

Greenwich Market Watcher

SUSAN AND LAURA CALABRESE - COLDWELL BANKER RESIDENTIAL BROKERAGE

APRIL 2011

April was a good month in the Greenwich Real Estate Market with 50 single family homes being sold compared to 38 in the same time period last year. The median sale price for April '11 was \$1,792,500 with the sale price to list price at 94.35% and median days on market of 142. Last year's median sale price was slightly higher at \$2,000,000 with a sale to list of 93.04% and median days on market of 130.

So while the closing price was a little higher last year there was considerable more volume this year. To keep things in perspective and to point out how statistics can get skewed, last year in April there was 1 house sold over \$10,000,000 and 1 house sold between \$7,500,000 and \$9,999,999 and this year there were none in either of those categories. This April there were 10 houses sold in the 2-3 Million dollar range. That is the hot market area right now and luckily there are several houses in that price range all over town from which to select.

May is usually the end of the Spring market but from the activity so far in the month, that may not be the case this year. There is still a lot of pent up desire and plenty of buyers looking. Who knows if they will pull the trigger or just wait on price decreases....only time will tell. As always, let us know if you would like more information on any property or statistics.

April 2011 Single Family Sales at a glance:

- The highest priced home sold: listed: \$7,900,000 sold: \$6,600,000 days on market: 1038
- The lowest priced home sold: listed: at \$629,000 sold: \$600,000 days on market: 80
- The median number of days on market was 142
- The median sale price to list price was 94.35%
- The median sale price per sq. ft. was \$512

YEARLY APRIL COMPARATIVE SINGLE FAMILY HOME DATA

	BEDS	BATHS	SQFT	LP	LP/SQFT	SP	SP/SQFT	SP/LP	DOM	# OF TRANSACTIONS
2009 medians	4	2	3,602	\$1,295,000	\$433.00	\$1,125,000	\$389.00	89%	148	21
2010 medians	4	4	4,964	\$2,240,000	\$500.00	\$2,000,000	\$448.00	93%	130	38
2011 medians	5	3	3,390	\$1,697,000	\$542.00	\$1,792,500	\$512.00	94%	142	50



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*All Information taken from the Greenwich Multiple Listing Service.