

Greenwich Real Estate Monthly Market Report – July 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.

July 2018 Summary

Single Family Homes Sold	76
Average Original Sale Price	\$2,612,796
Average List Price	\$2,507,809
Average Sale Price	\$2,364,509
Average Days on Market	145

July 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	39	2,868,064	2,723,321	2,556,949	93.89%
COS COB	8	1,853,000	1,823,625	1,757,188	96.36%
RIVERSIDE	15	2,269,933	2,223,933	2,168,487	97.51%
OLD GREENWICH	14	2,703,214	2,602,571	2,385,493	91.66%
ALL AREAS AVG.	76	2,612,796	2,507,809	2,364,509	94.29%

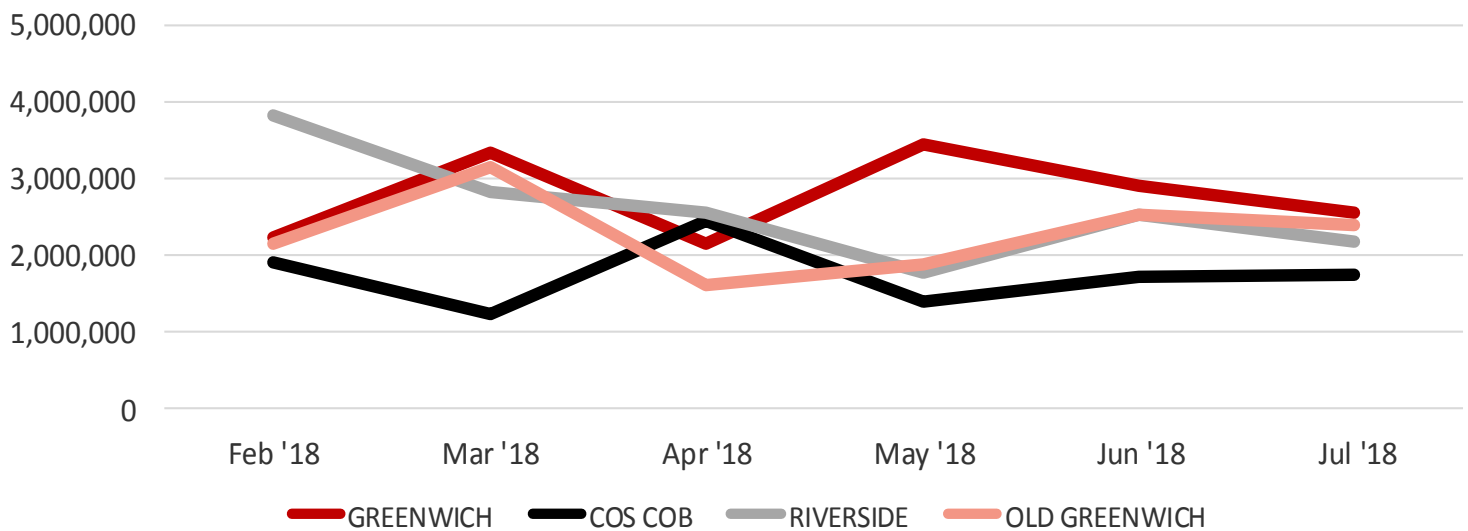
July 2018 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	7	0	3	2	12
\$1M - \$2M	15	6	5	5	31
\$2M - \$3M	7	2	5	3	17
\$3M - \$4M	3	0	1	2	6
\$4M - \$5M	2	0	1	1	6
\$5M - \$7.5M	4	0	0	1	5
\$7.5M – 10M	0	0	0	0	0
\$10M+	1	0	0	0	1
TOTAL	39	8	15	14	76

Monthly Average Sales Price: February 2018 – July 2018

	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18
GREENWICH	2,219,621	3,329,306	2,151,796	3,454,710	2,908,433	2,556,949
COS COB	1,910,833	1,238,250	2,446,944	1,400,455	1,730,000	1,757,188
RIVERSIDE	3,823,167	2,815,000	2,551,333	1,774,275	2,517,353	2,168,487
OLD GREENWICH	2,160,000	3,135,000	1,614,583	1,866,000	2,526,733	2,385,493
ALL AREAS	2,434,766	2,962,591	2,216,240	2,612,303	2,577,956	2,364,509

