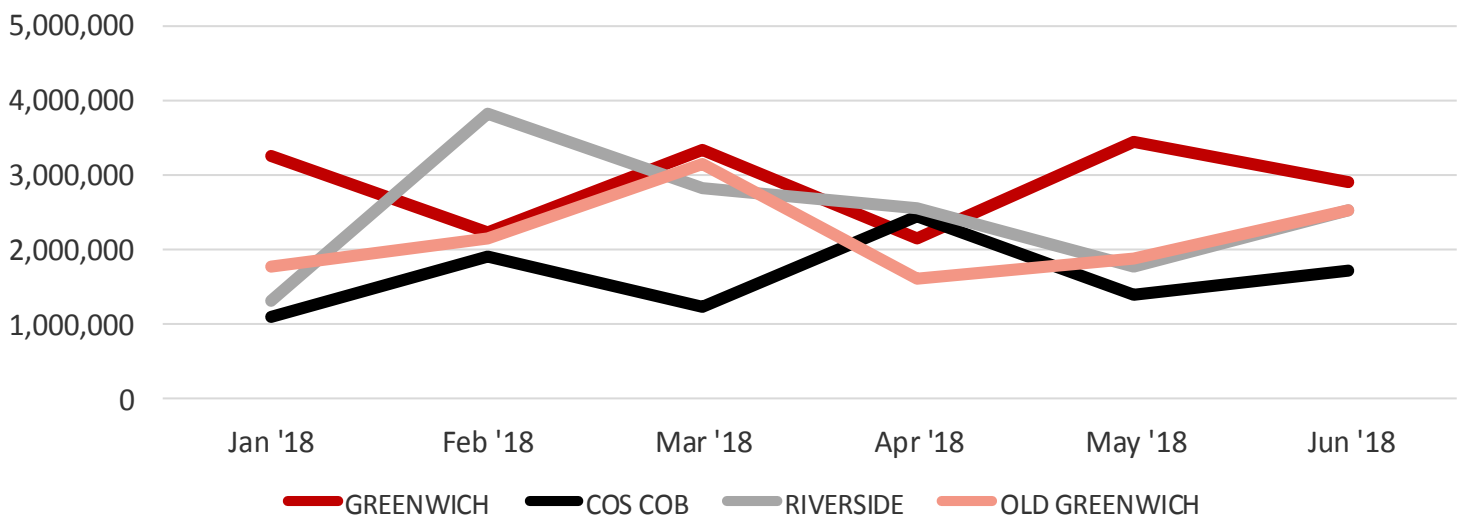
## June 2018 - Number of Single Family Homes Sold by Price Range

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>TOTAL</b>
<b>Under \$1M</b>	6	1	3	1	<b>11</b>
<b>\$1M - \$2M</b>	7	3	7	4	<b>21</b>
<b>\$2M - \$3M</b>	4	3	2	5	<b>14</b>
<b>\$3M - \$4M</b>	8	0	1	3	<b>12</b>
<b>\$4M - \$5M</b>	0	0	1	1	<b>2</b>
<b>\$5M - \$7.5M</b>	4	0	0	1	<b>5</b>
<b>\$7.5M – 10M</b>	0	0	0	0	<b>0</b>
<b>\$10M+</b>	1	0	1	0	<b>2</b>
<b>TOTAL</b>	<b>30</b>	<b>7</b>	<b>15</b>	<b>15</b>	<b>67</b>

**Monthly Average Sales Price: January 2018 – June 2018**

	<b>Jan '18</b>	<b>Feb '18</b>	<b>Mar '18</b>	<b>Apr '18</b>	<b>May '18</b>	<b>Jun '18</b>
<b>GREENWICH</b>	3,263,711	2,219,621	3,329,306	2,151,796	3,454,710	2,908,433
<b>COS COB</b>	1,110,004	1,910,833	1,238,250	2,446,944	1,400,455	1,730,000
<b>RIVERSIDE</b>	1,313,000	3,823,167	2,815,000	2,551,333	1,774,275	2,517,353
<b>OLD GREENWICH</b>	1,762,625	2,160,000	3,135,000	1,614,583	1,866,000	2,526,733
<b>ALL AREAS</b>	<b>3,170,050</b>	<b>2,434,766</b>	<b>2,962,591</b>	<b>2,216,240</b>	<b>2,612,303</b>	<b>2,577,956</b>

