

# Greenwich Monthly Market Report

## August 2014

by **Kaye B. Lewis**



In August 2014, we saw an overall Balanced Market with 8.03 months of inventory for single family homes in all areas of Greenwich. Because the market varies greatly between neighborhoods and price ranges, the charts on the following pages break down this information further by Price Range, by Zip Code, and by Elementary School District to give buyers and sellers a more accurate picture of their specific pocket of the market.

### *Affiliations*

National Association of Realtors  
Connecticut Association of Realtors  
Greenwich Association of Realtors

### *Designations:*

ABR, ASP, CIPS, CRB,  
e-Pro, PSCS, SRES

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### *A brief overview of August 2014:*

- 71 Single Family Homes Sold
- 35 Executed Contracts
- Average Sale Price: \$2,507,137
- Median Sale Price: \$1,575,000
- Average Days on Market: 111

### *About Kaye:*

Kaye Lewis's experience in and beyond the real estate industry is nothing short of impressive. With over 25 years of experience exclusive to the Greenwich CT real estate market, she is regarded as one of the most sought after Realtors in Greenwich, Cos Cob, Riverside and Old Greenwich. An internationally recognized broker and a top producer since 1987, Kaye owned and managed her own local independent firm and previously managed several other Greenwich realty firms preceding her current post at Coldwell Banker Previews International in Greenwich.



## Sales by Price Category

Overall, we are in a Balanced Market with 8.03 months of inventory. However, the market varies by price range based on the demand and number of homes for sale in each individual price range. The lower tier of the market continues to outperform all other price ranges.

Price Range	# of Solds	Active Listings	Months of Inventory	Market
\$0K-\$499K	1	4	4	Normal Seller's Market
\$500K-\$999K	17	46	2.71	Extreme Seller's Market
\$1M-\$1.499M	13	54	4.15	Normal Seller's Market
\$1.5M-\$1.999M	9	62	6.89	Balanced Market
\$2M-\$2.499M	5	53	10.60	Normal Buyer's Market
\$2.5M-\$2.999M	7	40	5.71	Normal Seller's Market
\$3M-\$3.999M	5	77	15.40	Extreme Buyer's Market
\$4M-\$5.999M	5	88	17.60	Extreme Buyer's Market
\$6M-\$7.999M	3	57	19	Extreme Buyer's Market
\$8M-\$9.999M	1	22	22	Extreme Buyer's Market
\$10M-\$14.99M	3	32	10.67	Normal Buyer's Market
\$15M-\$19.99M	0	11	NA	
\$20M+	0	6	NA	
<b>Overall Market</b>	<b>78</b>	<b>551</b>	<b>8.03</b>	<b>Balanced Market</b>

12+ Months of Inventory	Extreme Buyer's Market	High Depreciation
9-12 Months of Inventory	Normal Buyer's Market	Moderate Depreciation
6-9 Months of Inventory	Balanced Market	Flat/Slight Depreciation
3-6 Months of Inventory	Normal Seller's Market	Moderate Appreciation
0-3 Months of Inventory	Extreme Seller's Market	High Appreciation

## Sales by Zip Code

Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales Price	Average Days on Market
06830	23	184	8.00	\$2,050,000	115
06831	11	220	20.00	\$1,225,000	110
06807	13	37	2.85	\$1,015,000	115
06870	10	59	5.90	\$2,162,500	67
06878	12	51	4.25	\$1,312,500	85

## Sales by Elementary School District

Elementary School District	# of Solds	Active Listings	Months of Inventory	Median Sales Price	Average Days on Market
Cos Cob School	1	4	4.00	\$958,000	139
Dundee School	1	7	7.00	\$1,300,000	63
Glenville School	5	64	12.80	\$877,500	70
Hamilton Ave School	1	3	3.00	\$586,000	56
Julian Curtiss School	7	53	7.57	\$3,850,000	74
New Lebanon School	5	19	3.80	\$900,000	132
North Mianus School	6	33	5.50	\$962,500	51
North Street School	11	90	8.18	\$1,900,000	109
Old Greenwich School	8	44	5.50	\$2,275,000	72
Parkway School	0	184	NA	-	-
Riverside School	7	36	5.14	\$2,330,000	105

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