

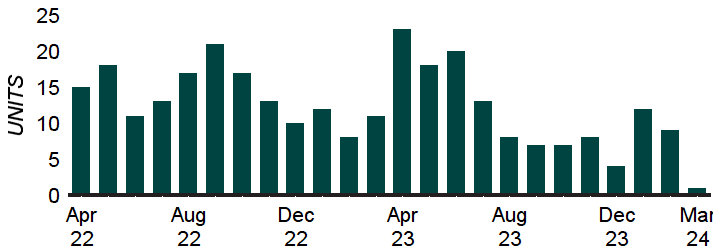
MARCH 2024 MARKET REPORT

Cos Cob - All Single Family
Residential

	March 2024	CHANGE FROM February 2024	CHANGE FROM March 2023
MEDIAN SALE PRICE	\$1,490,365	▼ -16.40%	▼ -9.70%
AVERAGE SALE PRICE	\$1,584,139	▼ -22.50%	▼ -2.10%
UNITS SOLD	8	▲ 33.30%	▲ 33.30%
AVERAGE DAYS ON MARKET	48	▼ -48.40%	▼ -61.60%
% OF SALES PRICE	110.07	▲ 4.90%	▲ 13.50%
UNITS FOR SALE	1	▼ -88.90%	▼ -90.90%
MONTHS OF INVENTORY	0.10	▼ -93.30%	▼ -94.40%

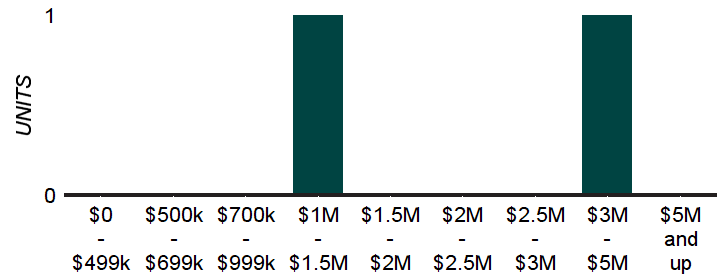
HOMES FOR SALE

Number of homes listed for sale, end of month



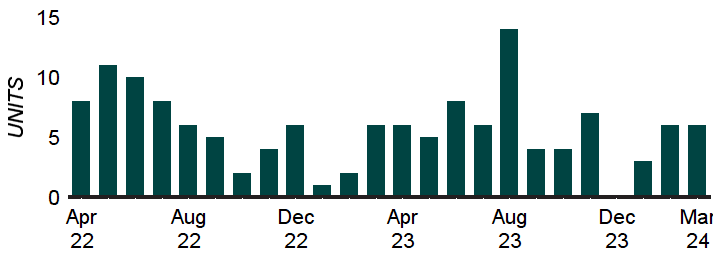
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



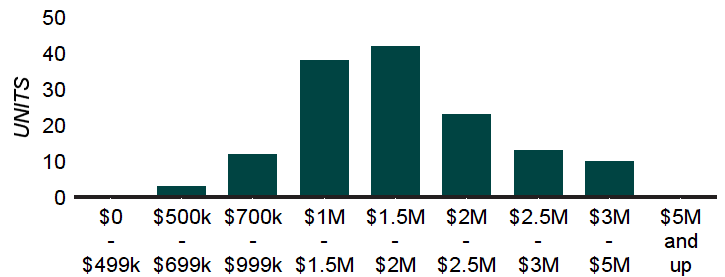
HOMES SOLD

Number of homes sold



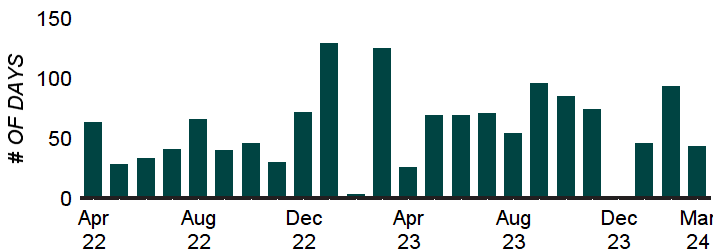
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