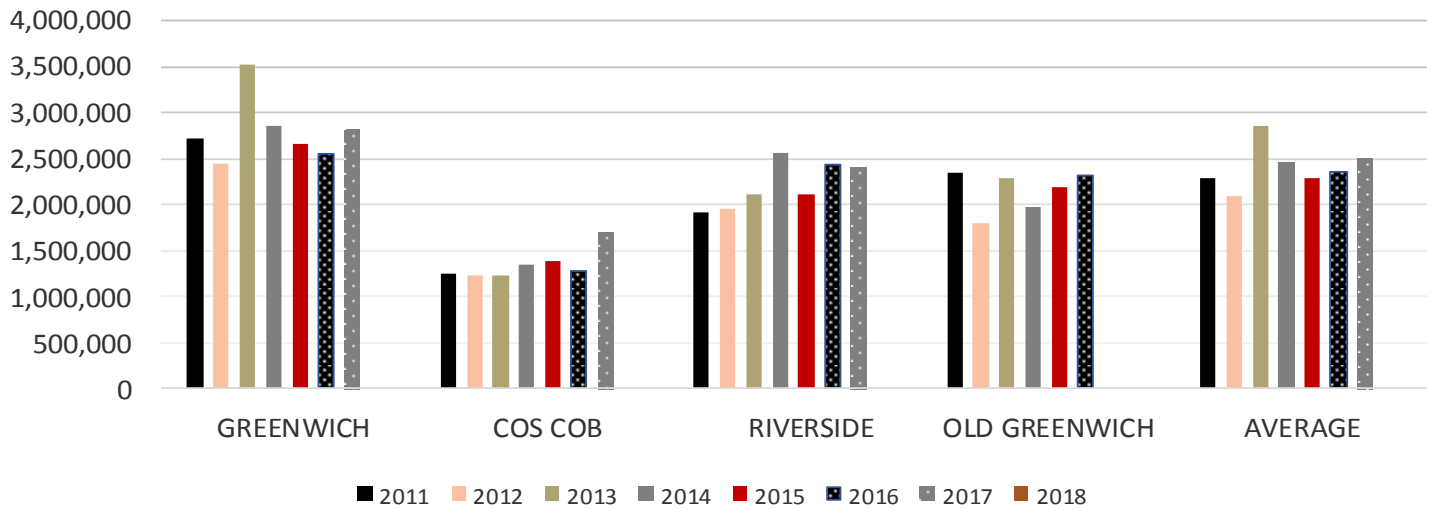
Monthly Average Sales Price: February 2018 – July 2018



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	3,238,393	1,194,454	1,773,029	1,806,115	2,564,095
2012	2,717,960	1,258,838	1,923,193	2,355,014	2,295,179
2013	2,446,755	1,234,014	1,951,579	1,803,670	2,091,612
2014	3,525,583	1,240,436	2,119,831	2,289,532	2,857,258
2015	2,850,214	1,340,630	2,559,846	1,981,645	2,460,522
2016	2,668,490	1,384,899	2,121,781	2,186,190	2,297,725
2017	2,551,896	1,280,805	2,430,549	2,309,385	2,349,388
2018	2,819,478	1,697,187	2,403,052	2,31,146	2,502,316

