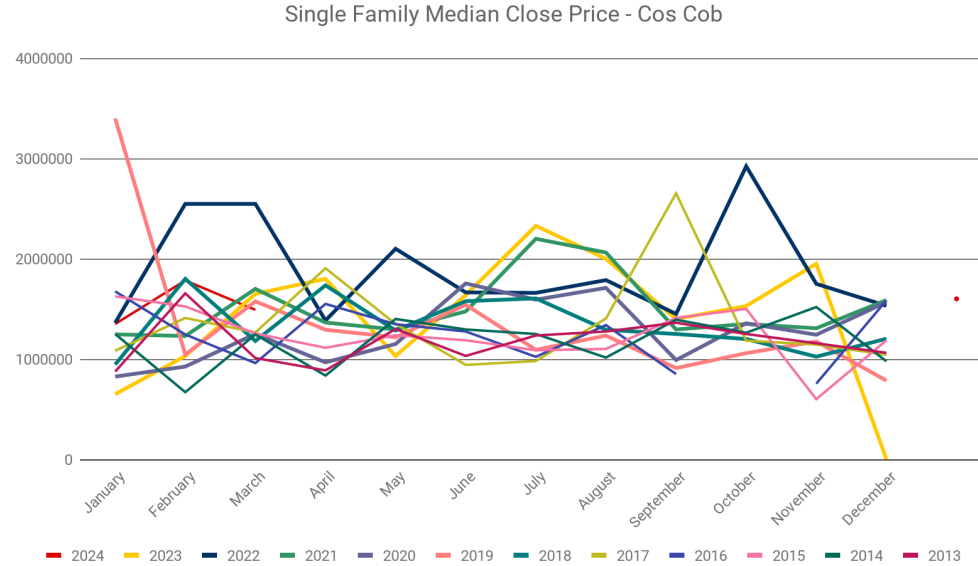
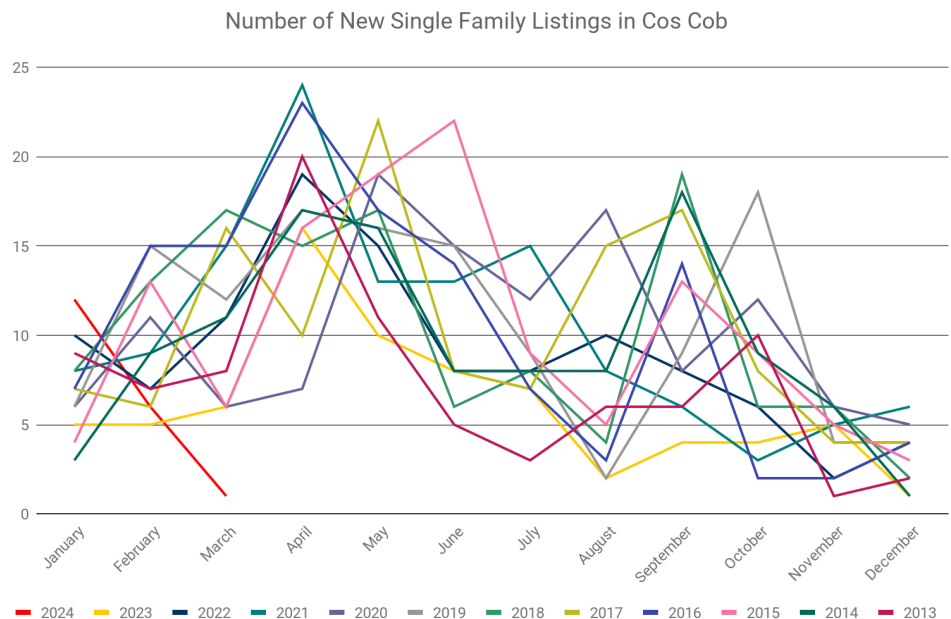


Number of Single Family Sales in Cos Cob								
	2024	2023	2022	2021	2020	2019	2018	2017
January	3	1	6	10	2	1	3	6
February	6	3	6	5	3	6	6	2
March	8	6	5	4	7	2	5	10
April		6	8	13	4	2	10	5
May		5	11	8	6	4	11	3
June		8	10	9	6	5	8	9
July		6	8	14	8	10	8	6
August		14	6	16	7	6	6	5
September		5	5	9	13	4	5	2
October		4	2	5	8	8	5	8
November		7	4	8	12	4	12	5
December		0	6	7	10	3	5	6
Total	17	65	77	108	86	55	84	67





Median Sale Price of Single Family in Cos Cob								
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
January	\$1,350,000	\$650,000	\$1,361,500	\$1,246,250	\$825,000	\$3,400,000	\$945,007	\$1,082,500
February	\$1,783,750	\$1,030,000	\$2,547,500	\$1,230,000	\$925,000	\$1,045,000	\$1,800,000	\$1,410,000
March	\$1,490,366	\$1,650,000	\$2,547,500	\$1,700,000	\$1,250,000	\$1,575,000	\$1,180,000	\$1,265,000
April		\$1,800,000	\$1,385,000	\$1,364,000	\$967,500	\$1,292,425	\$1,735,000	\$1,905,500
May		\$1,031,000	\$2,100,000	\$1,295,000	\$1,150,500	\$1,217,500	\$1,285,000	\$1,350,000
June		\$1,639,000	\$1,665,000	\$1,475,000	\$1,754,250	\$1,541,900	\$1,577,500	\$942,000
July		\$2,328,751	\$1,660,000	\$2,199,500	\$1,592,500	\$1,092,500	\$1,605,000	\$980,000
August		\$2,000,000	\$1,787,500	\$2,062,500	\$1,710,000	\$1,233,750	\$1,292,000	\$1,405,000
September		\$1,400,000	\$1,450,000	\$1,295,000	\$990,000	\$910,000	\$1,250,000	\$2,652,688
October		\$1,529,000	\$2,922,500	\$1,350,000	\$1,357,000	\$1,058,900	\$1,200,000	\$1,183,250
November		\$1,950,000	\$1,750,000	\$1,307,271	\$1,242,500	\$1,175,000	\$1,023,750	\$1,145,000
December		\$0	\$1,531,250	\$1,587,500	\$1,567,500	\$785,000	\$1,202,700	\$1,042,500
<b>YTD Median</b>	\$1,600,731	\$1,700,000	\$1,650,000	\$1,380,000	\$1,266,500	\$1,075,000	\$1,400,000	\$1,161,000



Number of New Single Family Listings in Cos Cob								
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
January	12	5	10	8	6	6	8	7
February	6	5	7	9	11	15	13	6
March	1	6	11	15	6	12	17	16
April		16	19	24	7	17	15	10
May		10	15	13	19	16	17	22
June		8	8	13	15	15	6	8
July		7	8	15	12	9	8	7
August		2	10	8	17	2	4	15
September		4	8	6	8	9	19	17
October		4	6	3	12	18	6	8
November		5	2	5	6	4	6	4
December		1	4	6	5	4	2	4
Total	19	73	108	125	124	127	121	124