

# Greenwich Monthly Market Report

## May 2014

by **Kaye B. Lewis**



In May 2014, we saw an overall Normal Buyer's Market with 11.29 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 May 2014:*

- 52 Single Family Homes Sold
- 70 Executed Contracts
- Average Sale Price: \$2,380,588
- Median Sale Price: \$1,562,500
- Average Days on Market: 205

### *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 Normal Buyer's Market with 11.29 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 (up to \$2MM) continues to outperform all other price ranges.

Price Range	# of Solds	Active Listings	Months of Inventory	Market
\$0K-\$499K	2	5	2.5	Extreme Seller's Market
\$500K-\$999K	8	58	7.25	Balanced Market
\$1M-\$1.499M	13	56	4.31	Normal Seller's Market
\$1.5M-\$1.999M	8	68	8.5	Balanced Market
\$2M-\$2.499M	3	56	18.67	Extreme Buyer's Market
\$2.5M-\$2.999M	3	53	17.67	Extreme Buyer's Market
\$3M-\$3.999M	7	72	10.29	Normal Buyer's Market
\$4M-\$5.999M	5	85	17.00	Extreme Buyer's Market
\$6M-\$7.999M	0	61	NA	
\$8M-\$9.999M	1	21	21	Extreme Buyer's Market
\$10M-\$14.99M	2	35	17.50	Extreme Buyer's Market
\$15M-\$19.99M	0	11	NA	
\$20M+	0	6	NA	
<b>Overall Market</b>	<b>52</b>	<b>587</b>	<b>11.29</b>	<b>Normal Buyer's 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	17	192	11.29	\$1,435,000	177
06831	17	224	13.18	\$3,150,000	329
06807	3	41	13.67	\$1,400,000	109
06870	9	70	7.78	\$1,175,000	111
06878	6	60	10	\$2,222,500	127

## 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	0	29	NA	-	-
Dundee School	2	5	2.5	\$1,387,500	61
Glenville School	10	73	7.3	\$1,750,000	284
Hamilton Ave School	2	8	4	\$676,750	16
Julian Curtiss School	3	51	17	\$1,115,000	70
New Lebanon School	1	18	18	\$434,000	179
North Mianus School	6	29	4.83	\$1,038,000	105
North Street School	12	97	8.08	\$1,597,500	233
Old Greenwich School	4	57	14.25	\$2,600,000	197
Parkway School	7	174	24.86	\$5,100,000	393
Riverside School	5	44	8.8	\$2,295,000	66

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