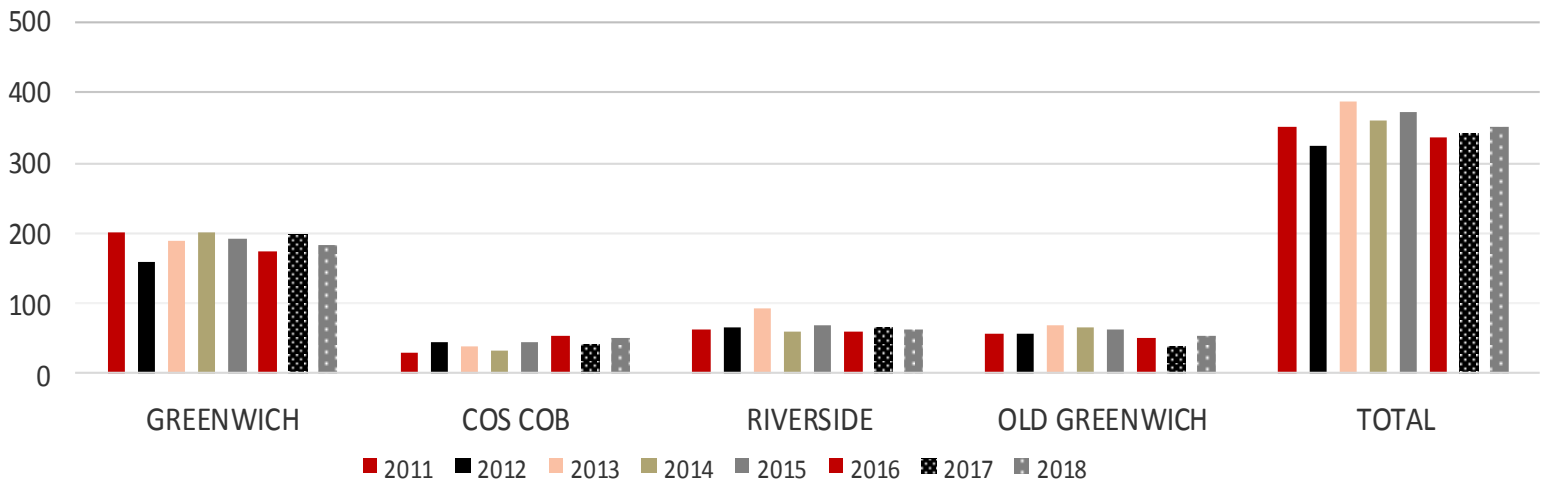
Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – July 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2011	201	31	64	56	352
2012	158	44	66	56	324
2013	188	40	92	68	388
2014	201	33	59	66	359
2015	193	46	70	64	373
2016	174	53	60	50	337
2017	198	41	65	39	343
2018	182	51	64	54	351

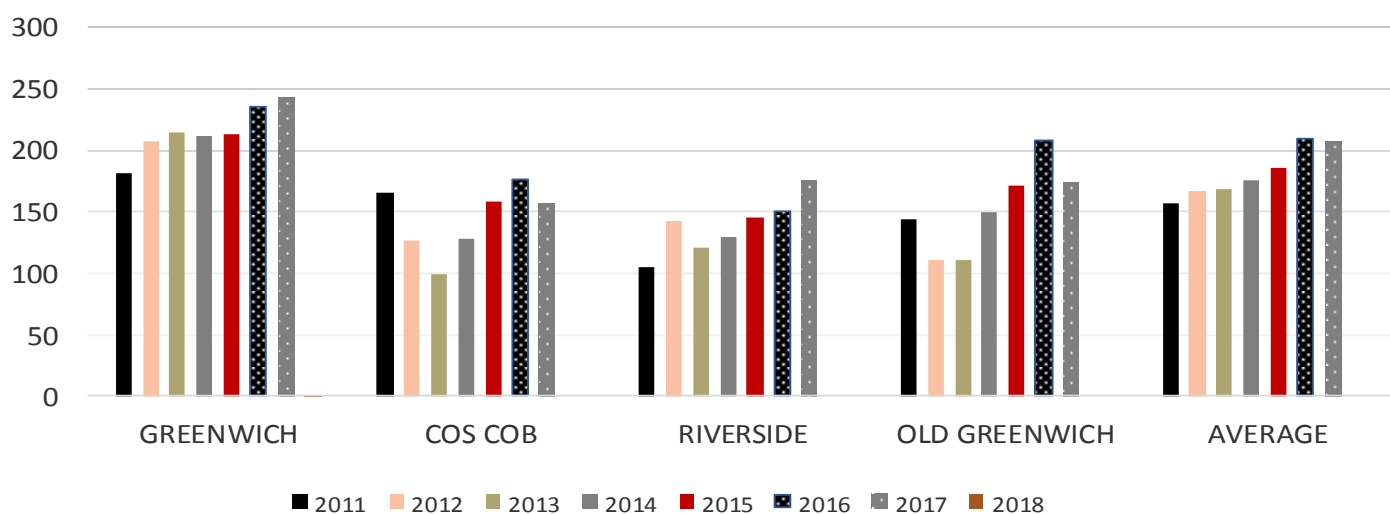
Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – July 31st / year over year



