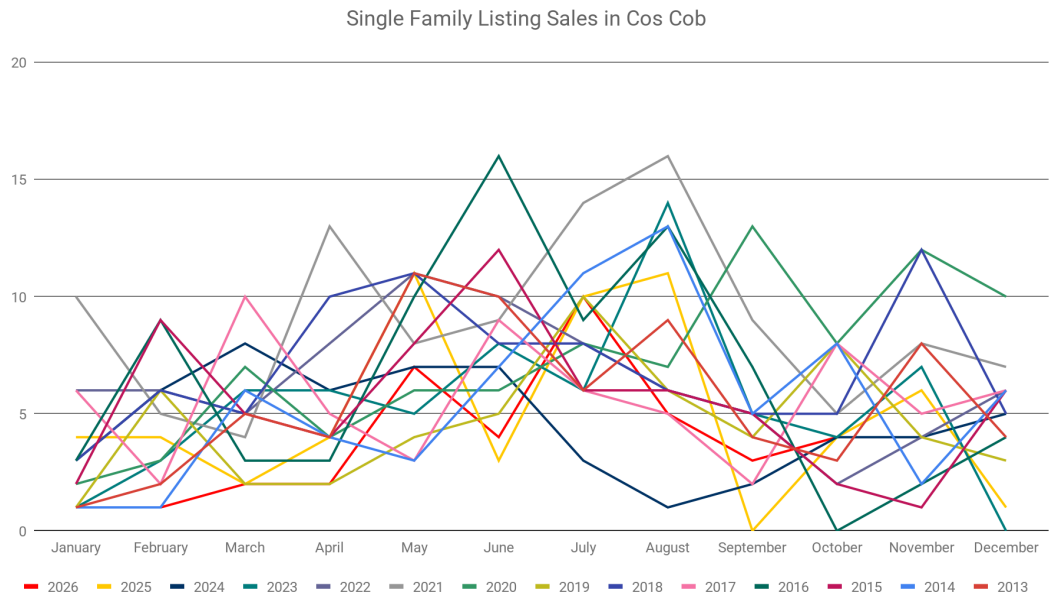
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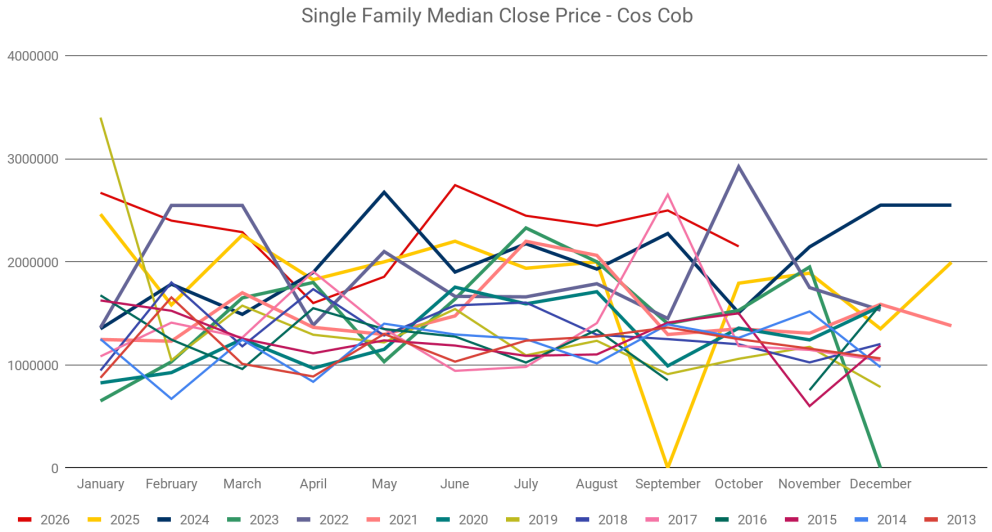


Number of Single Family Sales in Cos Cob								
	2026	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**
January	1	4	3	1	6	10	2	1
February	1	4	6	3	6	5	3	6
March	2	2	8	6	5	4	7	2
April	2	4	6	6	8	13	4	2
May	7	11	7	5	11	8	6	4
June	4	3	7	8	10	9	6	5
July	10	10	3	6	8	14	8	10
August	5	11	1	14	6	16	7	6
September	3	0	2	5	5	9	13	4
October	4	4	4	4	2	5	8	8
November		6	4	7	4	8	12	4
December		1	5	0	6	7	10	3
Total	39	60	56	65	77	108	86	55

