

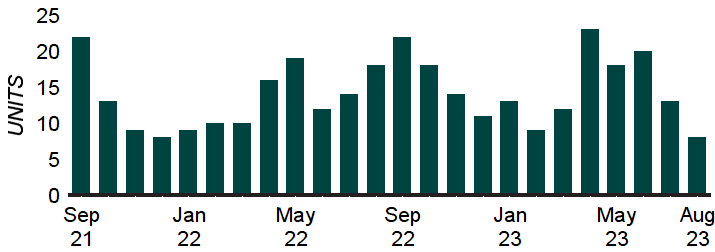
# AUGUST 2023 MARKET REPORT

Cos Cob - All Single Family  
Residential

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$2,000,000	▼ -14.10%	▲ 11.90%
AVERAGE SALE PRICE	\$2,041,396	▼ -11.60%	▲ 22.90%
UNITS SOLD	14	▲ 133.30%	▲ 133.30%
AVERAGE DAYS ON MARKET	54	▼ -23.90%	▼ -18.20%
% OF SALES PRICE	101.25	▼ -1.50%	▲ 3.30%
UNITS FOR SALE	8	▼ -38.50%	▼ -52.90%
MONTHS OF INVENTORY	0.60	▼ -72.70%	▼ -78.60%

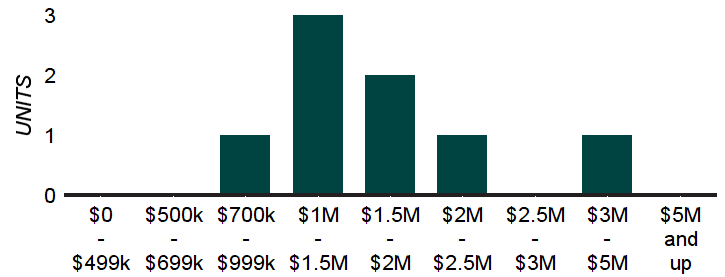
## HOMES FOR SALE

Number of homes listed for sale, end of month



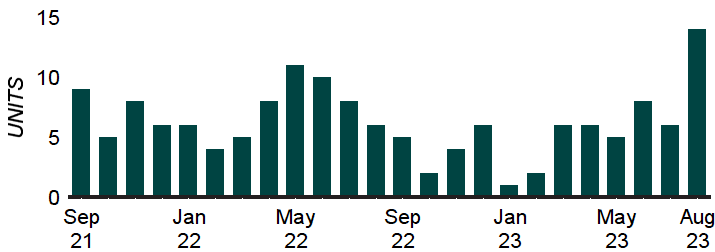
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



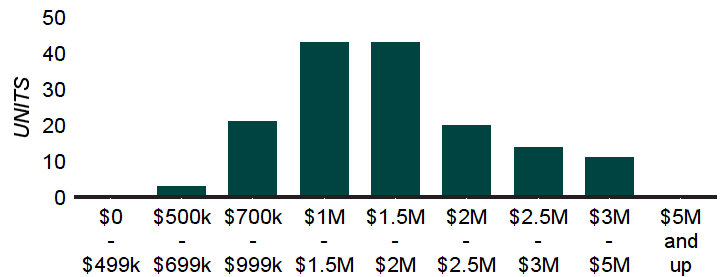
## HOMES SOLD

Number of homes sold



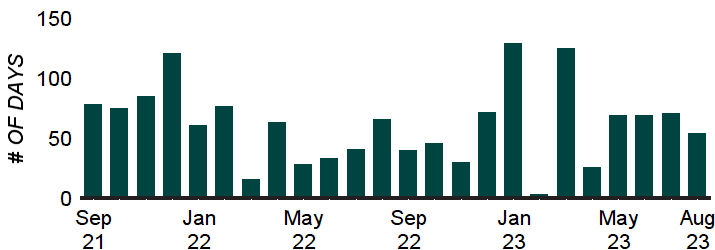
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



