

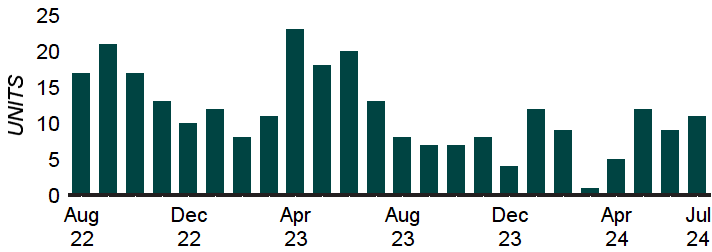
# JULY 2024 MARKET REPORT

Cos Cob - All Single Family  
Residential

|                        | July 2024   | CHANGE FROM<br>June 2024 | CHANGE FROM<br>July 2023 |
|------------------------|-------------|--------------------------|--------------------------|
| MEDIAN SALE PRICE      | \$2,176,000 | ▲ 14.50%                 | ▼ -6.60%                 |
| AVERAGE SALE PRICE     | \$2,102,000 | ▲ 8.30%                  | ▼ -9.00%                 |
| UNITS SOLD             | 3           | ▼ -57.10%                | ▼ -50.00%                |
| AVERAGE DAYS ON MARKET | 14          | ▼ -17.60%                | ▼ -80.30%                |
| % OF SALES PRICE       | 105.10      | ▼ -1.70%                 | ▲ 2.30%                  |
| UNITS FOR SALE         | 11          | ▲ 22.20%                 | ▼ -15.40%                |
| MONTHS OF INVENTORY    | 3.70        | ▲ 184.60%                | ▲ 68.20%                 |

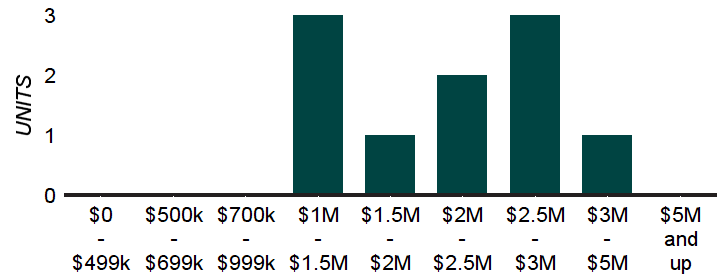
## HOMES FOR SALE

Number of homes listed for sale, end of month



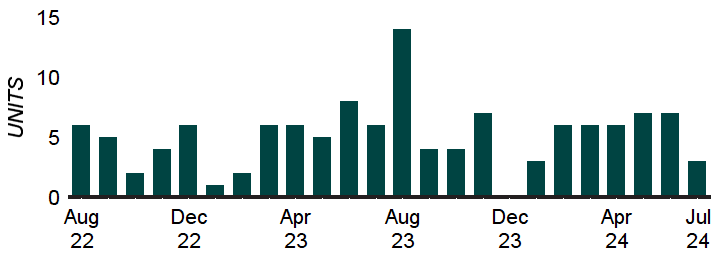
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



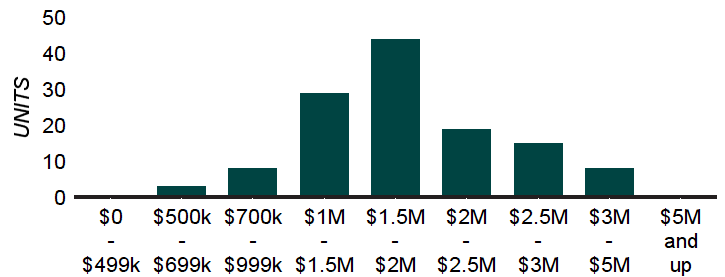
## HOMES SOLD

Number of homes sold



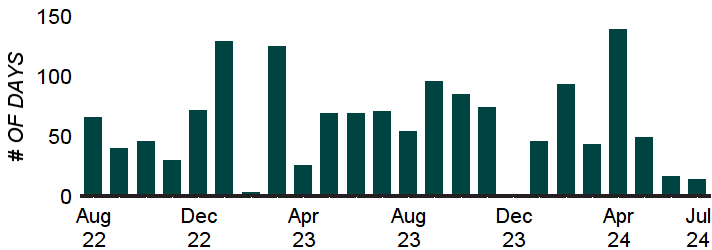
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



