

# Greenwich Monthly Market Report

## September 2014

by **Kaye B. Lewis**



In September 2014, we saw an overall Balanced Market with 18.94 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 September 2014*

#### Single Family Homes:

- 31 Single Family Homes Sold
- 39 Executed Contracts
- Average Sale Price: \$2,306,850
- Average Days on Market: 165

#### Condos & Co-Ops:

- 19 Condos & Co-Ops Sold
- 19 Executed Contracts
- Average Sale Price: \$940,831
- Average Days on Market: 189

### *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	0	6	n/a	n/a
\$500K-\$999K	5	47	9.40	Normal Buyer's Market
\$1M-\$1.499M	4	60	15	Extreme Buyer's Market
\$1.5M-\$1.999M	9	69	7.67	Balanced Market
\$2M-\$2.499M	5	57	11.40	Normal Buyer's Market
\$2.5M-\$2.999M	3	55	18.33	Extreme Buyer's Market
\$3M-\$3.999M	1	75	75	Extreme Buyer's Market
\$4M-\$5.999M	3	92	30.67	Extreme Buyer's Market
\$6M-\$7.999M	0	54	n/a	n/a
\$8M-\$9.999M	0	22	n/a	n/a
\$10M-\$14.99M	1	30	30	Extreme Buyer's Market
\$15M-\$19.99M	0	14	n/a	n/a
\$20M+	0	6	n/a	n/a
<b>Overall Market</b>	<b>31</b>	<b>587</b>	<b>19.94</b>	<b>Extreme 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	8	184	24.75	\$2,032,500	91
06831	6	230	38.33	\$1,645,625	437
06807	5	40	8.00	\$1,392,500	121
06870	6	56	9.33	\$2,850,000	138
06878	7	60	8.57	\$1,900,000	69

## 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	3	19	6.33	\$920,000	99
Dundee School	1	6	6.00	\$1,170,300	20
Glenville School	3	60	20	\$1,631,250	294
Hamilton Ave School	1	7	7.00	\$534,000	432
Julian Curtiss School	1	56	56.00	\$2,150,000	24
New Lebanon School	0	19	n/a	n/a	n/a
North Mianus School	2	33	16.50	\$2,121,250	126
North Street School	7	105	15.00	\$1,910,000	99
Old Greenwich School	5	41	8.20	\$2,850,000	138
Parkway School	3	193	64.33	\$4,525,000	460
Riverside School	5	45	9.00	\$1,900,000	92

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