

Houses & Condos

# Cos Cob

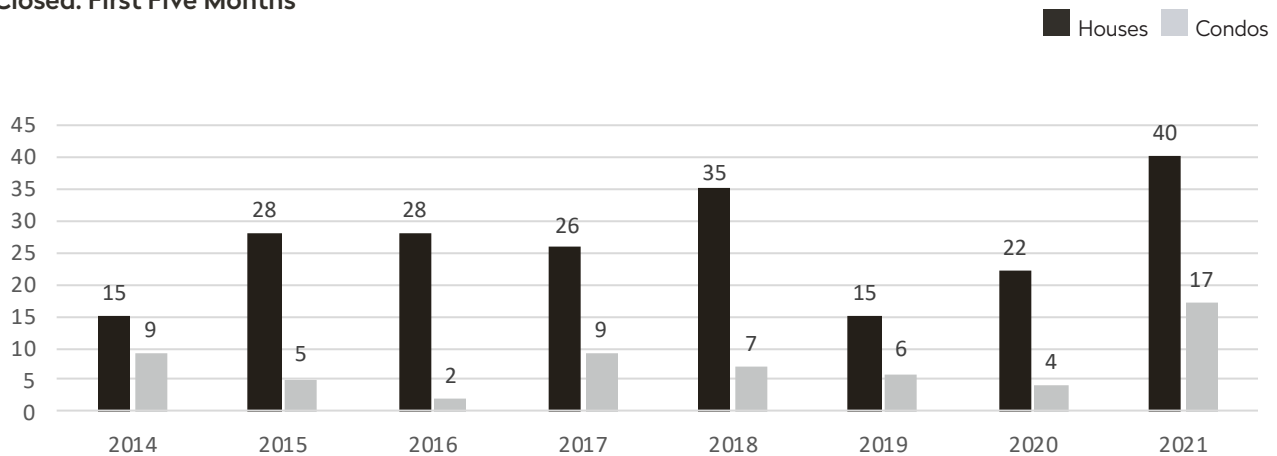
## Year to Date Through May 2021

Cos Cob had 57 combined house and condo closings through the first five months of the year, a 119% increase from a year ago. The average closing prices for houses rose 22% to \$1.5M, while the average closing price for condos was down 12%, to \$784K. The house and condo combined dollar volume of closings was \$73M, an increase of 140% from the first five months of 2020.

Thirteen houses were pending (properties with signed contracts yet to close) in Cos Cob on May 31 with an average list price of \$2.3M.



### Closed: First Five Months



### # of Houses Closed: First Five Months

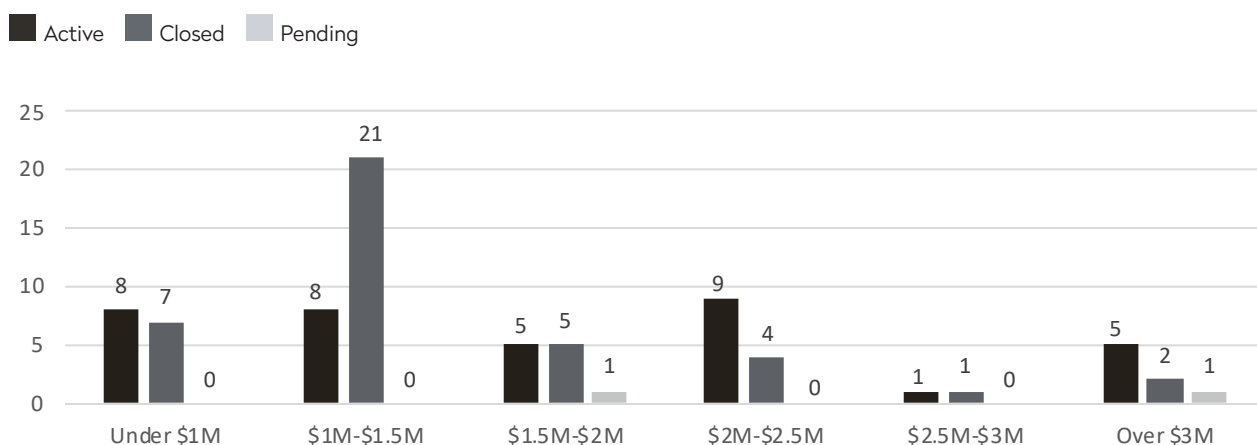
	2021	2020	%
Under \$1M	7	9	-22.2%
\$1M-\$1.5M	21	8	+162.5%
\$1.5M-\$2M	5	2	+150%
\$2M-\$2.5M	4	2	+100%
\$2.5M-\$3M	1	1	0%
Over \$3M	2	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	8	6	+33.3%
Houses: Average Closing Price in May	\$1,653,750	\$1,474,333	+12.2%
Houses: Closings First Five Months	40	22	+81.8%
Houses: Average Closing Price First Five Months	\$1,503,200	\$1,228,023	+22.4%
Houses: Pending on May 31	13	3	+333.3%
Houses: Active Inventory on May 31	36	60	-40%
Condos: Closings First Five Months	17	4	+325%
Condos: Average Closing Price First Five Months	\$783,647	\$888,375	-11.8%
Condos: Active Inventory on May 31	7	13	-46.2%
House & Condo \$ Volume of Closings First Five Mo.s	\$73,450,000	\$30,570,000	+140.3%

**Year to Date Through May 2021**

**Houses Active/Closed/Pending 2021**

**Active/Pending as of May 31; Closed: First Five Months**



**Town Comparison: Sold Houses: First Five Months**

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	155	112	+38.4%	\$1,738,388	\$1,418,911	+22.5%
Easton	56	46	+21.7%	\$763,389	\$542,537	+40.7%
Fairfield	353	252	+40.1%	\$939,666	\$760,582	+23.5%
All of Greenwich	376	191	+96.9%	\$3,062,441	\$2,129,489	+43.8%
New Canaan	162	86	+88.4%	\$1,979,488	\$1,610,109	+22.9%
Norwalk	288	244	+18%	\$737,865	\$566,950	+30.1%
Redding	76	46	+65.2%	\$769,734	\$515,772	+49.2%
Ridgefield	185	124	+49.2%	\$951,515	\$717,816	+32.6%
Rowayton*	37	28	+32.1%	\$1,659,136	\$1,027,450	+61.5%
Stamford	323	245	+31.8%	\$799,375	\$606,536	+31.8%
Weston	91	63	+44.4%	\$1,173,161	\$836,417	+40.3%
Westport	200	148	+35.1%	\$1,794,159	\$1,322,847	+35.6%
Wilton	135	73	+84.9%	\$1,017,963	\$774,793	+31.4%

\*Rowayton solds data also included in Norwalk.