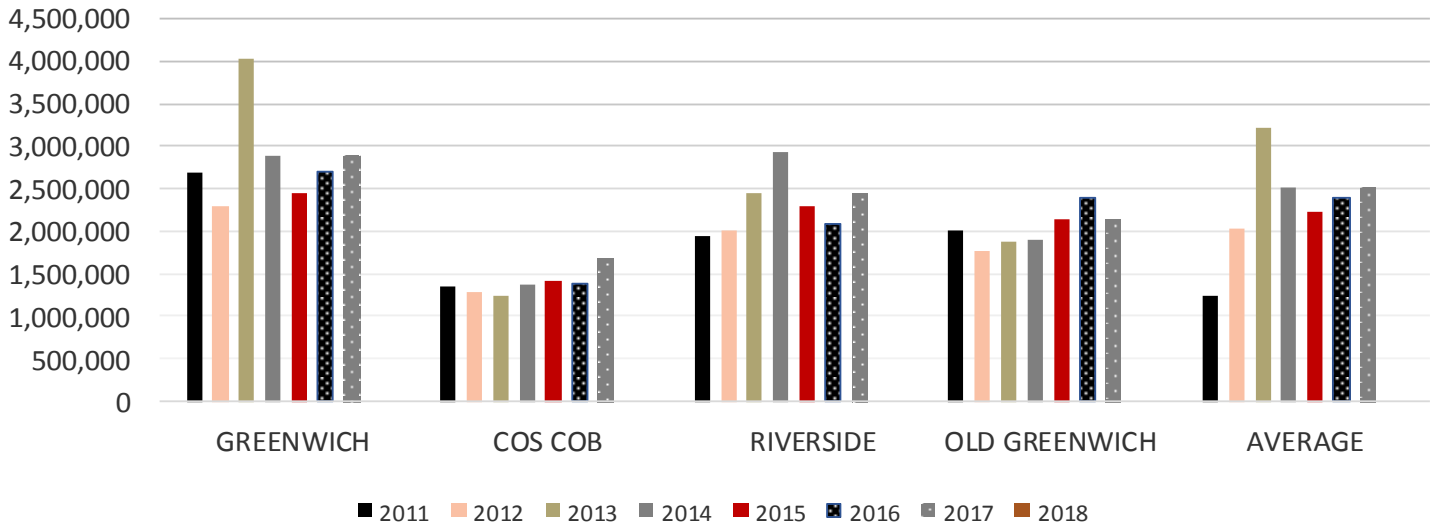
**Monthly Average Sales Price: January 2018 – June 2018**



**2011 - 2018 YTD Single Family Homes Average Sale Price Area / Jan 1st – June 30<sup>th</sup> / year over year**

	<b>GREENWICH</b>	<b>COS COB</b>	<b>RIVERSIDE</b>	<b>OLD GREENWICH</b>	<b>AVERAGE</b>
<b>2011</b>	3,124,377	1,222,199	1,745,440	1,790,305	<b>2,512,003</b>
<b>2012</b>	2,612,218	1,272,261	1,898,556	2,270,119	<b>2,230,562</b>
<b>2013</b>	2,317,680	1,244,751	2,004,889	1,855,215	<b>2,039,898</b>
<b>2014</b>	3,757,290	1,238,000	2,288,011	1,962,931	<b>3,001,097</b>
<b>2015</b>	2,868,842	1,331,163	2,701,566	2,012,556	<b>2,488,371</b>
<b>2016</b>	2,642,081	1,408,523	2,034,630	2,172,113	<b>2,267,414</b>
<b>2017</b>	2,661,978	1,315,414	2,433,584	2,250,324	<b>2,406,213</b>
<b>2018</b>	<b>2,891,077</b>	<b>1,691,049</b>	<b>2,474,858</b>	<b>2,285,475</b>	<b>2,544,289</b>