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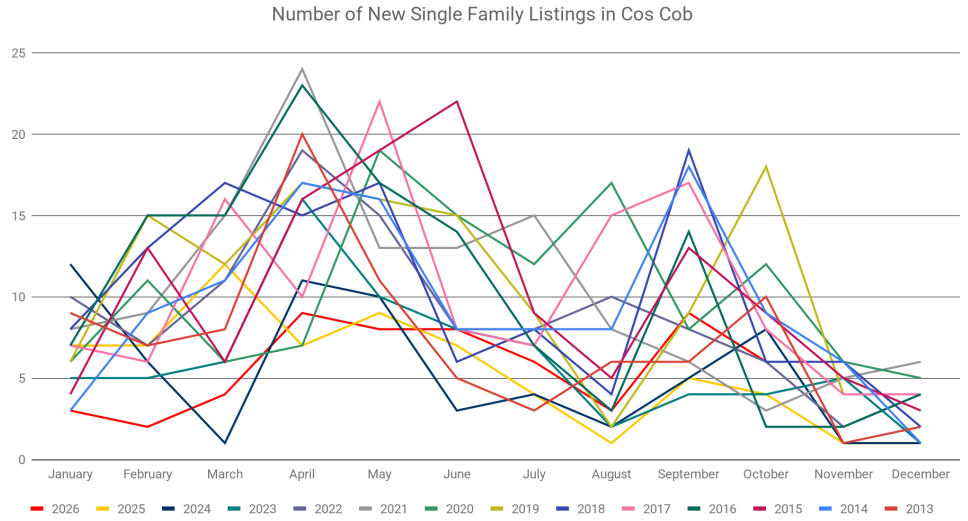


Median Sale Price of Single Family in Cos Cob								
	2026	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**
January	$2,670,000	$2,462,500	$1,350,000	$650,000	$1,361,500	$1,246,250	$825,000	$3,400,000
February	$2,400,000	$1,582,500	$1,783,750	$1,030,000	$2,547,500	$1,230,000	$925,000	$1,045,000
March	$2,288,250	$2,260,125	$1,490,366	$1,650,000	$2,547,500	$1,700,000	$1,250,000	$1,575,000
April	$1,600,000	$1,826,500	$1,897,500	$1,800,000	$1,385,000	$1,364,000	$967,500	$1,292,425
May	$1,855,000	$2,000,000	$2,675,000	$1,031,000	$2,100,000	$1,295,000	$1,150,500	$1,217,500
June	$2,744,500	$2,200,000	$1,901,000	$1,639,000	$1,665,000	$1,475,000	$1,754,250	$1,541,900
July	$2,447,500	$1,937,575	$2,176,000	$2,328,751	$1,660,000	$2,199,500	$1,592,500	$1,092,500
August	$2,350,000	$2,000,000	$1,930,000	$2,000,000	$1,787,500	$2,062,500	$1,710,000	$1,233,750
September	$2,499,000	$0	$2,275,000	$1,400,000	$1,450,000	$1,295,000	$990,000	$910,000
October	$2,150,000	$1,792,500	$1,505,000	$1,529,000	$2,922,500	$1,350,000	$1,357,000	$1,058,900
November		$1,890,000	$2,145,000	$1,950,000	$1,750,000	$1,307,271	$1,242,500	$1,175,000
December		$1,350,000	$2,550,000	$0	$1,531,250	$1,587,500	$1,567,500	$785,000
YTD Median	$2,350,000	$1,995,000	$2,550,000	$1,700,000	$1,650,000	$1,380,000	$1,266,500	$1,075,000

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Number of New Single Family Listings in Cos Cob								
	2026	2025	2024	2023	2022	2021	2020	2019
January	3	7	12	5	10	8	6	6
February	2	7	6	5	7	9	11	15
March	4	12	1	6	11	15	6	12
April	9	7	11	16	19	24	7	17
May	8	9	10	10	15	13	19	16
June	8	7	3	8	8	13	15	15
July	6	4	4	7	8	15	12	9
August	3	1	2	2	10	8	17	2
September	9	5	5	4	8	6	8	9
October	6	4	8	4	6	3	12	18
November		1	1	5	2	5	6	4
December		1	1	1	4	6	5	4
Total	58	65	64	73	108	125	124	127

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