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

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	217	151	152	110	182
2012	182	166	105	144	157
2013	208	127	142	110	167
2014	214	99	121	111	169
2015	212	128	129	149	175
2016	213	158	145	172	186
2017	236	176	150	208	210
2018	244	157	175	174	208

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

July 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
5 Morgan Avenue	Cape Cod	1410	1947		2	1	0	0.17	560000	573000	36	07/27/2018
13 Fletcher Avenue	Cape Cod	1800	1938	2013	4	2	0	0.12	699000	670000	118	07/31/2018
36 Cassidy Park	Colonial	845	1935		2	1	0	0.26	795000	750000	277	07/01/2018
23 Circle Drive	Colonial	1495	1952		3	2	0	0.40	789000	762500	58	07/24/2018
15 Pilgrim Drive	Cape Cod	1755	1955	2010	3	2	1	0.27	799000	770000	25	07/16/2018
17 Byway	Cape Cod	2243	1949		5	3	0	0.24	960000	930000	106	07/24/2018
89 Prospect Street	Colonial	2100	1909	2009	4	2	1	0.08	985000	975000	25	07/12/2018
19 Hettiefred Road	Colonial	2280	1954		4	3	1	1.00	1100000	1035000	77	07/30/2018
49 Morningside Drive	Col Ranch	1671	1953	1993	2	1	1	0.47	1095000	1060000	21	07/13/2018
22 Carleton Street	Cape Cod	2710	1956	1992	3	2	1	0.41	1175000	1090000	136	07/26/2018
85 Bowman Drive	Col Ranch	4554	1960	2000	4	3	1	1.03	1199000	1120000	146	07/03/2018
10 Carpenters Brook Rd	SeeRmks	3693	1980	2000	4	4	1	2.00	1295000	1232000	71	07/16/2018
18 Annjim Drive	Cape Cod	2048	1955	2017	4	2	0	0.28	1250000	1250000	196	07/26/2018
51 Cherry Valley Road	Colonial	2888	1956		6	3	1	3.18	1250000	1300000	16	07/02/2018
179 Maple Avenue	Colonial	3186	1957		4	5	1	0.87	1060500	1325000	21	07/13/2018
9 Carissa Lane	Colonial	3022	1979	2017	5	3	1	1.00	1495000	1495000	119	07/30/2018
8 Perryridge Road	Colonial	2793	1930	2014	3	2	0	0.18	1649000	1535000	123	07/02/2018
18 Interlaken Road	Colonial	5008	1968		5	4	1	2.02	1695000	1640000	56	07/20/2018
11 Bolling Place	Colonial		1923	2015	4	3	2	0.10	1795000	1750000	56	07/31/2018
5 Stanwich Lane	Colonial	3614	1929		4	3	1	0.41	1850000	1850000	7	07/09/2018
414 Stanwich Road	Colonial	3956	1955	2016	4	3	1	2.15	1995000	1892500	427	07/09/2018
341 Stanwich Road	SeeRmks	4521	1979	2013	4	4	1	2.14	2195000	1932500	46	07/27/2018
30 Hemlock Drive	Colonial	3738	1956	2008	5	4	1	1.00	2475000	2182500	357	07/31/2018
189 Connecticut Avenue	Colonial	2184	1850	2018	3	4	1	0.12	2300000	2300000	0	07/18/2018
69 Circle Drive	Colonial	4479	1952	2017	5	5	2	0.30	2499000	2449000	440	07/26/2018
91 Brookside Drive	EngMan	6084	1912	2016	7	4	3	1.34	2575000	2575000	359	07/17/2018
43 Richmond Hill Road	ShingleSty	8569	2003	2016	5	5	2	4.00	3095000	2625000	677	07/23/2018
19 Thunder Mountain	Colonial	5894	2005	2017	6	6	2	2.00	2995000	2820000	179	07/02/2018
35 Copper Beech Road	Colonial	4257	1965	2016	4	3	1	1.04	2995000	2850000	34	07/09/2018
54 Mallard Drive	Colonial	5022	2017		5	5	1	0.44	3395000	3300000	79	07/13/2018
94 Pecksland Road	Colonial	5701	1935	1988	8	5	1	5.86	3665000	3382000	88	07/31/2018
851 Lake Avenue	Colonial	8018	2003		6	4	2	4.00	3995000	3755000	416	07/12/2018
25 Grove Lane	Colonial	5000	0	2014	5	4	1	2.50	4200000	4200000	19	07/31/2018
7 Knollwood Drive	Colonial	7500	1998	2016	5	5	3	1.56	4750000	4500000	19	07/11/2018
7 Turner Drive	Colonial	9665	2018		6	6	2	1.29	5995000	5885000	137	07/05/2018
12 Laurel Lane	ShingleSty	8446	2005	2017	6	6	1	2.57	6595000	6200000	91	07/24/2018
7 Dewart Road	ShingleSty	12530	0	2002	6	8	2	3.14	6995000	6260000	212	07/12/2018
216 John Street	Colonial	5153	1735	1951	9	5	1	43.00	9500000	7000000	262	07/02/2018
65 Upper Cross Road	ShingleSty	21344	1997	2012	9	8	3	21.90	10500000	10500000	0	07/18/2018