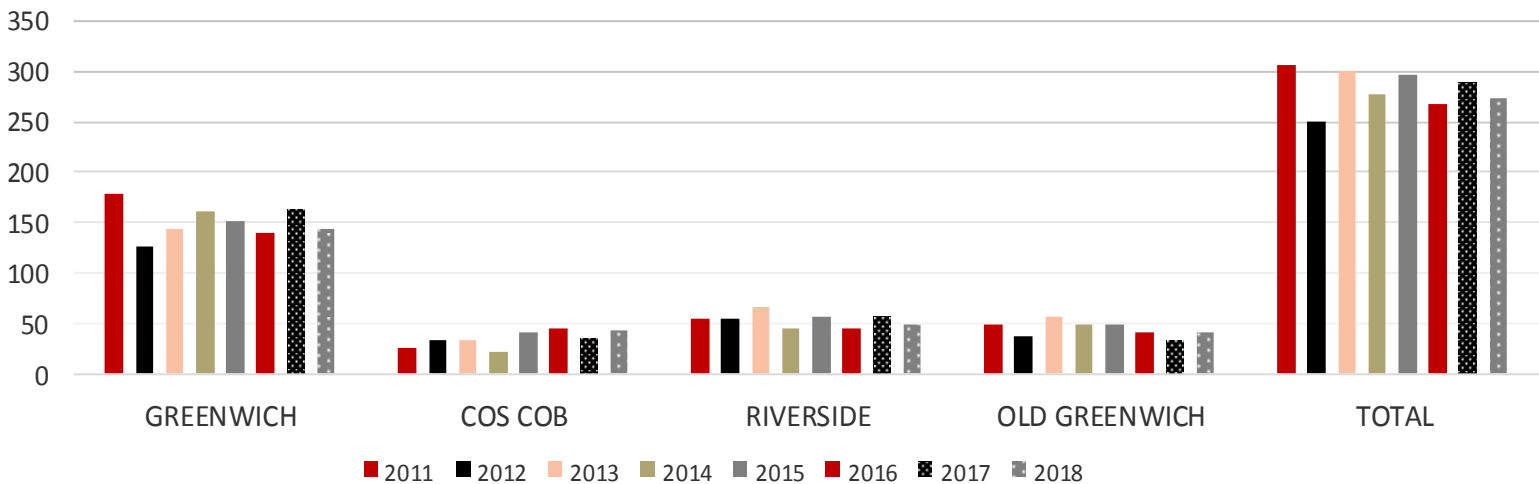
**Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – June 30<sup>th</sup> / year over year**



**2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – June 30<sup>th</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
<b>2011</b>	178	25	54	49	<b>306</b>
<b>2012</b>	126	33	54	37	<b>250</b>
<b>2013</b>	143	34	67	56	<b>300</b>
<b>2014</b>	161	22	45	49	<b>277</b>
<b>2015</b>	151	40	57	49	<b>297</b>
<b>2016</b>	139	44	45	40	<b>268</b>
<b>2017</b>	164	35	56	34	<b>289</b>
<b>2018</b>	<b>143</b>	<b>42</b>	<b>49</b>	<b>40</b>	<b>274</b>

