

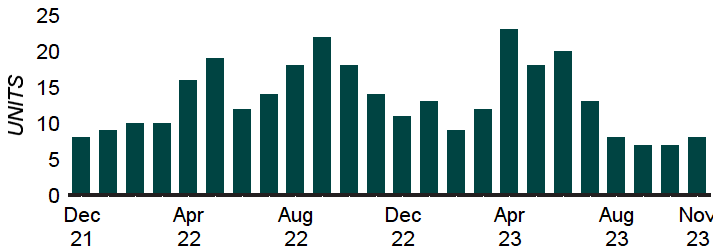
NOVEMBER 2023 MARKET REPORT

Cos Cob - All Single Family
Residential

	November 2023	CHANGE FROM October 2023	CHANGE FROM November 2022
MEDIAN SALE PRICE	\$1,950,000	▲ 27.50%	▲ 11.40%
AVERAGE SALE PRICE	\$1,948,214	▲ 25.80%	▲ 2.50%
UNITS SOLD	7	▲ 75.00%	▲ 75.00%
AVERAGE DAYS ON MARKET	74	▼ -12.90%	▲ 146.70%
% OF SALES PRICE	100.91	▼ -10.10%	▲ 1.40%
UNITS FOR SALE	8	▲ 14.30%	▼ -38.50%
MONTHS OF INVENTORY	1.10	▼ -38.90%	▼ -66.70%

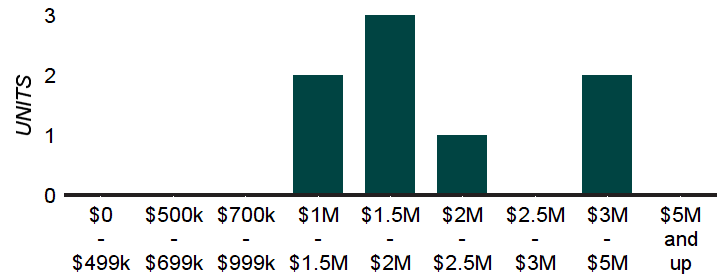
HOMES FOR SALE

Number of homes listed for sale, end of month



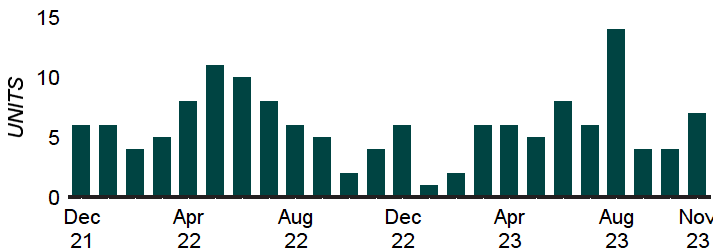
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



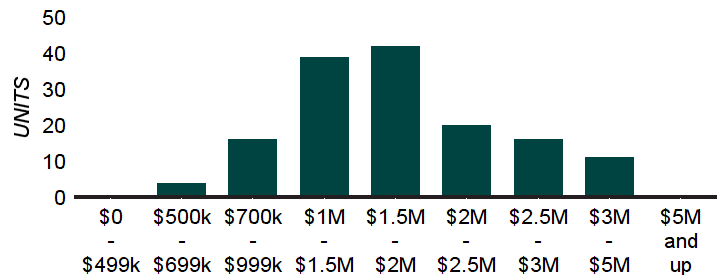
HOMES SOLD

Number of homes sold



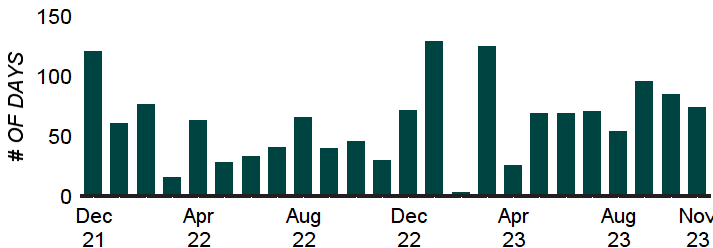
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