July 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
7 Loughlin Avenue	Colonial	2085	1926	2006	3	2	1	0.37	1295000	1300000	14	07/09/2018
12 Pin Oak Lane	Contemp	3460	1953	2000	3	3	1	1.43	1595000	1450000	120	07/26/2018
3 Dandy Drive	Colonial	3229	1957	2003	5	3	1	0.28	1495000	1476000	81	07/25/2018
5 Clover Place	Contemp	3229	1975	2014	4	2	1	1.00	1595000	1585000	30	07/18/2018
687 River Road	Colonial	3025	1958	2007	4	4	0	1.03	1670000	1625000	147	07/18/2018
30 Cognewaugh Road	Colonial	3443	1949	2017	4	4	0	0.50	1875000	1825000	315	07/05/2018
199 Valley Road	FarmHse	3800	1906	2018	5	4	0	0.23	2565000	2396500	114	07/20/2018
693 River Road	Colonial	5928	2007		5	4	1	1.00	2499000	2400000	46	07/16/2018

July 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
18 Amherst Road	Split	1566	1962	2018	3	2	0	0.29	849000	785000	40	07/11/2018
15 Bonan Drive	Cape Cod	1790	1953	2004	3	2	0	0.19	850000	850000	0	07/02/2018
81 Sheephill Road	Cape Cod	1741	1954	2016	4	2	0	0.20	925000	900000	60	07/16/2018
70 Riverside Lane	Ranch	2335	1946	2011	4	3	1	0.31	1300000	1279300	89	07/30/2018
134 Lockwood Road	Cape Cod	2464	1947		3	2	1	0.33	1575000	1638000	13	07/26/2018
13 Anthony Place	Colonial	4178	2003	2014	5	4	1	0.57	1999999	1760000	227	07/05/2018
14 Dorchester Lane	Colonial	2916	2001	2016	4	2	1	0.21	2025000	1900000	70	07/31/2018
89 Summit Road	Colonial	3586	2006		5	5	1	0.25	2150000	1975000	79	07/19/2018
28 Hearthstone Drive	Colonial	3649	1958	2006	4	4	1	0.33	2750000	2725000	82	07/23/2018
67 Lockwood Road	ShoreCol	4934	2006		5	4	2	0.32	2975000	2790000	74	07/23/2018
74 Summit Road	Colonial	4900	2018		6	4	1	0.26	2775000	2800000	35	07/20/2018
15 Terrace Avenue	Colonial	5515	2016		5	5	2	0.26	2995000	2865000	146	07/31/2018
219 Riverside Avenue	Colonial	4348	1928	2006	5	3	2	0.40	2995000	2925000	16	07/25/2018
1 Meadow Road	FarmHse	4630	1900	2017	4	3	1	0.34	3095000	3125000	14	07/13/2018
17 Welwyn Road	ShingleSty	6382	2006	2017	4	4	2	0.47	4100000	4210000	6	07/30/2018