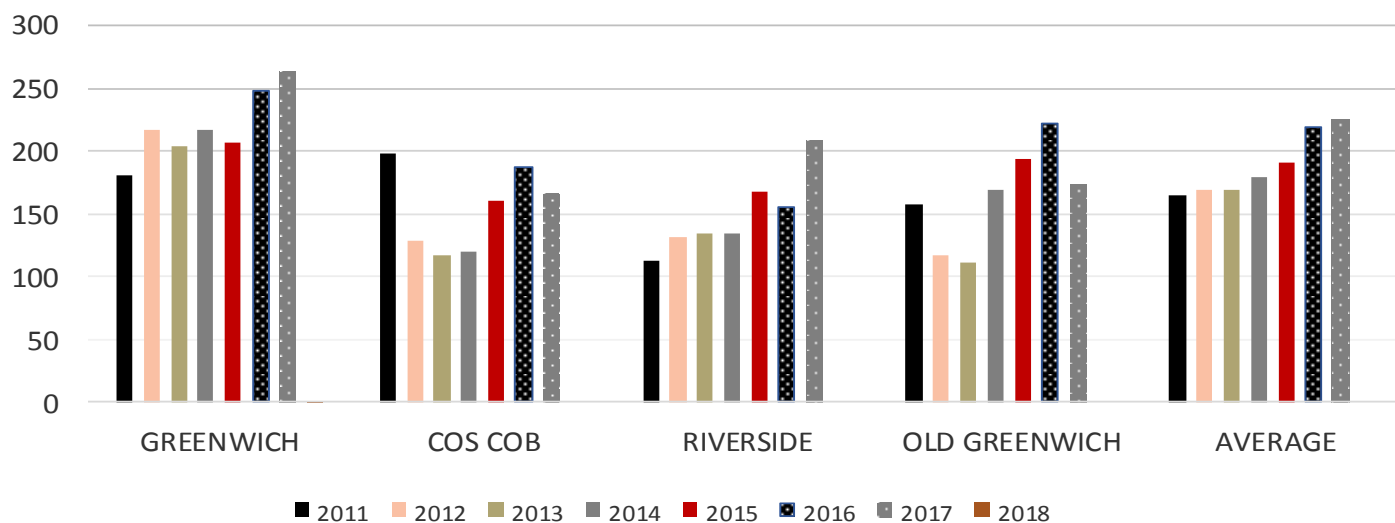
**Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – June 30<sup>th</sup> / year over year**



**2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – June 30<sup>th</sup> / year over year**

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
<b>2011</b>	216	165	169	107	<b>186</b>
<b>2012</b>	181	199	113	158	<b>165</b>
<b>2013</b>	218	129	132	117	<b>170</b>
<b>2014</b>	204	118	135	112	<b>170</b>
<b>2015</b>	218	120	134	169	<b>180</b>
<b>2016</b>	207	161	168	194	<b>191</b>
<b>2017</b>	249	187	155	222	<b>220</b>
<b>2018</b>	<b>263</b>	<b>167</b>	<b>209</b>	<b>174</b>	<b>226</b>

**Chart: 2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – June 30<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.