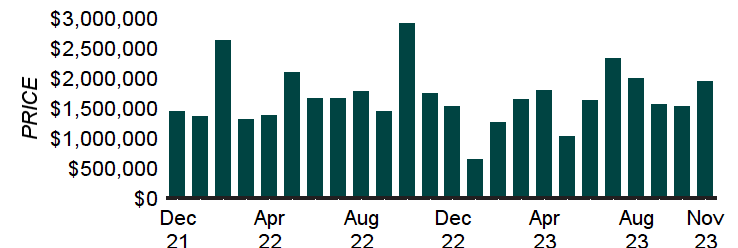
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



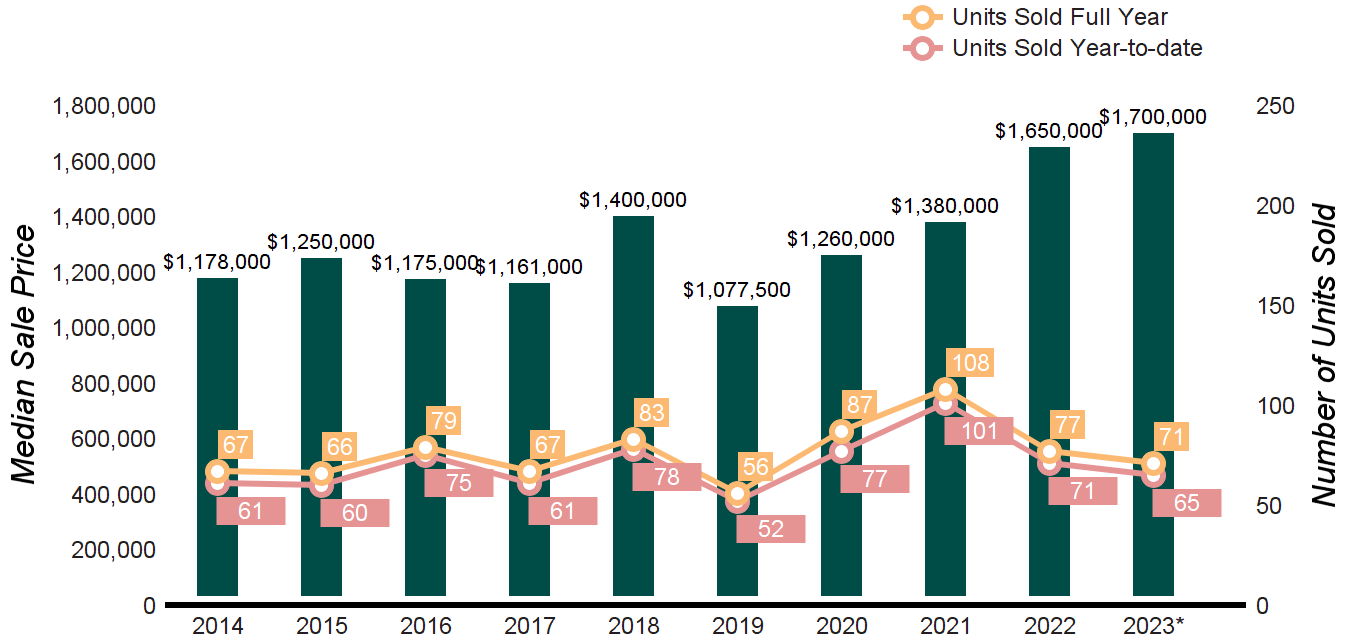
MEDIAN SALE PRICE

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



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	67	66	79	67	83	56	87	108	77	71
	▼ 1%	▼ 1%	▲ 20%	▼ 15%	▲ 24%	▼ 33%	▲ 55%	▲ 24%	▼ 29%	▼ 8%
MEDIAN SOLD PRICE	\$1,178,000	\$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
	▲ 2%	▲ 6%	▼ 6%	▼ 1%	▲ 21%	▼ 23%	▲ 17%	▲ 10%	▲ 20%	▲ 3%