

# Greenwich Monthly Market Report

## June 2014

by **Kaye B. Lewis**



In June 2014, we saw an overall Balanced Market with 7.14 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:*

- 80 Single Family Homes Sold
- 55 Executed Contracts
- Average Sale Price: \$2,475,866
- Median Sale Price: \$1,975,000
- Average Days on Market: 135

### *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 7.14 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	2	3	1.5	Extreme Seller's Market
\$500K-\$999K	14	46	3.29	Normal Seller's Market
\$1M-\$1.499M	16	55	3.44	Normal Seller's Market
\$1.5M-\$1.999M	6	65	10.83	Normal Buyer's Market
\$2M-\$2.499M	11	58	5.27	Normal Seller's Market
\$2.5M-\$2.999M	8	51	6.38	Balanced Market
\$3M-\$3.999M	10	77	7.70	Balanced Market
\$4M-\$5.999M	9	86	9.56	Normal Buyer's Market
\$6M-\$7.999M	2	60	30.00	Extreme Buyer's Market
\$8M-\$9.999M	1	18	18	Extreme Buyer's Market
\$10M-\$14.99M	0	34	NA	
\$15M-\$19.99M	1	13	13	Extreme Buyer's Market
\$20M+	0	5	NA	
<b>Overall Market</b>	<b>80</b>	<b>571</b>	<b>7.14</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	32	195	6.09	\$2,362,500	125
06831	11	220	20.00	\$2,965,000	189
06807	7	39	5.57	\$1,295,000	179
06870	18	65	3.61	\$1,825,000	116
06878	12	52	4.33	\$1,387,500	110

## 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	5	23	4.60	\$970,000	41
Dundee School	1	5	5.00	\$1,235,000	35
Glenville School	9	68	7.56	\$2,965,000	182
Hamilton Ave School	0	5	NA	-	-
Julian Curtiss School	6	55	9.17	\$2,087,500	155
New Lebanon School	3	18	6.00	\$597,500	45
North Mianus School	6	28	4.67	\$1,138,000	54
North Street School	19	101	5.32	\$2,299,000	136
Old Greenwich School	14	50	3.57	\$1,975,000	133
Parkway School	10	176	17.60	\$3,311,250	197
Riverside School	7	41	5.86	\$2,892,000	156

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