

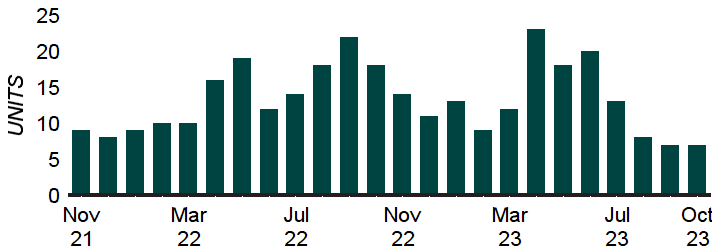
# OCTOBER 2023 MARKET REPORT

Cos Cob - All Single Family  
Residential

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$1,529,000	▲ 9.20%	▼ -47.70%
AVERAGE SALE PRICE	\$1,548,250	▲ 16.20%	▼ -47.00%
UNITS SOLD	4	▼ -20.00%	▲ 100.00%
AVERAGE DAYS ON MARKET	85	▲ 9.00%	▲ 84.80%
% OF SALES PRICE	112.29	▲ 13.30%	▲ 8.20%
UNITS FOR SALE	7	0.00%	▼ -58.80%
MONTHS OF INVENTORY	1.80	▲ 28.60%	▼ -78.80%

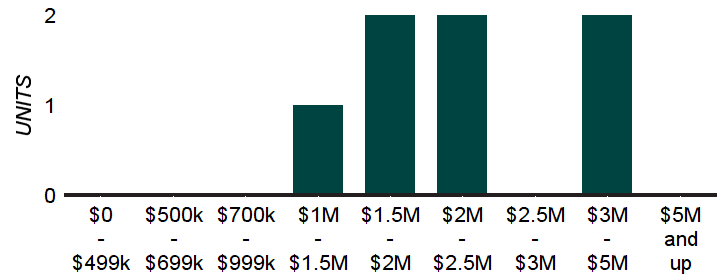
## HOMES FOR SALE

Number of homes listed for sale, end of month



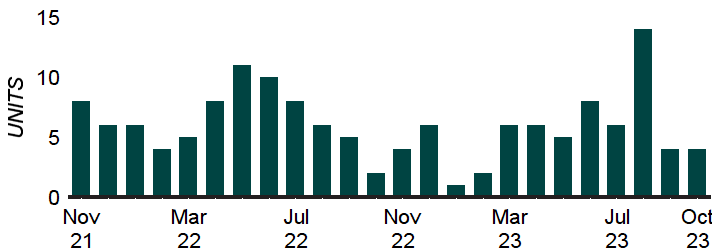
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



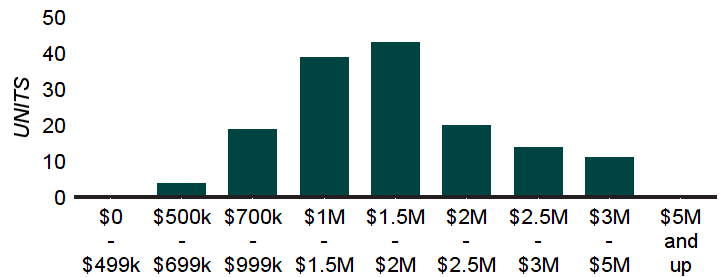
## HOMES SOLD

Number of homes sold



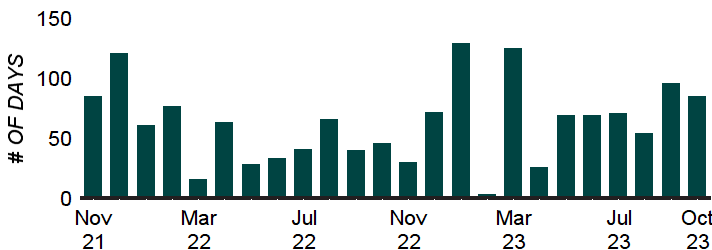
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



