

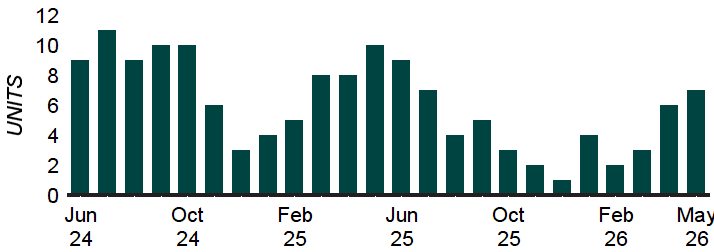
# MAY 2026 MARKET REPORT

Cos Cob - All Single Family Residential

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$1,855,000	▲ 15.90%	▼ -7.30%
AVERAGE SALE PRICE	\$1,982,142	▲ 23.90%	▼ -11.20%
UNITS SOLD	7	▲ 250.00%	▼ -36.40%
AVERAGE DAYS ON MARKET	44	▲ 131.60%	▲ 266.70%
% OF SALES PRICE	105.84	▼ -2.60%	▲ 0.10%
UNITS FOR SALE	7	▲ 16.70%	▼ -30.00%
MONTHS OF INVENTORY	1.00	▼ -66.70%	▲ 11.10%

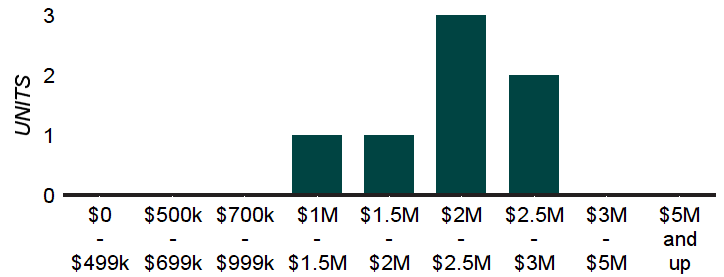
## HOMES FOR SALE

Number of homes listed for sale, end of month



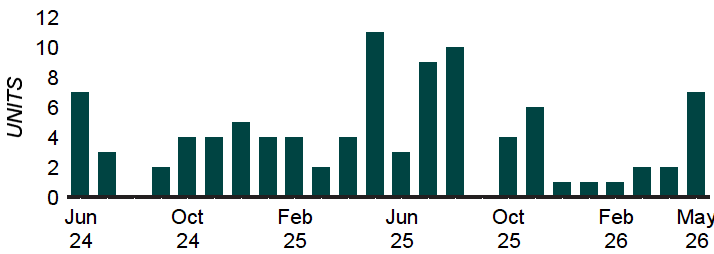
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



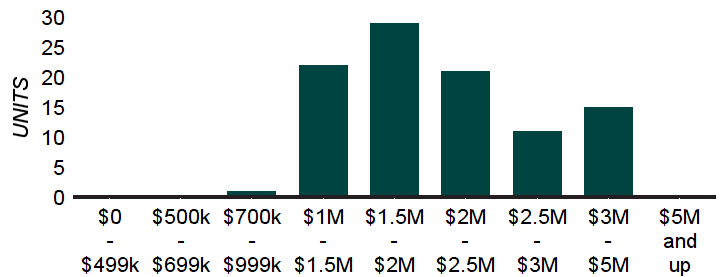
## HOMES SOLD

Number of homes sold



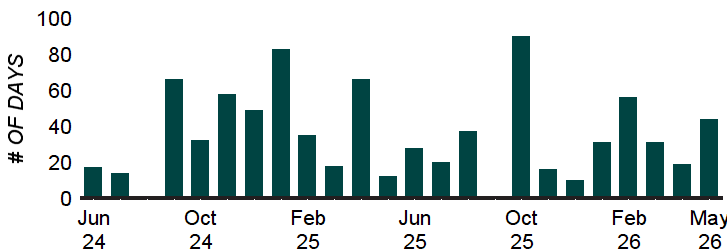
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