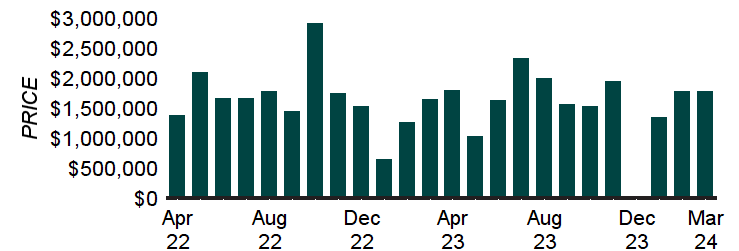
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



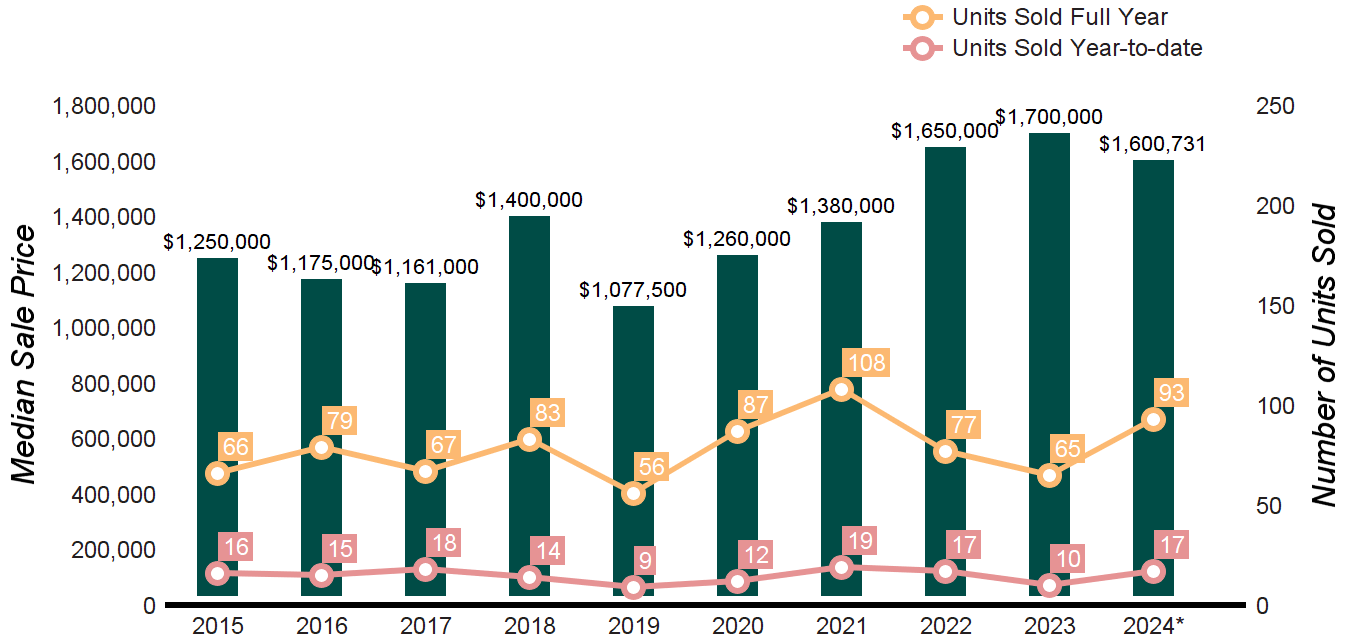
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

Cos Cob - All Single Family
Residential



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
UNITS SOLD	66	79	67	83	56	87	108	77	65	93
	▼ 1%	▲ 20%	▼ 15%	▲ 24%	▼ 33%	▲ 55%	▲ 24%	▼ 29%	▼ 16%	▲ 43%
MEDIAN SOLD PRICE	\$1,250,000	\$1,175,000	\$1,161,000	\$1,400,000	\$1,077,500	\$1,260,000	\$1,380,000	\$1,650,000	\$1,700,000	\$1,600,731
	▲ 6%	▼ 6%	▼ 1%	▲ 21%	▼ 23%	▲ 17%	▲ 10%	▲ 20%	▲ 3%	▼ 6%

Data source: Greenwich MLS, Residential Homes. Information believed to be accurate but not warranted.
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 *2024 year-to-date Homes and Median Price are through 3/31/2024
 For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date