

## Houses & Condos

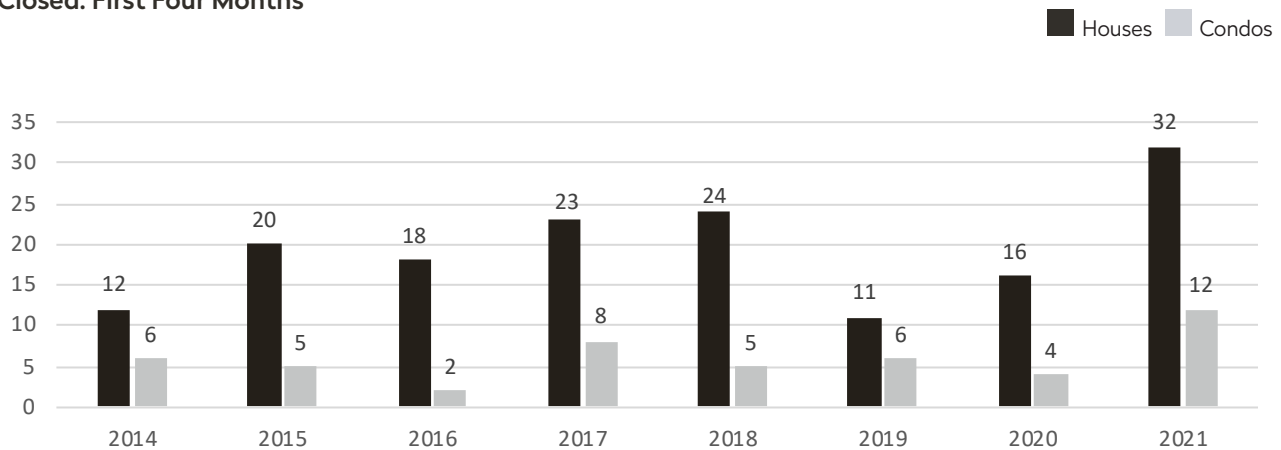
# Cos Cob

## Year to Date Through April 2021

Thirty-two houses closed in Cos Cob in the first four months of the year, a 100% increase from the same time in 2020, with the average closing price up 29% to \$1.47M. Of the closings, 19 occurred in the \$1m-\$1.5M price range, compared to five in that price range over the same time in 2020, a 280% increase. The average cumulative days on the market for house closings in the year's first four months was 139 days, down 35% from the same time a year ago. There were also 12 condo closings in Cos Cob in the first four months of the year, a 200% increase from a year ago.



### Closed: First Four Months



### # of Houses Closed: First Four Months

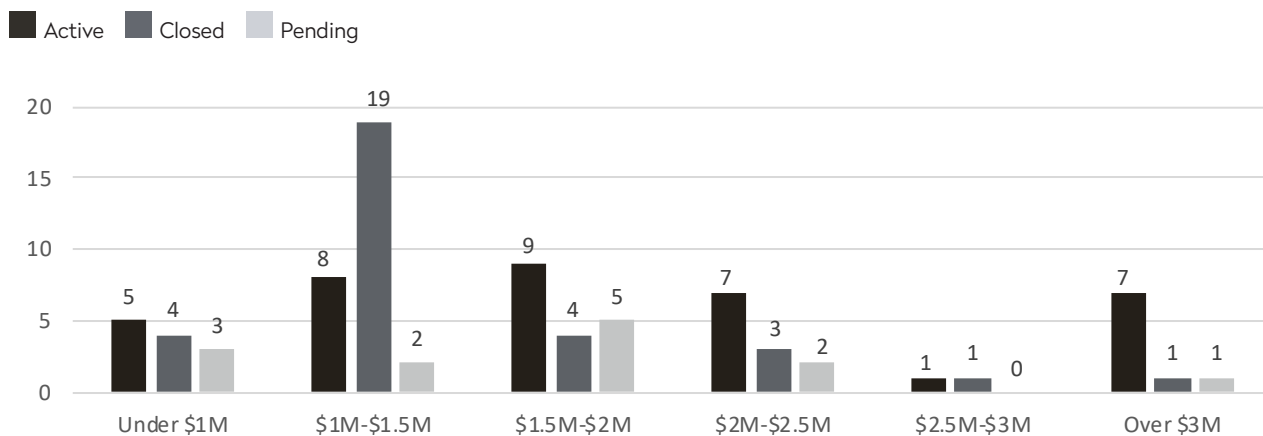
	2021	2020	%
Under \$1M	4	8	-50%
\$1M-\$1.5M	19	5	+280%
\$1.5M-\$2M	4	2	+100%
\$2M-\$2.5M	3	0	NA
\$2.5M-\$3M	1	1	0%
Over \$3M	1	0	NA

	2021	2020	% CHANGE
Houses: Closings in April	13	4	+225%
Houses: Average Closing Price in April	\$1,480,769	\$1,033,250	+43.3%
Houses: Closings First Four Months	32	16	+100%
Houses: Average Closing Price First Four Months	\$1,465,563	\$1,135,656	+29%
Houses: Pending on April 30	13	3	+333.3%
Houses: Active Inventory on April 30	37	50	-26%
Condos: Closings First Four Months	12	4	+200%
Condos: Average Closing Price First Four Months	\$921,917	\$888,375	+3.8%
Condos: Active Inventory on April 30	10	15	-33.3%
House & Condo \$ Volume of Closings First Four Mo.s	\$57,961,000	\$21,724,000	+166.8%

## Year to Date Through April 2021

## Houses Active/Closed/Pending 2021

Active/Pending as of April 30; Closed: First Four Months



## Town Comparison: Sold Houses: First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	106	81	+30.9%	\$1,702,285	\$1,395,587	+22%
Easton	43	35	+22.9%	\$756,438	\$535,763	+41.2%
Fairfield	277	181	+53%	\$911,899	\$777,766	+17.2%
All of Greenwich	285	137	+108%	\$2,997,407	\$2,062,722	+45.3%
New Canaan	128	68	+88.2%	\$1,956,449	\$1,554,188	+25.9%
Norwalk	229	193	+18.7%	\$707,720	\$563,141	+25.7%
Redding	56	39	+43.6%	\$687,684	\$526,833	+30.5%
Ridgefield	146	92	+58.7%	\$943,969	\$702,377	+34.4%
Rowayton*	29	20	+45%	\$1,509,932	\$1,024,455	+47.4%
Stamford	259	193	+34.2%	\$786,793	\$611,667	+28.6%
Weston	67	40	+67.5%	\$1,155,093	\$761,406	+51.7%
Westport	151	117	+29.1%	\$1,818,165	\$1,314,281	+38.3%
Wilton	96	53	+81.1%	\$941,457	\$778,102	+21%

\*Rowayton solds data also included in Norwalk.