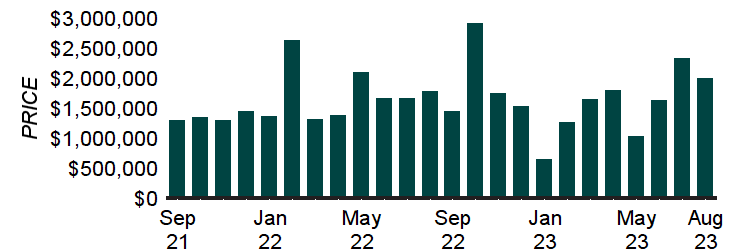
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



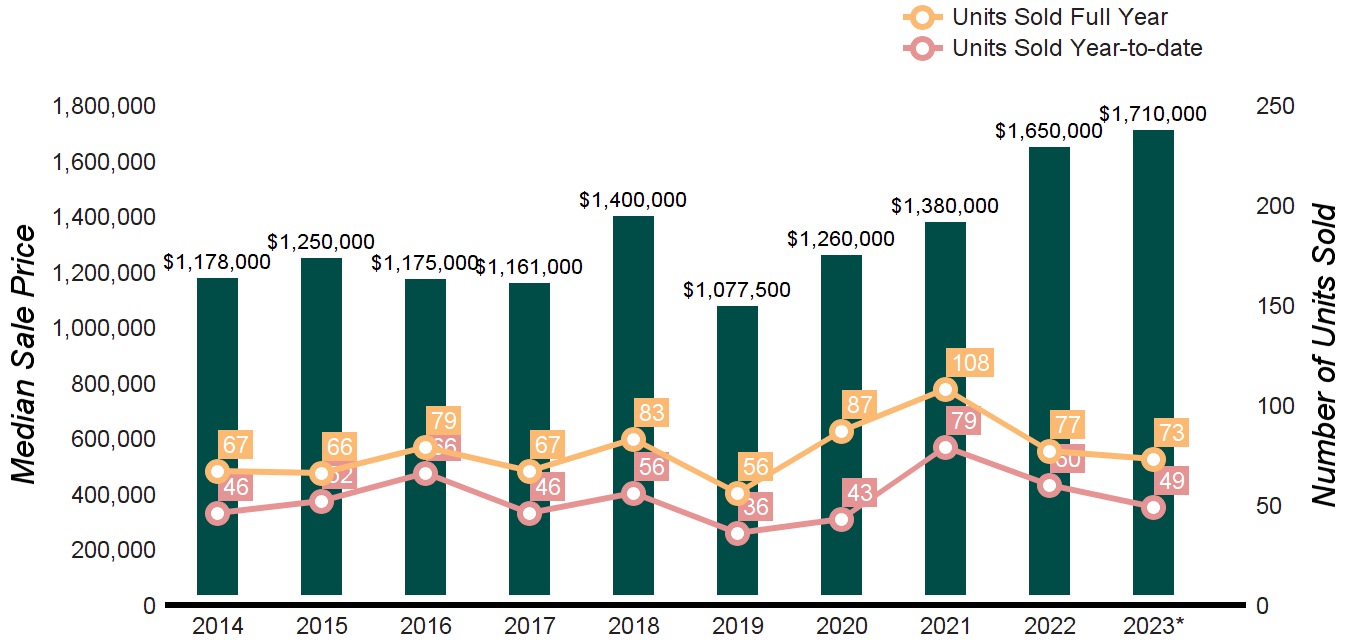
## MEDIAN SALE PRICE

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*
<b>UNITS SOLD</b>	67	66	79	67	83	56	87	108	77	73
	▼ 1%	▼ 1%	▲ 20%	▼ 15%	▲ 24%	▼ 33%	▲ 55%	▲ 24%	▼ 29%	▼ 5%
<b>MEDIAN SOLD PRICE</b>	\$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	\$1,710,000
	▲ 2%	▲ 6%	▼ 6%	▼ 1%	▲ 21%	▼ 23%	▲ 17%	▲ 10%	▲ 20%	▲ 4%

Data source: Greenwich MLS, Residential Homes. Information believed to be accurate but not warranted.

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\* 2023 year-to-date Homes and Median Price are through 8/31/2023

For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date