

# Greenwich Market Watcher

SUSAN AND LAURA CALABRESE - COLDWELL BANKER RESIDENTIAL BROKERAGE

MARCH 2011

The Greenwich Real Estate market is blooming like the crocus up near the Second Congregational Church. While there were 37 single family homes sold in March, the real story is about the 40 executed contracts, 32 contracts signed with contingencies and 15 accepted offers. Median days on the market for these contracted listings are 92 and multiple offers were entertained at many of the price points.

And properties around town are attracting buyers at all price levels. The most expensive house that sold was listed originally at \$14,950,000 and sold for \$14,000,000 while the least expensive was originally listed for sale at \$415,000. and sold for \$410,000. So while the national story may be bleak, at this moment the Greenwich Real Estate is active and healthy. Hopefully we will be seeing more houses coming on now that the weather is clearing and Spring is in the air.

As always, let us know if you would like more information on any property or statistic.

March 2011 Single Family Sales at a glance:

- The highest priced home: listed: \$14,950,000 sold: \$14,000,000 days on market: 420
- The lowest priced home: listed: at \$415,000 sold: \$410,000 days on market: 339
- The median number of days on market was 191
- The median sale price to list price was 93%
- The median sale price per sq. ft. was \$454.53

## YEARLY MARCH COMPARATIVE SINGLE FAMILY HOME DATA

	BEDS	BATHS	SQFT	LP	LP/SQFT	SP	SP/SQFT	SP/LP	DOM	# OF TRANSACTIONS
2009 medians	4	3	4,656	\$2,195,000	\$523.81	\$1,850,000	\$503.93	91%	160	15
2010 medians	4	3	3,300	\$1,495,000	\$491.24	\$1,400,000	\$489.70	94%	161	35
2011 medians	5	4	4,195	\$2,250,000	\$512.02	\$2,000,000	\$454.53	93%	191	37



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\*All Information taken from the Greenwich Multiple Listing Service.