

Greenwich Real Estate Monthly Market Report – September 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.

September 2018 Summary

Single Family Homes Sold	46
Average Original Sale Price	\$2,204,043
Average List Price	\$2,169,935
Average Sale Price	\$2,045,190
Average Days on Market	167

September 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	30	2,373,533	2,267,200	2,137,625	94.28%
COS COB	5	1,761,000	1,672,000	1,510,000	90.31%
RIVERSIDE	8	2,694,375	2,431,000	2,306,938	94.90%
OLD GREENWICH	3	1,330,000	1,330,000	1,314,833	98.86%
ALL AREAS AVG.	46	2,294,043	2,169,935	2,045,190	94.25%

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

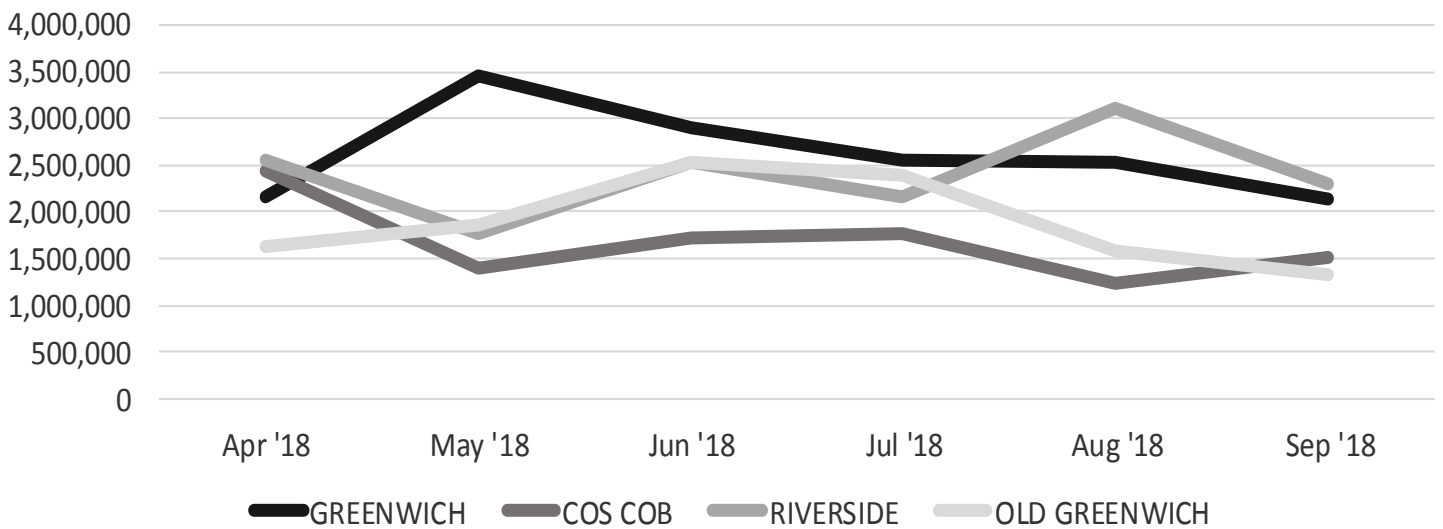
	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
Under \$1M	6	1	2	1	10
\$1M - \$2M	11	3	2	2	18
\$2M - \$3M	6	1	1	0	8
\$3M - \$4M	4	0	2	0	6
\$4M - \$5M	1	0	1	0	2
\$5M - \$7.5M	2	0	0	0	2
\$7.5M – 10M	0	0	0	0	0
\$10M+	0	0	0	0	0
TOTAL	30	5	8	3	46



Monthly Average Sales Price: April 2018 – September 2018

	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18
GREENWICH	2,151,796	3,454,710	2,908,433	2,556,949	2,524,211	2,137,625
COS COB	2,446,944	1,400,455	1,730,000	1,757,188	1,227,967	1,510,000
RIVERSIDE	2,551,333	1,774,275	2,517,353	2,168,487	3,107,571	2,306,938
OLD GREENWICH	1,614,583	1,866,000	2,526,733	2,385,493	1,574,750	1,314,833
ALL AREAS	2,216,240	2,612,303	2,577,956	2,364,509	2,339,135	2,045,190

