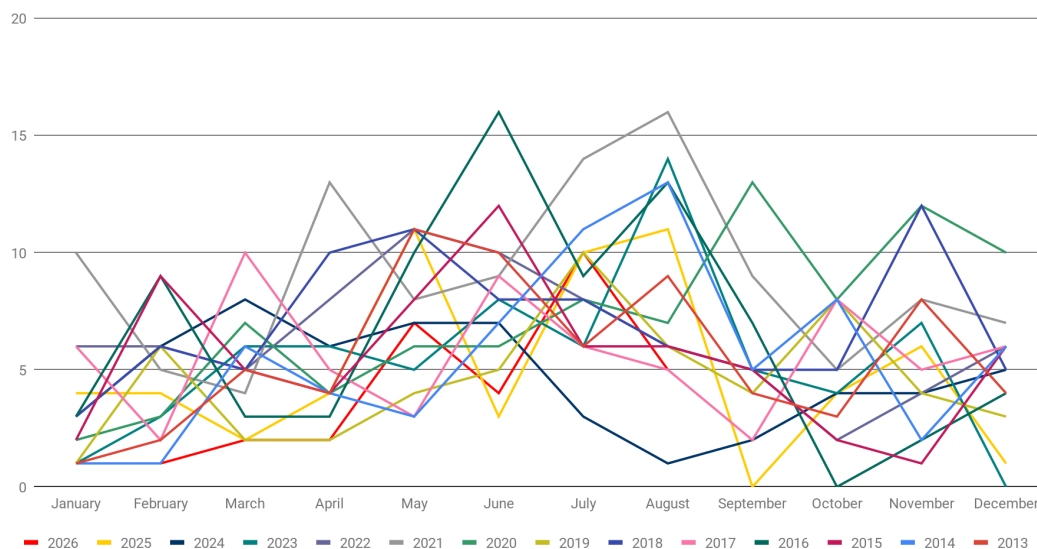
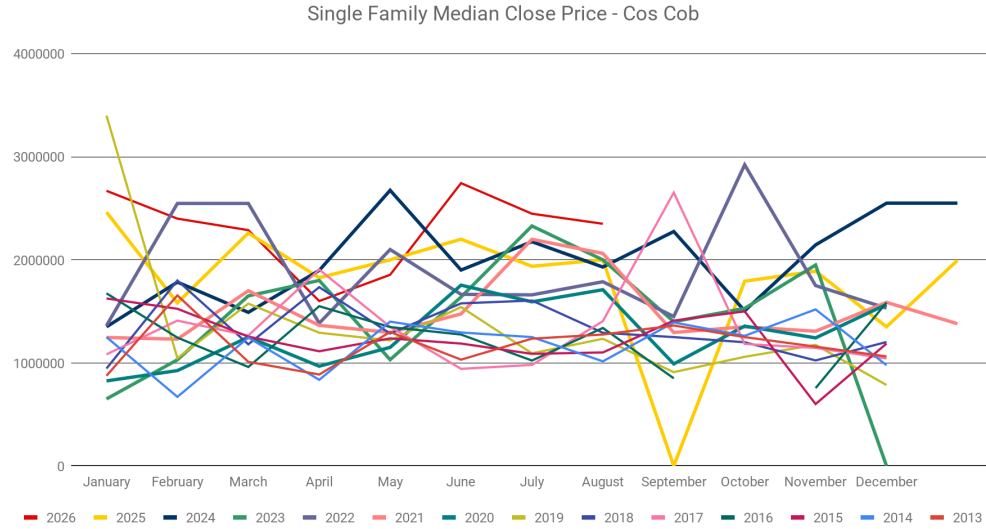


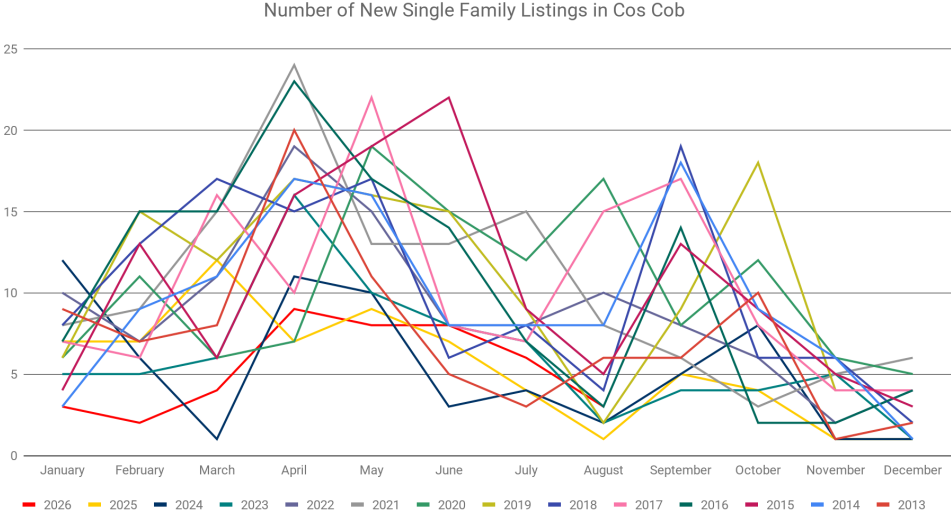
Single Family Listing Sales in Cos Cob



Number of Single Family Sales in Cos Cob								
	<u>2026</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
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		0	2	5	5	9	13	4
October		4	4	4	2	5	8	8
November		6	4	7	4	8	12	4
December		1	5	0	6	7	10	3
Total	32	60	56	65	77	108	86	55



Median Sale Price of Single Family in Cos Cob								
	<u>2026</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
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		\$0	\$2,275,000	\$1,400,000	\$1,450,000	\$1,295,000	\$990,000	\$910,000
October		\$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	\$2,375,000	\$1,995,000	\$2,550,000	\$1,700,000	\$1,650,000	\$1,380,000	\$1,266,500	\$1,075,000



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		5	5	4	8	6	8	9
October		4	8	4	6	3	12	18
November		1	1	5	2	5	6	4
December		1	1	1	4	6	5	4
Total	43	65	64	73	108	125	124	127

