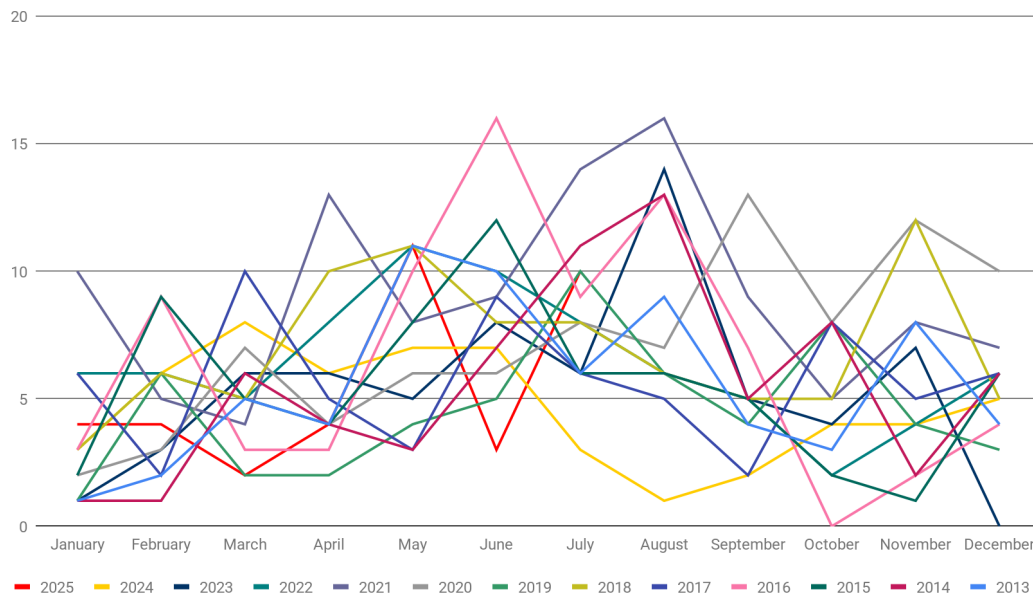
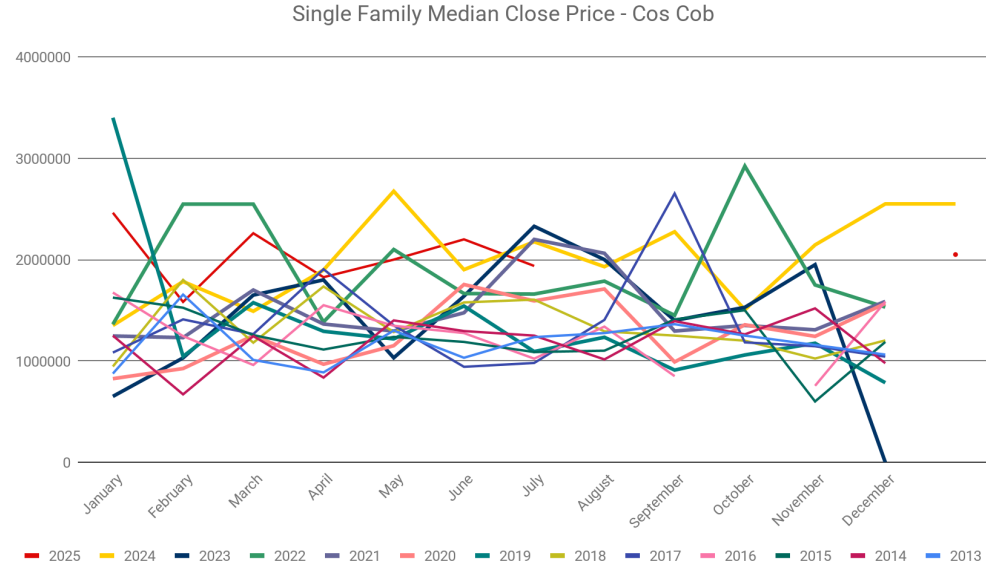