Monthly Average Sales Price: April 2018 – September 2018

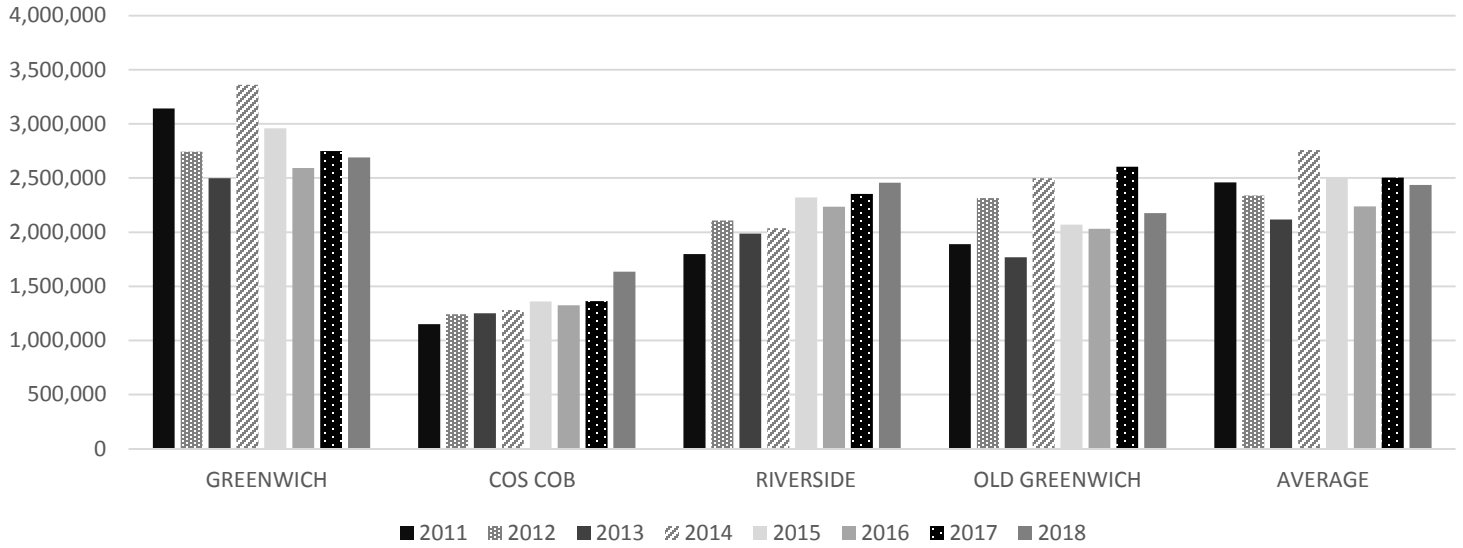


2011 - 2018 YTD Single Family Homes Average Sale Price Area / Jan 1st – September 30th / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	3,142,089	1,150,191	1,797,599	1,888,952	2,458,820
2012	2,743,521	1,243,734	2,109,247	2,315,337	2,337,483
2013	2,496,944	1,250,163	1,986,407	1,768,448	2,116,259
2014	3,362,257	1,281,125	2,037,741	2,499,107	2,758,876
2015	2,958,695	1,362,007	2,320,603	2,069,294	2,497,748
2016	2,593,719	1,324,085	2,234,836	2,030,612	2,239,579
2017	2,749,469	1,363,581	2,353,439	2,605,432	2,503,360
2018	2,691,437	1,636,683	2,455,745	2,174,745	2,434,670