July 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
7 Stuart Drive	Split	1717	1965		4	2	0	0.28	795000	771000	149	07/31/2018
55 Sound Beach Ave	Colonial	1668	1924		3	2	0	0.14	999000	887500	258	07/09/2018
53 Sound Beach Ave	Colonial	2040	1940	2004	3	2	0	0.14	1099000	1070000	90	07/19/2018
53 Edgewater Drive	ShoreCol	1803	1910	2003	3	2	0	0.16	1190000	1100000	204	07/12/2018
39 Halsey Drive	Cape Cod	2489	1948	2016	4	3	0	0.18	1289000	1289000	23	07/11/2018
29 Lincoln Avenue	Colonial	2440	1924	2015	4	3	1	0.16	1749000	1700000	41	07/09/2018
15 Old Wagon Road	Colonial	4010	2004	2017	5	4	1	0.28	1895000	1807500	75	07/23/2018
17 Lincoln Avenue	Colonial	2795	2018		4	4	0	0.14	2295000	2090000	139	07/09/2018
326 Sound Beach Ave	Victorian	4541	1900	2007	5	4	1	0.28	2695000	2717500	7	07/13/2018
43 Highview Avenue	FarmHse	4069	1910	2018	5	5	1	0.25	3095000	2925000	57	07/02/2018
40 Meadowbank Road	ShoreCol	4888	1993	2013	6	5	1	0.39	3795000	3670000	30	07/13/2018
52 Lockwood Avenue	Colonial	5151	2017		5	6	2	0.34	3995000	3720000	478	07/30/2018
7 Little Cove Place	ShingleSty	6673	2004	2017	5	5	2	0.52	5295000	4649400	86	07/09/2018
7 Ford Lane	Colonial	6355	2002	2013	5	4	2	0.49	6250000	5000000	637	07/13/2018

July 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
20 Church Street A37	GeorgCol	493	1945	2015	1	1	0	298000	275000	27	07/18/2018
2 Homestead Lane 213	HiRise	546	2005		1	1	0	324900	320000	76	07/31/2018
1465 Putnam Avenue 100	Contemp		1977	2011	1	1	0	338000	323189	90	07/06/2018
9 River Road 409	Townhouse	1021	1979	2014	1	1	0	399000	395000	74	07/10/2018
120 Halstead Avenue 1	Townhouse	1450	1929	2002	3	2	1	529900	485000	395	07/09/2018
22 Livingston Place D	Townhouse	1320	1984	2014	2	1	1	525000	517500	51	07/27/2018
1465 Putnam Avenue 125	Townhouse	1344	1977	2007	2	1	1	559000	530000	129	07/31/2018
26 Whiffletree Way 26	Townhouse	1085	1978		2	1	1	620000	620000	0	07/02/2018
5 Glen Street 107	Townhouse	2182	1984		2	2	1	700000	670000	80	07/02/2018
26 Byram Terrace Drive A	Colonial	2411	2004		3	2	1	725000	690000	77	07/11/2018
5 Glen Street 305	Townhouse	2004	1984	2018	3	2	1	750000	725000	102	07/14/2018
284 Bruce Park Avenue 4	Townhouse	3267	2005		3	4	1	849900	815000	217	07/03/2018
529 Lyon Farm Drive 529	Colonial	1704	1976	2018	3	2	1	995000	945000	82	07/13/2018
172 Field Point Road 4	Townhouse	2244	1986	2017	3	3	1	1149000	1025000	213	07/03/2018
16 Hawthorne Street South C	Townhouse	2975	2017		3	2	2	1150000	1100000	280	07/17/2018
518 Lyon Farm Drive 518	Colonial	4129	1976	2004	4	3	1	1550000	1487500	138	07/25/2018