

Greenwich Real Estate Monthly Market Report – August 2018

The Sarsen Team at COMPASS

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.

August 2018 Summary

Single Family Homes Sold	61
Average Original Sale Price	\$2,599,307
Average List Price	\$2,453,831
Average Sale Price	\$2,339,135
Average Days on Market	158

August 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	40	2,800,618	2,659,743	2,524,211	94.90%
COS COB	6	1,269,000	1,236,500	1,227,967	99.31%
RIVERSIDE	7	3,430,429	3,222,571	3,107,571	96.43%
OLD GREENWICH	8	1,863,250	1,664,625	1,574,750	95.66%
ALL AREAS AVG.	61	2,599,307	2,453,831	2,339,135	95.33%

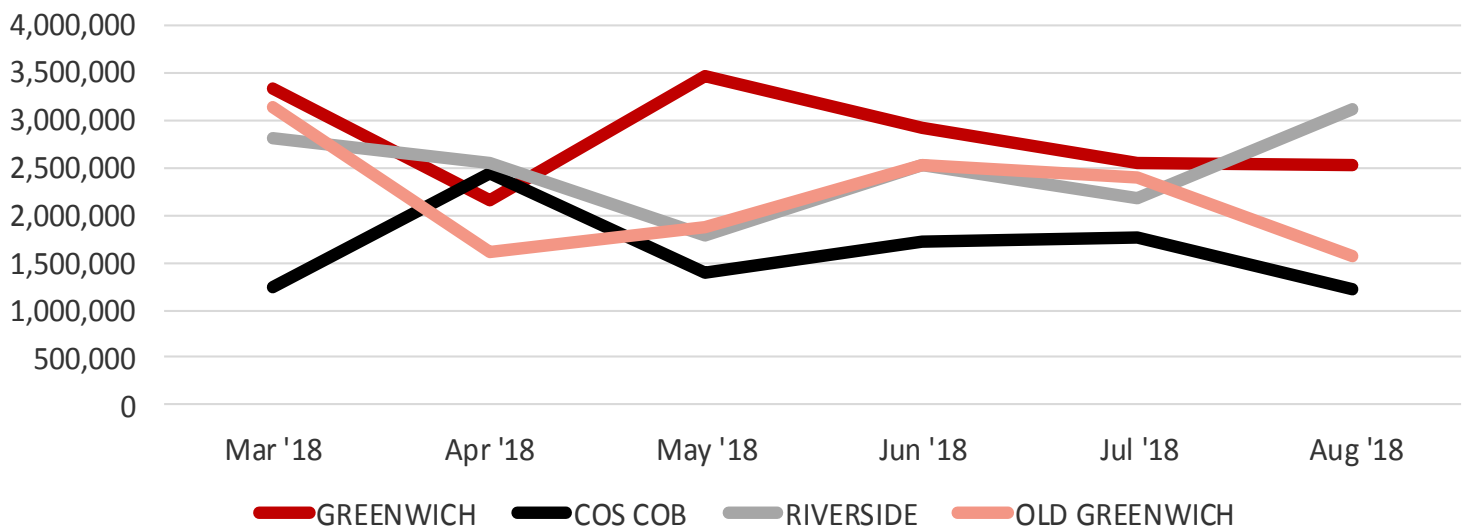
August 2018 - Number of Single Family Homes Sold by Price Range

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	8	1	1	3	13
\$1M - \$2M	12	5	1	3	21
\$2M - \$3M	10	0	2	1	13
\$3M - \$4M	4	0	2	1	7
\$4M - \$5M	2	0	0	0	2
\$5M - \$7.5M	2	0	1	0	3
\$7.5M – 10M	2	0	0	0	2
\$10M+	0	0	0	0	0
TOTAL	39	8	15	14	61

Monthly Average Sales Price: March 2018 – August 2018

	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18
GREENWICH	3,329,306	2,151,796	3,454,710	2,908,433	2,556,949	2,524,211
COS COB	1,238,250	2,446,944	1,400,455	1,730,000	1,757,188	1,227,967
RIVERSIDE	2,815,000	2,551,333	1,774,275	2,517,353	2,168,487	3,107,571
OLD GREENWICH	3,135,000	1,614,583	1,866,000	2,526,733	2,385,493	1,574,750
ALL AREAS	2,962,591	2,216,240	2,612,303	2,577,956	2,364,509	2,339,135