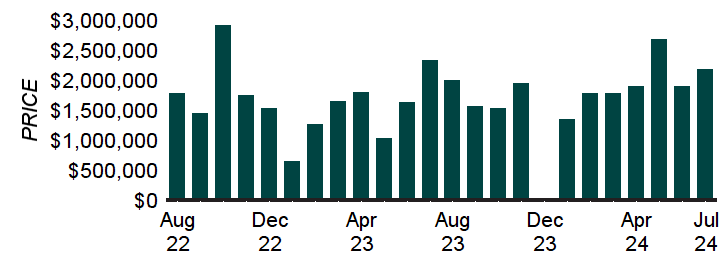
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



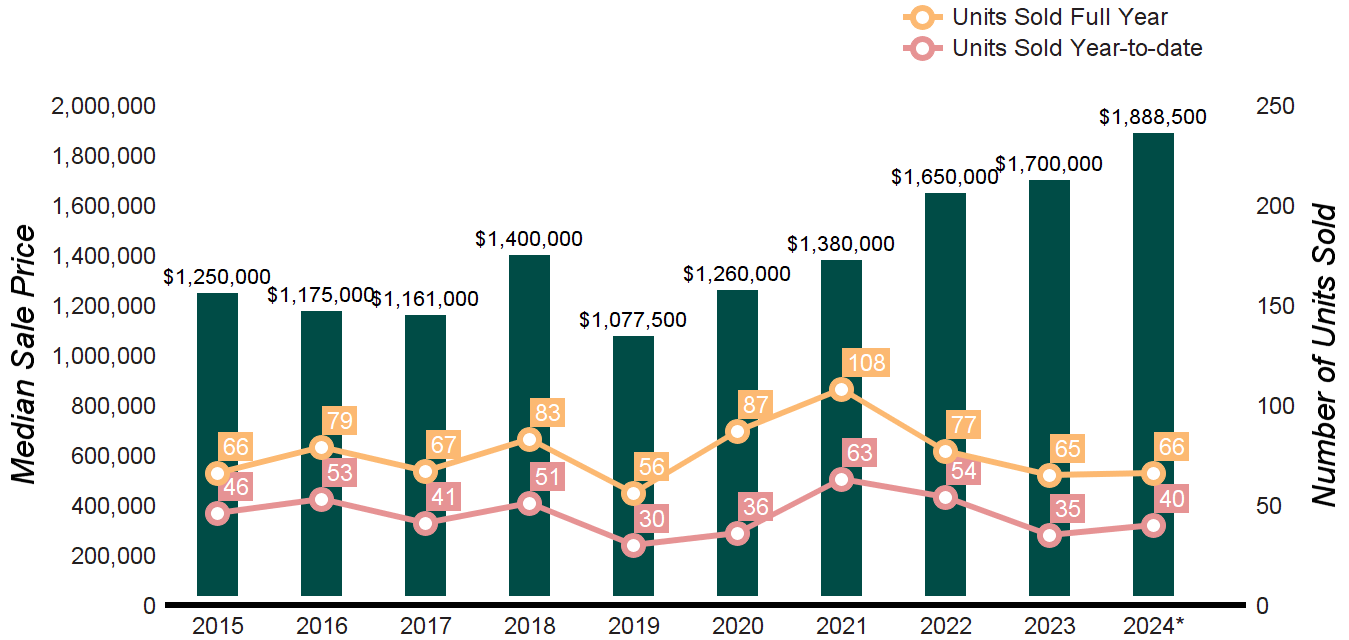
## MEDIAN SALE PRICE

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*       |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>UNITS SOLD</b>        | 66          | 79          | 67          | 83          | 56          | 87          | 108         | 77          | 65          | 66          |
|                          | ▼ 1%        | ▲ 20%       | ▼ 15%       | ▲ 24%       | ▼ 33%       | ▲ 55%       | ▲ 24%       | ▼ 29%       | ▼ 16%       | ▲ 2%        |
| <b>MEDIAN SOLD PRICE</b> | \$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 | \$1,888,500 |
|                          | ▲ 6%        | ▼ 6%        | ▼ 1%        | ▲ 21%       | ▼ 23%       | ▲ 17%       | ▲ 10%       | ▲ 20%       | ▲ 3%        | ▲ 11%       |