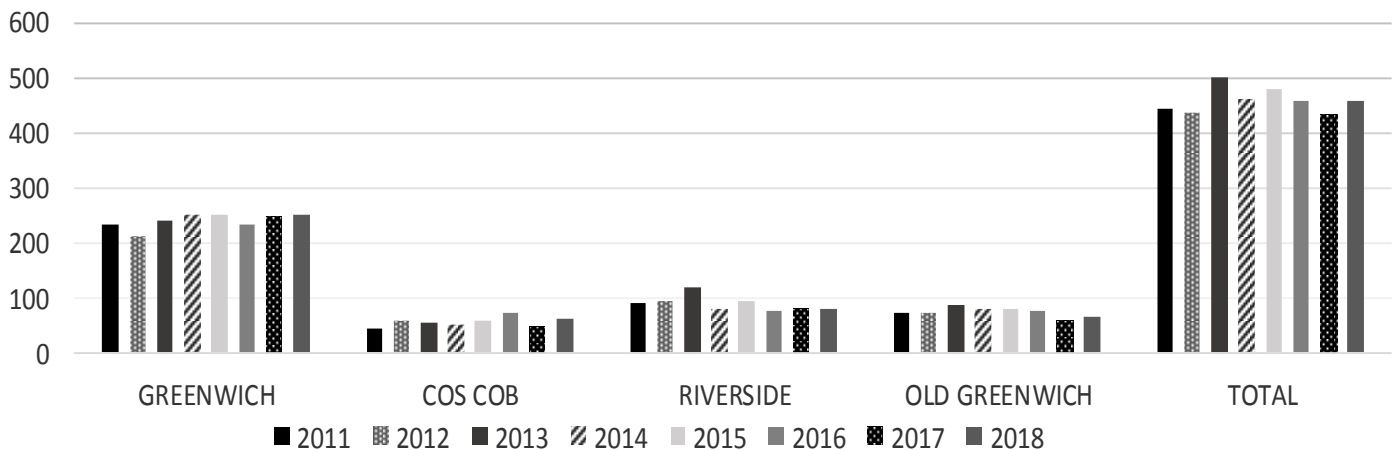
Chart: 2011 - 2018 YTD Single Family Homes Average Sale Price / Jan 1st – September 30th / year over year



2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – September 30th / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	TOTAL
2011	235	45	90	74	444
2012	213	58	94	72	437
2013	241	53	120	87	501
2014	253	51	78	81	463
2015	250	57	94	79	480
2016	234	73	77	75	459
2017	248	48	81	57	434
2018	252	62	79	65	458

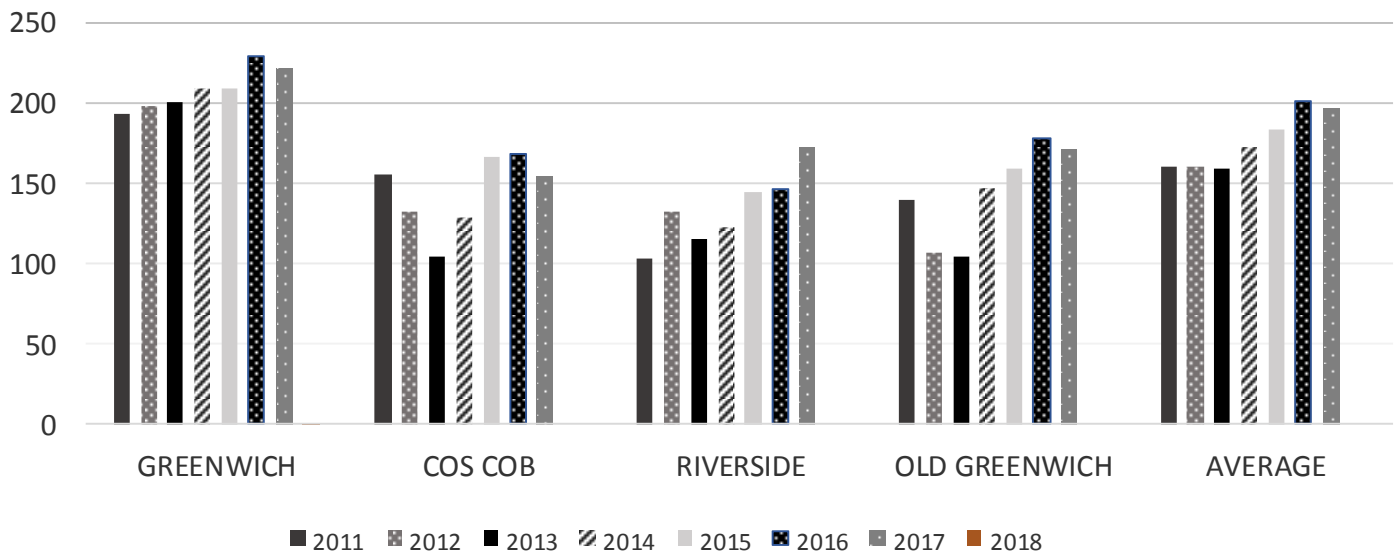
Chart: 2011 - 2018 YTD Number of Single Family Homes Sold by Area / Jan 1st – September 30th / year over year