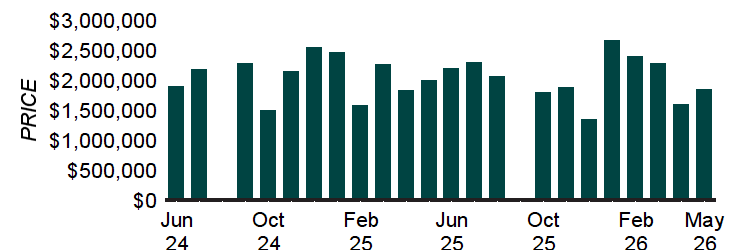
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



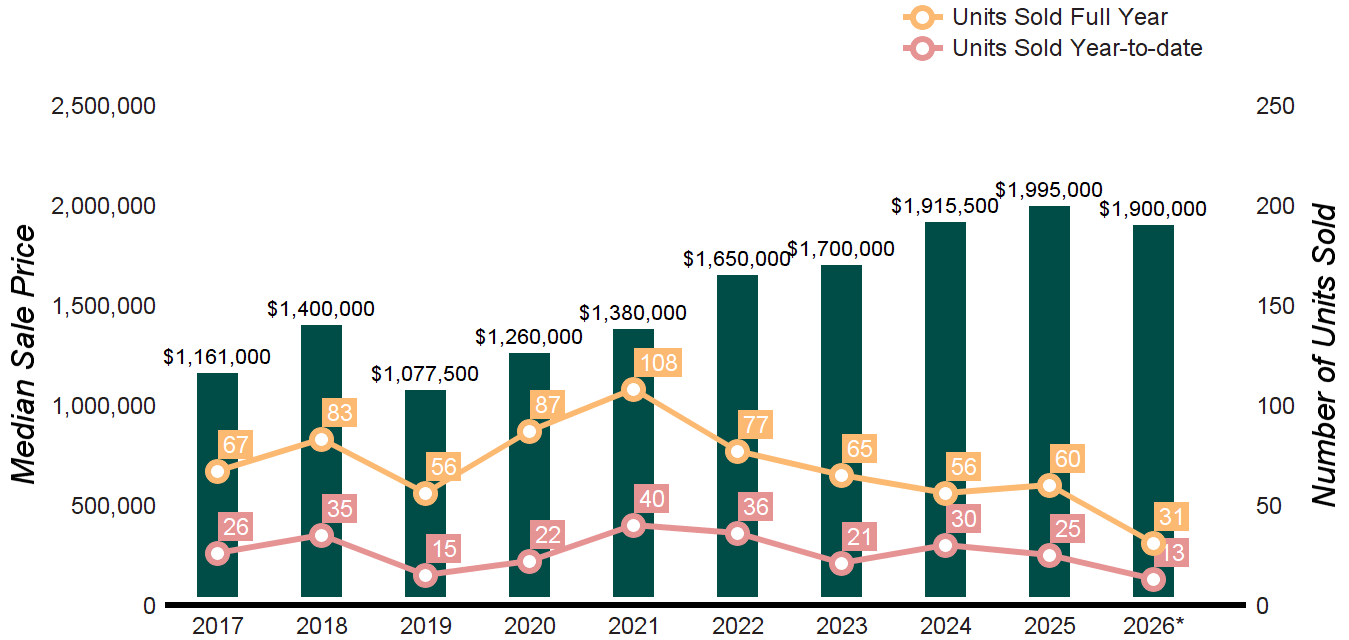
## MEDIAN SALE PRICE

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



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
<b>UNITS SOLD</b>	67	83	56	87	108	77	65	56	60	31
	▼ 15%	▲ 24%	▼ 33%	▲ 55%	▲ 24%	▼ 29%	▼ 16%	▼ 14%	▲ 7%	▼ 48%
<b>MEDIAN SOLD PRICE</b>	\$1,161,000	\$1,400,000	\$1,077,500	\$1,260,000	\$1,380,000	\$1,650,000	\$1,700,000	\$1,915,500	\$1,995,000	\$1,900,000
	▼ 1%	▲ 21%	▼ 23%	▲ 17%	▲ 10%	▲ 20%	▲ 3%	▲ 13%	▲ 4%	▼ 5%