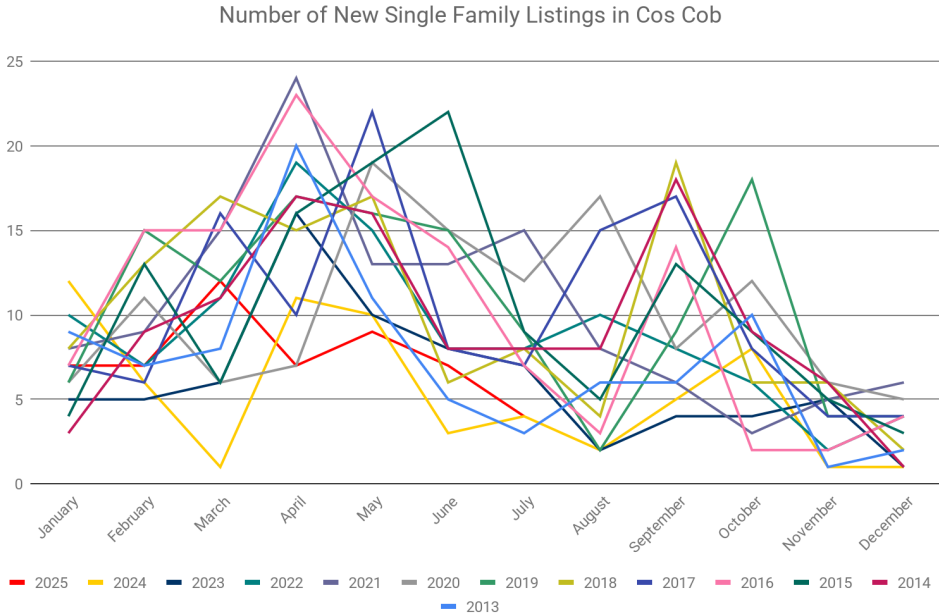
Single Family Listing Sales in Cos Cob



Number of Single Family Sales in Cos Cob								
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
January	4	3	1	6	10	2	1	3
February	4	6	3	6	5	3	6	6
March	2	8	6	5	4	7	2	5
April	4	6	6	8	13	4	2	10
May	11	7	5	11	8	6	4	11
June	3	7	8	10	9	6	5	8
July	10	3	6	8	14	8	10	8
August		1	14	6	16	7	6	6
September		2	5	5	9	13	4	5
October		4	4	2	5	8	8	5
November		4	7	4	8	12	4	12
December		5	0	6	7	10	3	5
Total	38	56	65	77	108	86	55	84



Median Sale Price of Single Family in Cos Cob								
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
January	\$2,462,500	\$1,350,000	\$650,000	\$1,361,500	\$1,246,250	\$825,000	\$3,400,000	\$945,007
February	\$1,582,500	\$1,783,750	\$1,030,000	\$2,547,500	\$1,230,000	\$925,000	\$1,045,000	\$1,800,000
March	\$2,260,125	\$1,490,366	\$1,650,000	\$2,547,500	\$1,700,000	\$1,250,000	\$1,575,000	\$1,180,000
April	\$1,826,500	\$1,897,500	\$1,800,000	\$1,385,000	\$1,364,000	\$967,500	\$1,292,425	\$1,735,000
May	\$2,000,000	\$2,675,000	\$1,031,000	\$2,100,000	\$1,295,000	\$1,150,500	\$1,217,500	\$1,285,000
June	\$2,200,000	\$1,901,000	\$1,639,000	\$1,665,000	\$1,475,000	\$1,754,250	\$1,541,900	\$1,577,500
July	\$1,937,575	\$2,176,000	\$2,328,751	\$1,660,000	\$2,199,500	\$1,592,500	\$1,092,500	\$1,605,000
August		\$1,930,000	\$2,000,000	\$1,787,500	\$2,062,500	\$1,710,000	\$1,233,750	\$1,292,000
September		\$2,275,000	\$1,400,000	\$1,450,000	\$1,295,000	\$990,000	\$910,000	\$1,250,000
October		\$1,505,000	\$1,529,000	\$2,922,500	\$1,350,000	\$1,357,000	\$1,058,900	\$1,200,000
November		\$2,145,000	\$1,950,000	\$1,750,000	\$1,307,271	\$1,242,500	\$1,175,000	\$1,023,750
December		\$2,550,000	\$0	\$1,531,250	\$1,587,500	\$1,567,500	\$785,000	\$1,202,700
YTD Median	\$2,050,000	\$2,550,000	\$1,700,000	\$1,650,000	\$1,380,000	\$1,266,500	\$1,075,000	\$1,400,000



Number of New Single Family Listings in Cos Cob								
	2025	2024	2023	2022	2021	2020	2019	2018
January	7	12	5	10	8	6	6	8
February	7	6	5	7	9	11	15	13
March	12	1	6	11	15	6	12	17
April	7	11	16	19	24	7	17	15
May	9	10	10	15	13	19	16	17
June	7	3	8	8	13	15	15	6
July	4	4	7	8	15	12	9	8
August		2	2	10	8	17	2	4
September		5	4	8	6	8	9	19
October		8	4	6	3	12	18	6
November		1	5	2	5	6	4	6
December		1	1	4	6	5	4	2
Total	53	64	73	108	125	124	127	121