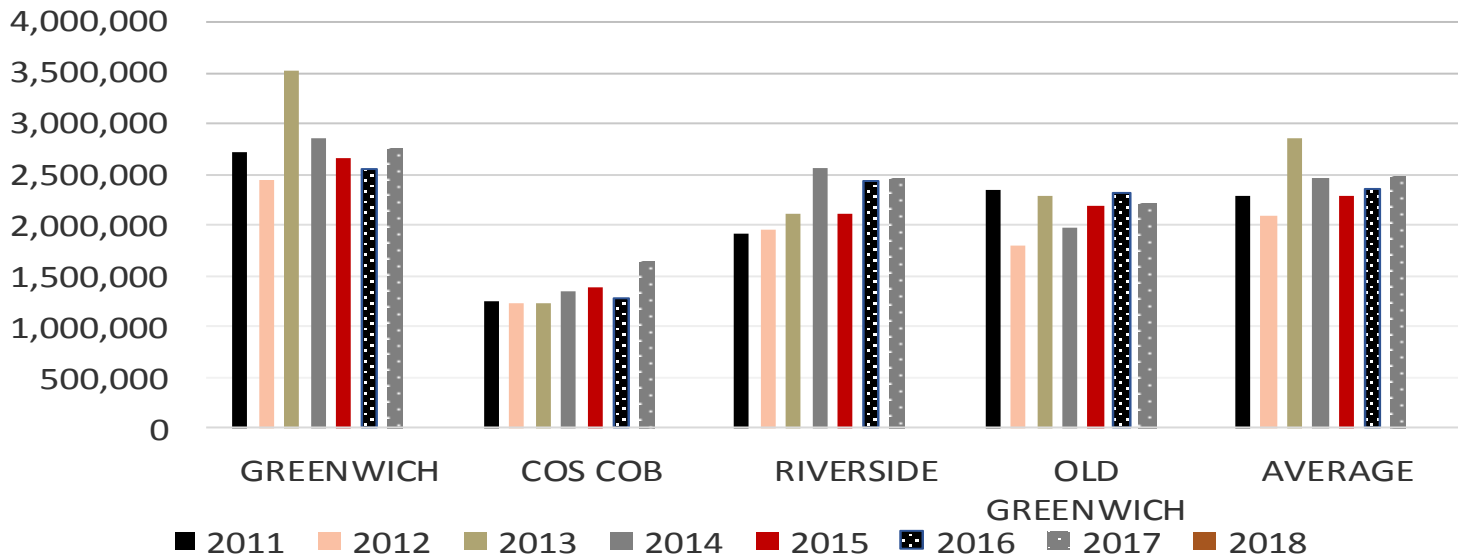
Monthly Average Sales Price: March 2018 – August 2018



2011 - 2018 YTD Single Family Homes Average Sale Price Area / Jan 1st – August 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	2,766,277	1,647,796	2,472,512	2,216,353	2,478,155

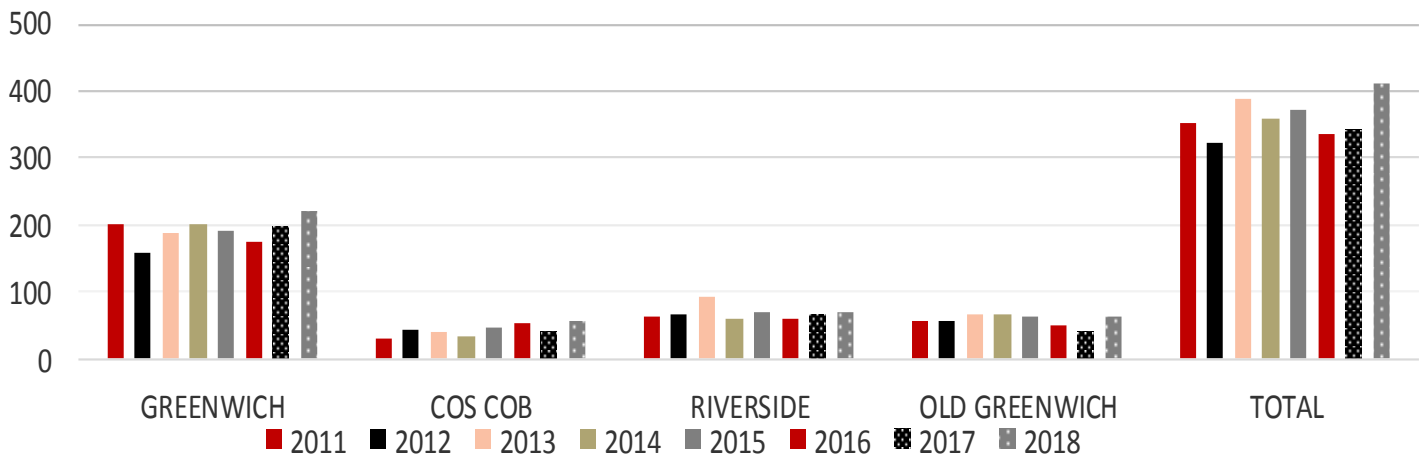
Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – August 31st / year over year