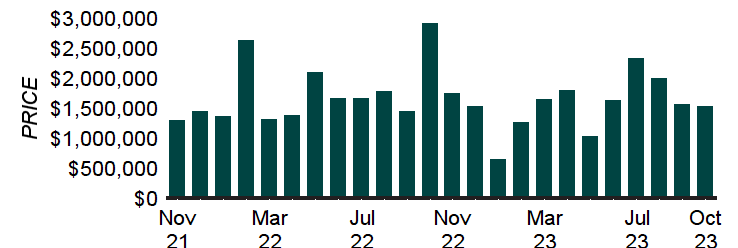
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



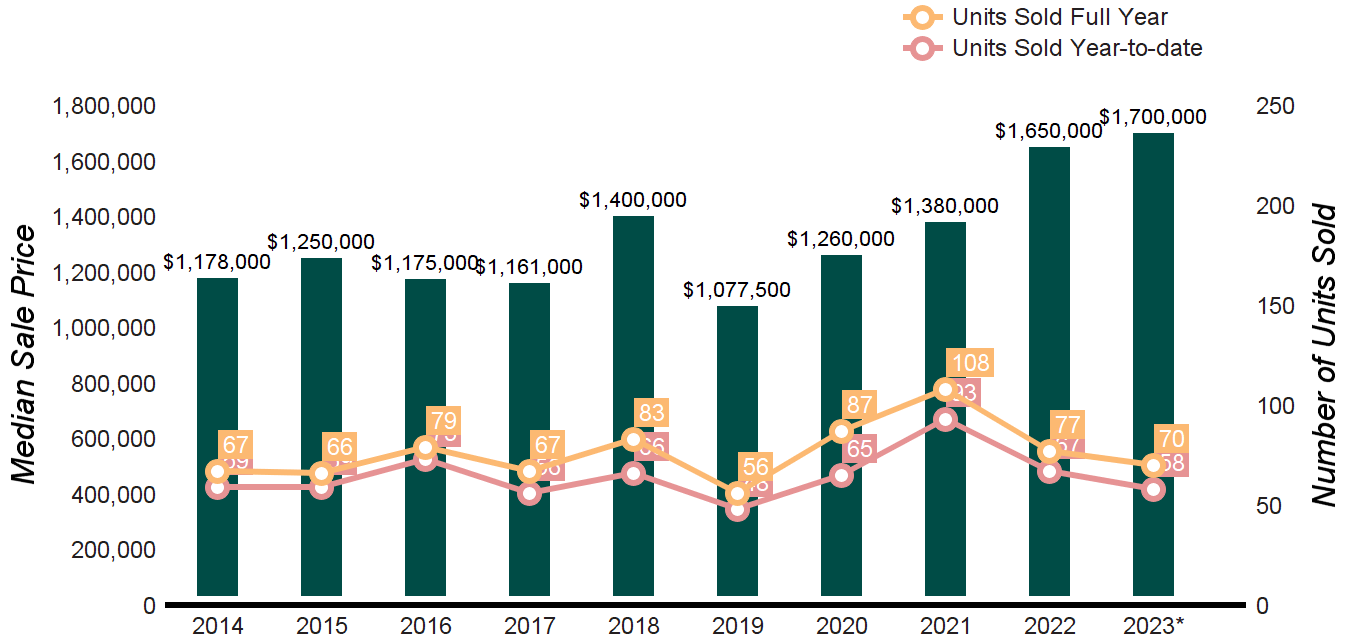
## MEDIAN SALE PRICE

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	70
	▼ 1%	▼ 1%	▲ 20%	▼ 15%	▲ 24%	▼ 33%	▲ 55%	▲ 24%	▼ 29%	▼ 9%
<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	\$1,700,000
	▲ 2%	▲ 6%	▼ 6%	▼ 1%	▲ 21%	▼ 23%	▲ 17%	▲ 10%	▲ 20%	▲ 3%

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 10/31/2023

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