

Greenwich Market Watch

SUSAN AND LAURA CALABRESE - COLDWELL BANKER RESIDENTIAL BROKERAGE

NOVEMBER 2010

November showed a slowing in the market typical of this time of year although with 24 contracts and 25 single family sales the rate is slightly less than last year with 33 single family sales. The median sale price for the month was \$1,375,000 with a \$16,310,000 top sale and a \$500,000 lowest sale compared to last year with a median price of \$2,492,000 with a top sale of \$20,000,000 and a low sale of \$530,000.

Median days on market for November 2010 were down to 93 while median days on market in November 2009 were 163. These figures alone don't really paint a complete picture but do give an indication that sellers have adjusted somewhat to the "new normal" and when pricing is tight, there are buyers out there ready to buy.

November 2010 Single Family Sales at a glance:

- The highest priced home: listed: \$16,750,000 sold: \$16,310,000 days on market: 28
- The lowest priced home: listed: at \$575,000 sold: \$500,000 days on market: 105
- The median number of days on market was 93
- The median sale price to list price was 94%
- The median price per sq. ft. was \$490.82

YEARLY NOVEMBER COMPARATIVE SINGLE FAMILY HOME DATA

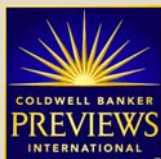
	BEDS	BATHS	SQFT	LP	LP/SQFT	SP	SP/SQFT	SP/LP	DOM
2008 medians	4	2	2,608	\$1,499,000	\$565.18	\$1,370,000	\$541.13	90%	184
2009 medians	4	3	4,176	\$2,795,000	\$517.71	\$2,492,500	\$487.97	90%	163
2010 medians	4	3	2,987	\$1,495,000	\$512.32	\$1,375,000	\$490.82	94%	93



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*All Information taken from the Greenwich Multiple Listing Service.