2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – August 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	222	57	71	62	412

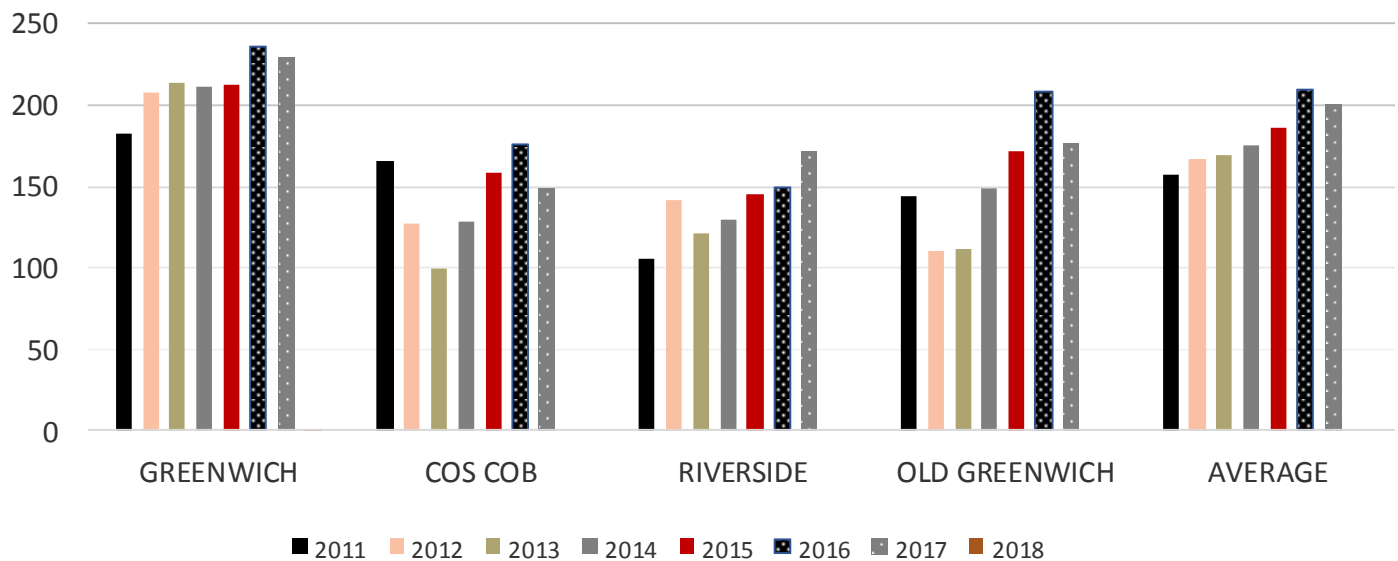
Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – August 31st / year over year



2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – August 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	230	149	172	176	200