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

<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>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
1 Nickel Street	Colonial	1038	1900	2018	2	1	1	0.14	560000	572500	41	06/20/2018
17 Green Lane	Cape Cod	1600	1933	2015	3	2	1	0.12	749000	729000	72	06/21/2018
56 Gold Street	Colonial	2193	1888	2017	4	2	1	0.17	775000	760000	26	06/05/2018
5 Cross Street	Colonial	1920	1929	1995	4	2	0	0.12	785000	775000	114	06/21/2018
56 Cambridge Drive	RaisdRnch	1926	1966		4	2	0	0.22	869000	835000	64	06/27/2018
311 Riversville Road	Colonial	3438	1865	2007	5	3	1	2.00	950000	951000	379	06/19/2018
7 Lawrence Street	FarmHse	1524	1895	2014	3	3	1	0.09	995000	1030000	153	06/25/2018
9 Heather Lane	Split	2462	1965	2012	3	3	0	1.09	1075000	1060000	81	06/28/2018
15 Canterbury Drive	Colonial	2706	2006		4	3	1	0.17	1250000	1207500	64	06/06/2018
128 Weaver Street	Colonial	2946	1848	2015	4	3	1	1.16	1495000	1490000	71	06/22/2018
19 Burying Hill Road	Contemp	4935	1982		4	3	1	4.00	1975000	1500000	89	06/28/2018
27 Cobb Island Drive	Colonial	4639	1993		3	3	2	1.12	1700000	1750000	85	06/14/2018
309 Round Hill Road	Contemp	4230	1970	2018	4	3	1	4.00	1925000	1925000	14	06/29/2018
16 Chieftans Road	Colonial	6971	1999	2013	4	5	2	0.92	2775000	2450000	216	06/05/2018
29 Alden Road	Contemp	4473	1959		0	0	0	3.37	2940000	2525000	93	06/22/2018
19 Bailiwick Road	Colonial	6739	1999	2013	5	6	1	1.60	2875000	2650000	349	06/25/2018
96 Maple Avenue	Colonial	7448	1910		11	7	2	0.60	2950000	2800000	250	06/08/2018
68 Butternut Hollow Rd	Colonial	6196	1957	2011	5	4	1	4.22	3395000	3150000	79	06/19/2018
63 Burning Tree Road	Colonial	5647	1963	2017	6	6	1	2.10	3595000	3400000	86	06/15/2018
2 Jofran Lane	Colonial	4988	1954	2015	5	6	2	0.88	3495000	3400000	56	06/15/2018
10 Deer Park Court	Colonial	4117	1953	2011	5	3	1	1.28	3595000	3558000	8	06/15/2018
138 Havemeyer Place	Colonial	5377	2016		4	4	1	0.16	3700000	3700000	0	06/26/2018
180 Park Avenue	GeorgCol	5500	2008	2017	5	4	2	0.40	4100000	3750000	378	06/21/2018
14 Hycliff Road	Colonial	9291	2004		6	6	2	8.22	3995000	3800000	437	06/15/2018
28 Dairy Road	GeorgCol	8366	2002	2015	5	4	1	2.00	4250000	3950000	543	06/06/2018
8 Mountain Wood Drive	CarrHse	5034	1920	2006	6	5	1	2.53	5495000	5175000	189	06/08/2018
521 Field Point Road	ShingleSty	4948	2001		5	5	1	0.71	5850000	5200000	798	06/16/2018
29 Calhoun Drive	ShingleSty	9533	2015		5	6	2	1.18	5875000	5800000	25	06/26/2018
7 Greenbriar Lane	Colonial	8194	1957	2016	7	9	1	2.01	6495000	5860000	123	06/22/2018
17 Woodside Road	GeorgCol	10533	1928	2012	8	10	3	2.40	11500000	11500000	0	06/26/2018

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

<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>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
27 Suburban Avenue	Colonial	1810	1900	1940	4	1	1	0.16	945000	895000	84	06/15/2018
3 Arrowhead Lane	Colonial	3364	1981	2009	5	3	1	1.03	1625000	1500000	141	06/06/2018
19 Suburban Avenue	Colonial	3406	2008		5	4	1	0.18	1575000	1500000	121	06/11/2018
146 Old Stone Bridge Rd	Colonial	3469	1978	2002	5	3	1	1.01	1765000	1655000	43	06/15/2018
196 Valley Road	ShingleSty	5025	2017		5	4	1	0.28	2095000	2010000	275	06/11/2018
2 Dartmouth Road	Colonial	4879	1964	2008	5	5	1	2.90	2400000	2200000	280	06/05/2018
7 Carriage Road	Colonial	5000	2017		5	4	1	1.01	2495000	2350000	496	06/05/2018

