

Greenwich Monthly Market Report

April 2014

by **Kaye B. Lewis**



In April 2014, we saw an overall Buyer's Market with 12.36 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 April 2014:

- 44 Single Family Homes Sold
- 66 Executed Contracts
- Average Sale Price: \$5,510,392
- Median Sale Price: \$1,715,000
- Average Days on Market: 150

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 Band

Overall, we are in a Buyer's Market with 12.36 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. For the first month in many years, we have seen closings this month in all of the upper tiers of the market.

Price Range	# of Solds	Active Listings	Months of Inventory	Market
\$0K-\$499K	1	6	6.0	Balanced Market
\$500K-\$999K	10	51	5.10	Normal Seller's Market
\$1M-\$1.499M	5	53	10.6	Normal Buyer's Market
\$1.5M-\$1.999M	9	62	6.89	Balanced Market
\$2M-\$2.499M	2	58	29	Extreme Buyer's Market
\$2.5M-\$2.999M	1	48	48	Extreme Buyer's Market
\$3M-\$3.999M	8	68	8.5	Balanced Market
\$4M-\$5.999M	3	81	27	Extreme Buyer's Market
\$6M-\$7.999M	1	54	54	Extreme Buyer's Market
\$8M-\$9.999M	1	21	21	Extreme Buyer's Market
\$10M-\$14.99M	1	29	29	Extreme Buyer's Market
\$15M-\$19.99M	1	8	8	Balanced Market
\$20M+	1	5	5	Normal Seller's Market
Overall Market	44	544	12.36	Extreme Buyer's Market

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	15	184	12.27	\$3,650,000	134
06831	9	213	23.67	\$1,575,000	239
06807	4	35	8.75	\$835,500	69
06870	8	69	8.63	\$1,577,500	119
06878	8	46	5.75	\$2,025,000	149

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	23	7.67	\$886,000	49
Dundee School	2	3	1.5	\$1,050,000	89
Glenville School	5	68	13.60	\$1,100,000	119
Hamilton Ave School	0	6	NA	-	-
Julian Curtiss School	7	48	6.86	\$3,695,000	186
New Lebanon School	0	18	NA	-	-
North Mianus School	2	23	11.50	\$807,500	27
North Street School	7	98	14	\$1,471,000	77
Old Greenwich School	5	61	12.20	\$2,350,000	147
Parkway School	7	163	23.29	\$4,850,000	273
Riverside School	6	31	5.17	\$2,308,000	189

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