2011 - 2018 YTD Single Family Homes Average Days on Market by Area / Jan 1st – September 30th / year over year

	GREENWICH	COS COB	RIVERSIDE	OLD GREENWICH	AVERAGE
2011	212	148	149	106	175
2012	194	156	103	140	160
2013	199	133	133	107	160
2014	201	104	115	105	159
2015	210	129	123	147	173
2016	210	167	145	159	184
2017	229	168	147	178	201
2018	222	154	173	171	197

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



September 2018 - Single Family Homes Sold: Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
18.5 Cliff Avenue	Colonial	2322	1915	1990	3	3	2	0.38	775000	750000	80	09/26/2018
6 Muriel Place	Split	1431	1960		3	2	0	0.23	850000	810000	52	09/14/2018
19 Canterbury Drive	RaisdRnch	1812	1971	2009	3	2	1	0.21	915000	875000	107	09/14/2018
29 Upland Street West	Ranch	2675	1956	2017	4	2	0	0.28	899000	875000	120	09/06/2018
19 Byway	Colonial	2101	1976	2005	3	2	1	0.18	925000	880000	59	09/04/2018
7 Alec Templeton Lane	Contemp	4311	1971		5	3	0	2.00	1075000	950000	107	09/18/2018
1 Widgeon Way	Ranch	1998	1955	1999	4	3	0	0.27	1248000	1050000	225	09/20/2018
19 Blind Brook Lane	Cape Cod	2841	1956	2011	4	3	0	1.00	1250000	1200000	401	09/25/2018
55 Mallard Drive	Ranch	1977	1957	2009	3	2	1	0.34	1355000	1225000	162	09/14/2018
36 Sawmill Lane	Ranch	2975	1958		3	3	1	1.04	1300000	1270000	5	09/25/2018
5 Bolling Place	Colonial		1923	2018	3	2	1	0.12	1425000	1324000	97	09/17/2018
34 Rockview Drive	Colonial	1952	1888	2016	3	3	0	0.13	1350000	1325000	23	09/10/2018
14 Indian Rock Lane	Colonial	2699	1989	2009	4	2	1	0.29	1375000	1332250	105	09/28/2018
7 Tinker Lane	GeorgCol	4610	1975	2016	5	4	1	2.76	1599000	1447500	474	09/18/2018
194 Bedford Road	Colonial	3400	1967		4	3	0	4.00	1675000	1550000	118	09/05/2018
22 Angus Lane	Cape Cod	3488	1959	2012	5	3	2	1.45	1950000	1650000	69	09/10/2018
45 Lismore Lane	Contemp	3165	1972	1985	2	3	1	2.54	2300000	1900000	92	09/17/2018
12 Knollwood Drive	Tudor	4276	1928	1960	6	4	1	2.65	2450000	2000000	72	09/21/2018
6 Maher Avenue	Colonial	2807	1912	2018	4	3	1	0.19	2295000	2345000	25	09/21/2018
50 Burying Hill Road	Colonial	3624	1936	1997	4	4	1	4.84	2650000	2370000	66	09/07/2018
113 Patterson Avenue	Colonial	4100	1925	2016	6	4	1	0.44	2500000	2395000	24	09/14/2018
2 Simmons Lane	Colonial	7776	2000	2017	5	5	1	2.06	2950000	2650000	431	09/14/2018
6 Deer Lane	Ranch	3150	1955		4	3	1	1.14	2825000	2825000	0	09/04/2018
45 Hillside Drive	Colonial	5188	2001		5	5	2	0.72	3195000	3000000	130	09/26/2018
20 Alpine Road	Col Ranch	7432	1958	2006	6	5	1	2.00	3495000	3200000	95	09/18/2018
35 Lakewood Circle Nrth	Colonial	4390	1950	2016	4	4	1	0.90	3495000	3200000	86	09/11/2018
52 Brother Drive	Cotswold	6550	1929	2005	5	4	2	0.56	3895000	3500000	533	09/27/2018
138 Milbank Avenue	EurSty	4158	2016		3	3	2	0.15	3995000	4100000	187	09/07/2018
233 Byram Shore Road	Contemp	4211	1997		5	4	0	0.63	5530000	5530000	0	09/26/2018
9 Woodside Road	Colonial	8300	1930	2008	6	6	3	2.17	6475000	6600000	32	09/12/2018

