

Greenwich Market Watcher

SUSAN AND LAURA CALABRESE - COLDWELL BANKER RESIDENTIAL BROKERAGE

MAY 2011

May was a great month in the Greenwich Real Estate Market. It seems that once the weather got nice, buyers were out and ready to buy so they could take advantage of all that Greenwich has to offer in the summer time. With 55 single family homes sold through the Greenwich Multiple Listing Service in May and a median sale price of \$1,740,000, the market was up over May of last year and the year before.

Not surprising that 2009 had only 17 sales but this May was up 15 single family homes over last year at this time. The hottest price point is the \$1,000,000 to \$1,999,999 with 18 single family homes sold in May, '11 followed closely by the \$2,000,000 to \$2,999,999 with 13 single family homes being sold. The great news for sellers is that so far, June is looking pretty strong as well.

As we've said before, Mother's Day has traditionally been the end of the spring market; maybe this year it will be Father's Day but only time will tell.

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

May 2011 Single Family Sales at a glance:

- The highest priced home sold: listed: \$10,995,000 sold: \$9,200,000 days on market: 0
- The lowest priced home sold: listed: at \$365,000 sold: \$325,000 days on market: 499
- The median number of days on market was 126
- The median sale price to list price was 91%
- The median sale price per sq. ft. was \$482

YEARLY MAY COMPARATIVE SINGLE FAMILY HOME DATA

	BEDS	BATHS	SQFT	LP	LP/SQFT	SP	SP/SQFT	SP/LP	DOM	# OF TRANSACTIONS
2009 medians	4	3	2,396	\$1,495,000	\$604.00	\$1,375,000	\$534.00	88%	102	17
2010 medians	4	3	3,476	\$1,762,500	\$517.00	\$1,712,500	\$488.00	92%	116	40
2011 medians	4	3	3,230	\$1,800,000	\$529.00	\$1,740,000	\$482.00	91%	126	55



Susan Calabrese

Mobile: (203) 912-8308

susan.calabrese@cbmoves.com



Laura Calabrese

Mobile: (203) 536-8523

laura.calabrese@cbmoves.com



*All Information taken from the Greenwich Multiple Listing Service.