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

<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>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
34 Hassake Road	Colonial	1734	1925	1991	4	2	1	0.21	900000	825000	10	06/11/2018
31 Sound Beach Ave	Colonial	1642	1926	2016	3	2	1	0.14	1149000	1131000	71	06/01/2018
56 Havemeyer Lane	Colonial	5650	2008		4	3	1	0.23	1495000	1375000	63	06/29/2018
7 Park Avenue	Cape Cod	1968	1919	2003	4	2	0	0.25	1515000	1515000	18	06/08/2018
47 Hillcrest Park Road	PostModrn	4172	1978	2016	4	4	0	1.00	1849000	1760000	73	06/14/2018
66 Tomac Avenue	Colonial	3150	1924	2004	5	4	0	0.44	2145000	2000000	59	06/15/2018
6 Benjamin Street	Cape Cod	3188	1951	2015	5	4	0	0.25	2295000	2225000	38	06/15/2018
8 Gisborne Place	Colonial	3184	1980	2000	5	4	1	0.29	2295000	2280000	69	06/19/2018
50 Hillcrest Park Road	Colonial	7184	2004	2013	6	5	2	1.31	2499000	2300000	419	06/07/2018
11 Grimes Road	ShoreCol	3924	2003	2014	5	4	1	0.26	2495000	2400000	45	06/21/2018
1 Vista Avenue	Tudor	4271	1987	2016	5	5	1	0.56	3495000	3290000	240	06/29/2018
38 Benjamin Street	ShoreCol	5708	1958	2006	5	4	2	0.54	3300000	3300000	0	06/15/2018
22 Tait Road	ShingleSty	5970	2017		6	5	1	0.33	4250000	3850000	252	06/15/2018
2 Ledge Road	ShoreCol	6390	2017		6	5	2	0.47	4295000	4150000	736	06/25/2018
186 Shore Road	ShingleSty	8803	2008	2013	6	7	2	0.70	5995000	5500000	811	06/11/2018

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

<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>Acres</b>	<b>List Price</b>	<b>Sold Price</b>	<b>DOM</b>	<b>Close Date</b>
7 Sickle Bar Lane	Colonial	1512	1961		3	1	1	0.17	889000	863800	44	06/21/2018
47 Riverside Avenue	ShoreCol	1734	1924	2005	3	2	0	0.17	925000	884500	423	06/01/2018
11 Bonan Drive	Split	1591	1953	2017	3	2	0	0.19	885000	885000	39	06/22/2018
10 Gerald Court	Colonial	2737	1955	2018	4	2	0	0.19	1295000	1250000	96	06/01/2018
24 Rainbow Drive	Colonial	2043	1968		4	2	1	0.27	1257000	1257000	0	06/15/2018
68 Sheephill Road	Colonial	3302	1946	2013	5	3	0	0.25	1595000	1550000	81	06/20/2018
14 Weston Hill Road	Ranch	3183	1956	2001	4	4	0	0.34	1575000	1575000	439	06/27/2018
38 Jones Park Drive	Tudor	2855	1925	1964	3	2	1	0.49	1800000	1750000	390	06/01/2018
21 Knoll Street	Colonial	2765	1930	1998	4	2	1	0.26	1920000	1855000	24	06/18/2018
18 Spring Street	Colonial	2822	1938	2014	4	3	1	0.26	1975000	1875000	84	06/29/2018
7 Cherry Tree Lane	Split	3764	1956	1996	4	4	0	0.70	2150000	2050000	58	06/01/2018
10 Lakeview Drive	Colonial	5800	2017		5	5	3	0.28	2995000	2900000	400	06/08/2018
15 Indian Head Road	Colonial	6100	2017		6	5	1	0.42	3695000	3390000	447	06/27/2018
9 William Street	Colonial	4848	2018		5	5	1	0.45	4495000	4425000	82	06/15/2018
10 Pilot Rock Lane	Colonial	7247	2008		5	5	3	1.00	12450000	11250000	680	06/01/2018