September 2018 - Single Family Homes Sold: Cos Cob

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
75 Loughlin Avenue	Colonial	2230	1919	2000	3	1	1	0.15	1075000	960000	98	09/06/2018
396 Valley Road	Colonial	2317	1971	2012	4	2	1	0.29	1098000	1065000	128	09/10/2018
112 Cat Rock Road	FarmHse	2676	1855	1970	4	3	0	2.00	1395000	1250000	638	09/04/2018
114 Cat Rock Road	Bungalow	1465	1900		2	2	0	3.00	1500000	1500000	0	09/04/2018
117 Bible Street	Colonial	7172	2017		6	5	2	1.12	3295000	2775000	186	09/06/2018



September 2018 - Single Family Homes Sold: Riverside

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
35 Crawford Terrace	RaisdRnch	2438	1964		4	3	0	0.29	795000	740000	48	09/10/2018
10 Susan Lane	Split	2430	1946	2015	4	3	0	0.25	1049000	980000	155	09/25/2018
294 Riverside Avenue	Victorian	3112	1900	2001	4	4	1	0.41	1895000	1700000	191	09/14/2018
36 Lockwood Lane	Colonial	3214	1949	2011	6	3	0	0.35	1875000	1875000	0	09/11/2018
2 Crescent Road	Colonial	3479	1942	2015	5	3	2	0.35	2195000	2093000	126	09/11/2018
24 Pell Place	Colonial	4914	2003	2017	6	5	2	0.64	3395000	3150000	492	09/19/2018
121 Lockwood Road	Colonial	6800	2018		6	6	2	0.32	3499000	3560000	181	09/12/2018
10 Club Road	Colonial	6434	1924	2017	6	5	1	0.80	4745000	4357500	266	09/05/2018

September 2018 - Single Family Homes Sold: Old Greenwich

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	Acres	List Price	Sold Price	DOM	Close Date
40 Havemeyer Lane	Cape Cod	2062	1947		3	2	0	0.21	550000	565000	12	09/21/2018
24 Shore Road	ShoreCol	2679	1899	2018	4	3	1	0.24	1590000	1529500	120	09/28/2018
36 Forest Avenue	Colonial	2900	1989	2015	3	3	1	0.20	1850000	1850000	36	09/13/2018

September 2018 - Condominiums - ALL GREENWICH AREAS

Address	Design	SqFt	YrBlt	YrRnv	Bd	FB	HB	List Price	Sold Price	DOM	Close Date
40 Elm Street 1C	GeorgCol	720	1939	1998	1	1	1	535000	510000	533	09/20/2018
193 Hamilton Avenue 17	Townhouse	1586	1989	2012	2	2	1	675000	645000	18	09/26/2018
36 Almira Drive A	Townhouse	3300	2018		4	3	1	1350000	1275000	61	09/14/2018
305 Lyon Farm Drive 305	Contemp	3123	1976	2009	2	3	0	1450000	1350000	105	09/27/2018