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

August 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
877 King Street	Ranch	1261	1954	2009	2	1	1	0.19	675000	630000	54	08/29/2018
30 Nicholas Avenue	FarmHse	1402	1928		3	2	0	0.18	725000	720000	38	08/30/2018
7 Woods Avenue	FarmHse	1887	1893		3	1	1	0.30	749000	770242	21	08/14/2018
18 Upland Street East	Col Ranch	2306	1962		5	3	1	0.16	885000	838000	77	08/30/2018
37 Hickory Drive	Split	1668	1958	2015	3	2	0	0.30	899000	850000	150	08/01/2018
33 Grey Rock Drive	Colonial	2934	1985	2013	4	4	0	0.25	999000	950000	499	08/27/2018
8 Lantern Lane	Colonial	2442	1965	2018	4	2	1	0.26	949000	970000	37	08/07/2018
226 Pemberwick Road	Townhse	2473	1987	2008	3	2	1	0.23	995000	985000	77	08/15/2018
18 Bishop Drive North	Ranch	3355	1960	2003	4	3	1	0.34	1095000	1040000	32	08/15/2018
37 Byram Shore Road	Colonial	2637	1690	1985	4	3	1	0.35	1295000	1100000	179	08/08/2018
802 Lake Avenue	Colonial	4246	1955	2013	4	3	1	2.01	1295000	1200000	291	08/08/2018
40 Sachem Road	Colonial	3322	2001		4	3	1	0.28	1250000	1200000	149	08/02/2018
39 Stonehedge Drive S	Colonial	2344	1960	2004	4	2	1	1.41	1300000	1230000	63	08/01/2018
70 Overlook Drive	Split	1596	1954	2003	3	2	0	0.39	1549000	1500000	31	08/14/2018
83 Maple Avenue	Colonial	3172	1970	2000	4	3	1	0.65	1795000	1685000	159	08/31/2018
31 Baldwin Farms North	Colonial	3751	1965	1996	5	3	2	2.46	2300000	1700000	325	08/29/2018
596 Riversville Road	Colonial	5495	1996	2008	5	5	1	2.64	1750000	1725000	60	08/01/2018
1 Prescott Lane	Colonial	3912	2006	2012	4	3	1	0.24	1925000	1847500	112	08/01/2018
25 Copper Beech Road	Colonial	4085	1960	2011	5	5	1	1.12	2149000	1900000	763	08/02/2018
21 Ridgebrook Road	Colonial	4178	1960	2007	4	3	1	0.73	1995000	1975000	11	08/31/2018
14 Chateau Ridge Road	Colonial	10000	1984	2007	5	6	1	2.01	2190000	2100000	229	08/03/2018
28 Sawmill Lane	Colonial	3880	1949	2017	5	4	1	1.47	1975000	2100000	237	08/10/2018
83 Perkins Road	Colonial	3929	1960	2015	5	4	1	2.22	2395000	2137500	119	08/28/2018
54 Burning Tree Road	Colonial	6028	1962	2009	7	6	1	2.55	2595000	2422500	345	08/30/2018
104 Patterson Avenue	Colonial	4087	1899	1992	5	3	1	0.34	2595000	2500000	72	08/28/2018
5 Knollwood Drive	EngMan	4299	1926	2007	6	5	1	1.40	2695000	2585000	368	08/01/2018
334 Lake Avenue	Colonial	4857	1905	1998	5	5	2	1.10	2600000	2600000	0	08/27/2018
124 Porchuck Road	Tudor	5074	1986	2016	5	4	1	4.24	2795000	2675000	439	08/21/2018
652 Lake Avenue	Barn	4237	1914	1995	4	4	1	2.04	2750000	2731000	47	08/15/2018
63 North Street	Federal	5135	1864	2012	4	3	3	0.81	3095000	2850000	140	08/23/2018
51 Richmond Hill Road	Colonial	5212	2018		5	4	1	4.01	3091700	3091700	0	08/15/2018
55 Hillside Road	Colonial	4732	1932	2017	4	4	1	1.50	3695000	3500000	40	08/22/2018
18 Glenville Road	Colonial	5247	1924	2017	5	3	2	1.16	3694000	3600000	49	08/06/2018
255 Byram Shore Road	Colonial	3599	1949	2013	4	3	2	0.54	3995000	3950000	15	08/15/2018
17 Midwood Drive	Colonial	8414	2000	2017	7	8	1	4.50	4295000	4150000	19	08/01/2018
7 Wynn Lane	Colonial	7490	1997	2013	5	6	2	2.00	4995000	4800000	60	08/01/2018
33 Vineyard Lane	GeorgCol	10600	1993	2018	7	5	3	3.01	5995000	5525000	122	08/06/2018
167 Zaccheus Mead Ln	GeorgCol	13318	1904	2015	6	10	1	3.98	6495000	5835000	128	08/14/2018
425 Maple Avenue	GeorgCol	9371	2013		6	8	2	2.60	8400000	8400000	0	08/08/2018
9 Oakley Lane	GeorgCol	14000	2016		7	8	4	3.03	9475000	8600000	267	08/16/2018