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

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
34 Hassake Road	Colonial	1734	1925	1991	4	2	1	0.21	900000	825000	10	06/11/2018
31 Sound Beach Ave	Colonial	1642	1926	2016	3	2	1	0.14	1149000	1131000	71	06/01/2018
56 Havemeyer Lane	Colonial	5650	2008		4	3	1	0.23	1495000	1375000	63	06/29/2018
7 Park Avenue	Cape Cod	1968	1919	2003	4	2	0	0.25	1515000	1515000	18	06/08/2018
47 Hillcrest Park Road	PostModrn	4172	1978	2016	4	4	0	1.00	1849000	1760000	73	06/14/2018
66 Tomac Avenue	Colonial	3150	1924	2004	5	4	0	0.44	2145000	2000000	59	06/15/2018
6 Benjamin Street	Cape Cod	3188	1951	2015	5	4	0	0.25	2295000	2225000	38	06/15/2018
8 Gisborne Place	Colonial	3184	1980	2000	5	4	1	0.29	2295000	2280000	69	06/19/2018
50 Hillcrest Park Road	Colonial	7184	2004	2013	6	5	2	1.31	2499000	2300000	419	06/07/2018
11 Grimes Road	ShoreCol	3924	2003	2014	5	4	1	0.26	2495000	2400000	45	06/21/2018
1 Vista Avenue	Tudor	4271	1987	2016	5	5	1	0.56	3495000	3290000	240	06/29/2018
38 Benjamin Street	ShoreCol	5708	1958	2006	5	4	2	0.54	3300000	3300000	0	06/15/2018
22 Tait Road	ShingleSty	5970	2017		6	5	1	0.33	4250000	3850000	252	06/15/2018
2 Ledge Road	ShoreCol	6390	2017		6	5	2	0.47	4295000	4150000	736	06/25/2018
186 Shore Road	ShingleSty	8803	2008	2013	6	7	2	0.70	5995000	5500000	811	06/11/2018

### June 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
2 Homestead Lane 408	Contemp		2005	2016	1	1	0	395000	382500	31	06/22/2018
50 Lafayette Place 4A	Ranch		1956		2	1	0	415000	415000	0	06/08/2018
20 Church Street A15	Colonial	1284	1945	2000	2	2	0	565000	500000	424	06/18/2018
140 Field Point Road 2	HiRise	1226	1973	2018	2	1	1	550000	537500	31	06/29/2018
47 Lafayette Place 2A	Tudor	1384	1926	2014	2	1	0	725000	685000	69	06/29/2018
25 Indian Harbor Drive 7	Townhouse	1612	1975	2016	2	2	1	699000	698000	23	06/01/2018
74 Greenwich Hills Drive 74	Colonial	1740	1975		3	2	1	729000	700000	591	06/12/2018
20 Church Street B12	HiRise	1318	1945	2017	2	2	0	750000	720000	246	06/22/2018
70 Riverdale Avenue 1002	Colonial	2538	1977	2017	3	3	1	749000	720000	267	06/20/2018
60 Prospect Street A	Townhouse	1936	2007	2012	2	2	1	749000	730000	74	06/05/2018
69 Riverdale Avenue 304	Ranch	1200	1904	2018	2	2	1	735000	735000	83	06/21/2018
31 Moshier Street B	Townhouse	2172	2008		2	2	2	885000	877500	120	06/22/2018
1 Northfield Street A	Townhouse	2000	2018		3	2	2	999000	950000	144	06/12/2018
1 Milbank Avenue 3F	Colonial	2250	2007	2010	3	2	1	1040000	1015000	327	06/29/2018
603 Steamboat Road 3	HiRise	2579	1985		2	2	1	1375000	1345000	43	06/27/2018
23 Orchard Place W	SeeRmks	2324	1872	2009	2	2	1	1499000	1350000	1116	06/29/2018
204 Lyon Farm Drive 204	Colonial	2366	2006		3	3	1	1425000	1395000	26	06/20/2018
80 Elm Street A	Contemp	2629	1976	2013	4	3	1	1495000	1525000	234	06/12/2018
182 Milbank Avenue A	Colonial	3142	2002	2014	3	4	1	1650000	1625000	356	06/11/2018
80 Milbank Avenue A	ShingleSty	2060	2004		3	2	1	1750000	1650000	372	06/18/2018
185 Milbank Avenue E	Townhouse	3660	2017		4	4	1	2449000	2210000	258	06/28/2018
37 Sheephill Road 3	Colonial	3404	2005		3	3	1	2649000	2600000	115	06/15/2018