

Houses & Condos

Cos Cob

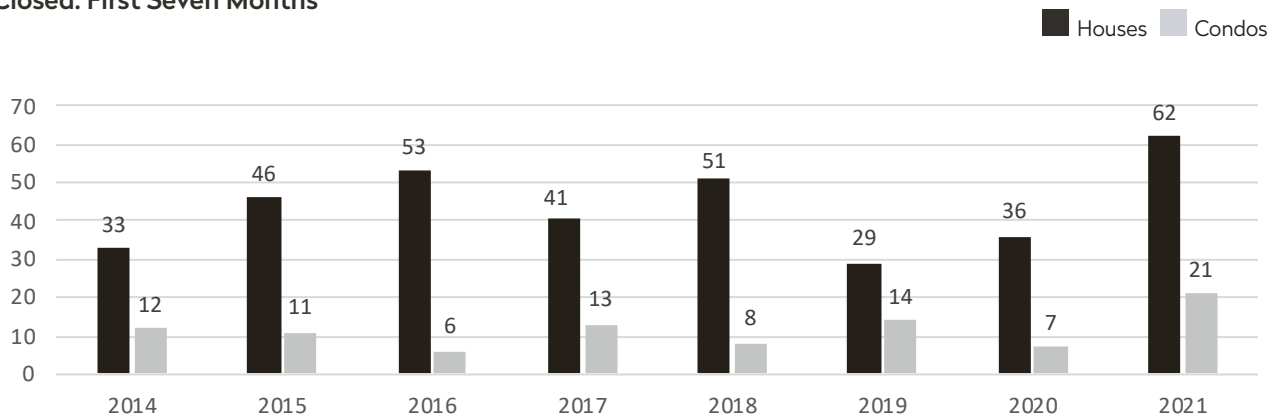
Year to Date Through July 2021

The 14 closed houses in Cos Cob in July had an average closing price of \$1.9M, an 11% increase from the same time last year. The closed houses on average spent 53 cumulative days on the market, 85% fewer days than the same time last year.

There were 32 active house listings in Cos Cob on July 31, down 32% from the same time in 2020.



Closed: First Seven Months



of Houses Closed: First Seven Months

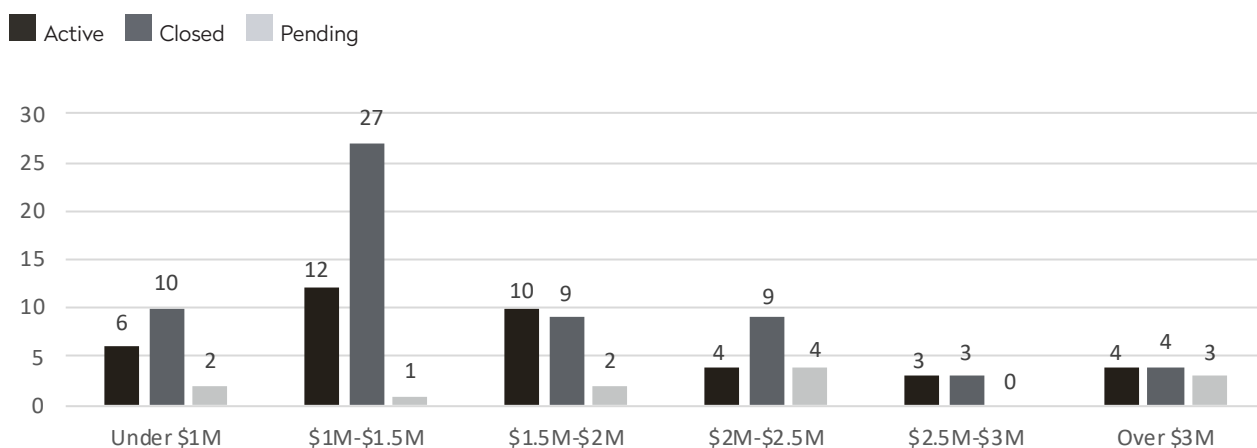
	2021	2020	%
Under \$1M	10	10	0%
\$1M-\$1.5M	27	11	+145.5%
\$1.5M-\$2M	9	9	0%
\$2M-\$2.5M	9	3	+200%
\$2.5M-\$3M	3	3	0%
Over \$3M	4	0	NA

	2021	2020	% CHANGE
Houses: Closings in July	14	8	+75%
Houses: Average Closing Price in July	\$1,930,087	\$1,743,594	+10.7%
Houses: Closings First Seven Months	62	36	+72.2%
Houses: Average Closing Price First Seven Months	\$1,624,375	\$1,428,021	+13.8%
Houses: Pending on July 31	12	10	+20%
Houses: Active Inventory on July 31	39	57	-31.6%
Condos: Closings First Seven Months	21	7	+200%
Condos: Average Closing Price First Seven Months	\$738,095	\$823,357	-10.4%
Condos: Active Inventory on July 31	6	19	-68.4%
House & Condo \$ Volume of Closings First Seven Mo.s	\$116,211,224	\$57,172,250	+103.3%

Year to Date Through July 2021

Houses Active/Closed/Pending 2021

Active/Pending as of July 31; Closed: First Seven Months



Town Comparison: Sold Houses: First Seven Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	287	208	+38%	\$1,846,239	\$1,520,709	+21.4%
Easton	93	86	+8.1%	\$789,790	\$561,538	+40.6%
Fairfield	557	496	+12.3%	\$944,908	\$779,600	+21.2%
All of Greenwich	651	352	+84.9%	\$3,042,105	\$2,480,642	+22.6%
New Canaan	298	172	+73.3%	\$2,020,140	\$1,606,003	+25.8%
Norwalk	465	399	+16.5%	\$768,929	\$615,430	+24.9%
Redding	128	90	+42.2%	\$778,353	\$586,538	+32.7%
Ridgefield	292	229	+27.5%	\$934,844	\$741,536	+26.1%
Rowayton*	58	50	+16%	\$1,659,395	\$1,177,782	+40.9%
Stamford	582	403	+44.4%	\$825,009	\$650,089	+26.9%
Weston	143	127	+12.6%	\$1,181,199	\$822,128	+43.7%
Westport	335	295	+13.6%	\$1,866,342	\$1,471,540	+26.8%
Wilton	232	166	+39.8%	\$1,051,954	\$842,968	+24.8%

*Rowayton solds data also included in Norwalk.