August 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
26 Grove Street	Cottage	940	1928	2014	2	1	0	0.07	650000	650000	42	08/30/2018
12 Cottontail Road	Ranch	1748	1949		3	2	0	1.16	995000	1058800	86	08/03/2018
14 Licata Terrace	Ranch		1957	2006	3	2	1	0.29	1199000	1199000	48	08/15/2018
28 Windsor Lane	Colonial	2763	1974	2016	4	3	1	0.50	1385000	1385000	72	08/10/2018
51 Valleywood Road	Colonial	2792	2003	2007	4	3	1	0.20	1595000	1500000	145	08/30/2018
24 Stone Brook Lane	Contemp	3715	1972	2016	5	3	1	2.00	1595000	1575000	97	08/15/2018

August 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
57 Sound Beach												
Avenue Ext	Split	1784	1954	2018	3	2	0	0.20	824000	803000	52	08/16/2018
23 Riverside Lane	Colonial	4332	2011		5	4	1	0.21	1899000	1800000	65	08/24/2018
35 Hidden Brook Road	Colonial	4130	1954	1989	5	4	0	0.71	2675000	2600000	213	08/01/2018
5 Club Lane	Colonial	4822	2018		5	4	2	0.28	3295000	2900000	197	08/21/2018
41 Club Road	EngMan	3435	1930	2003	5	4	1	0.85	3595000	3480000	40	08/28/2018
16 Indian Head Road	Colonial	6742	1950	2006	6	5	2	0.82	3775000	3675000	139	08/24/2018
57 Willowmere Circle	Colonial	3338	1928	1980	4	3	2	0.57	6495000	6495000	19	08/08/2018

August 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
45 Old Kings Highway	RaisdRnch	2087	1962		4	1	1	0.24	715000	710000	58	08/17/2018
48 Rockmere Avenue	Ranch	1386	1920	2018	4	2	0	0.12	765000	790000	37	08/06/2018
14 MacArthur Drive	Colonial	1959	1948	2010	4	2	1	0.17	925000	965000	13	08/02/2018
17 Lockwood Drive	ShoreCol	1904	1922	2002	3	2	0	0.13	1222000	1218000	119	08/30/2018
28 Lockwood Drive	Colonial	2200	1914	2018	4	2	1	0.15	1750000	1665000	59	08/10/2018
7 End Avenue	ShoreCol	2672	1909	2016	4	3	1	0.24	1750000	1750000	16	08/03/2018
1 Minerva Place	Colonial	5344	2001	2009	5	4	1	0.38	2995000	2400000	1115	08/10/2018
16 Grant Avenue	ShoreCol	5620	2005	2013	5	5	1	0.34	3195000	3100000	99	08/03/2018

August 2018 – Condominiums – ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
102 Valley Road 19		1000	1975	2002	2	1	0	519000	495000	39	08/22/2018
7 River Road 307	Townhouse	1095	1979	2013	2	2	0	680000	650000	29	08/31/2018
500 River Road 22	Townhouse	1804	1984	2018	2	2	0	895000	891544	41	08/02/2018
78 River Road 13	Townhouse	2381	1985	2011	3	2	1	969000	952000	42	08/01/2018
2 Homestead Lane 208	Contemp	714	2005	2009	1	1	0	349000	348000	65	08/16/2018
40 Elm Street 4B	GeorgCol	1050	1939	1999	1	1	1	559000	495000	245	08/10/2018
310 Bruce Park Avenue 2	Townhouse	1606	1983	2014	2	2	1	498000	499000	22	08/28/2018
53 Rodwell Avenue A	Townhouse	1970	2004		3	2	1	524000	514500	18	08/24/2018
11 Lafayette Court 6A	HiRise	1117	1930	1986	1	1	1	595000	520000	84	08/23/2018
15 Le Grande Avenue 2	Townhouse	1211	1973	2017	2	1	1	677000	667000	35	08/14/2018
75 Richland Road A	Townhouse	2418	2002		3	3	1	650000	671000	209	08/22/2018
104 Ritch Avenue 3	Townhouse	1970	1999	2018	3	3	1	850000	850000	92	08/28/2018
172 Field Point Road 3	Colonial	2251	1985	2017	3	3	1	1095000	1052000	198	08/13/2018
105 Hamilton Avenue 2	Colonial	2600	2001	2017	3	3	1	1095000	1065000	16	08/02/2018
623 Lyon Farm Drive 623	Contemp	3249	1978	2007	4	4	1	1550000	1420000	624	08/30/2018
51 Forest Avenue 10	GeorgCol	1668	1990	2008	3	2	1	895000	875000	113	08/14/2018