

Houses & Condos

Cos Cob

Year to Date Through August 31, 2020

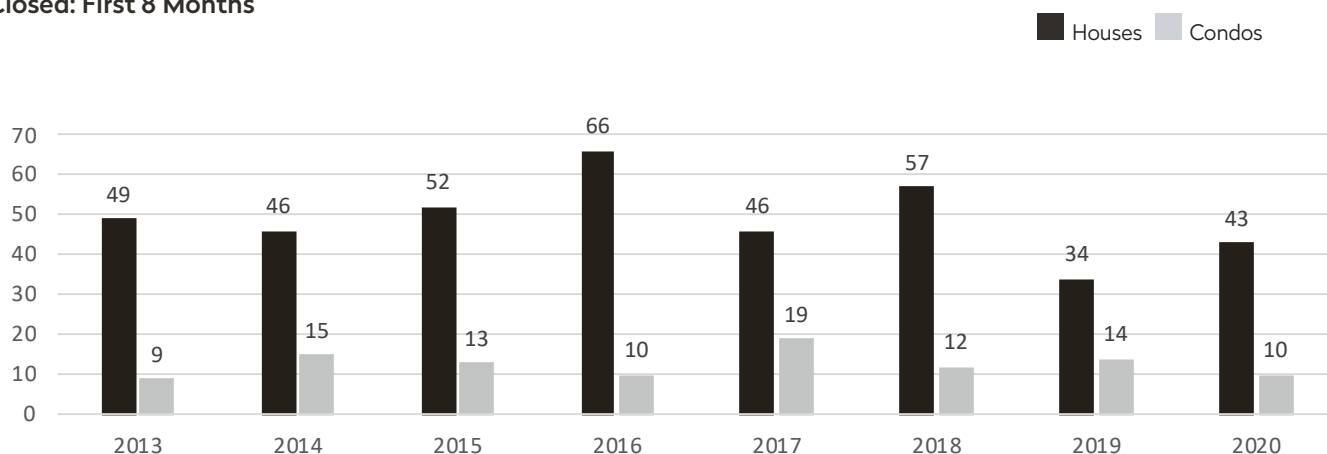
Through the year's first eight months Cos Cob had 43 house closings, a 27% increase as compared to the same time period in 2019. It has also seen an increase in the average sale price for both houses (+5.7%) and condos (+18.5%). The average house closing price in July and August this year was \$1,800,183, 27% higher than July and August of last year.

The dollar volume of house and condo closings for the year is up 24.7% as compared to the first eight months of 2019.



HALSTEADID 170328249

Closed: First 8 Months



of Houses Closed: First 8 Months

	2020	2019	%
Under \$1M	11	8	+37.5%
\$1M-\$1.5M	13	15	-13.3%
\$1.5M-\$2M	11	5	+120%
\$2M-\$2.5M	3	3	0%
\$2.5M-\$3M	4	2	+100%
Over \$3M	1	1	0%

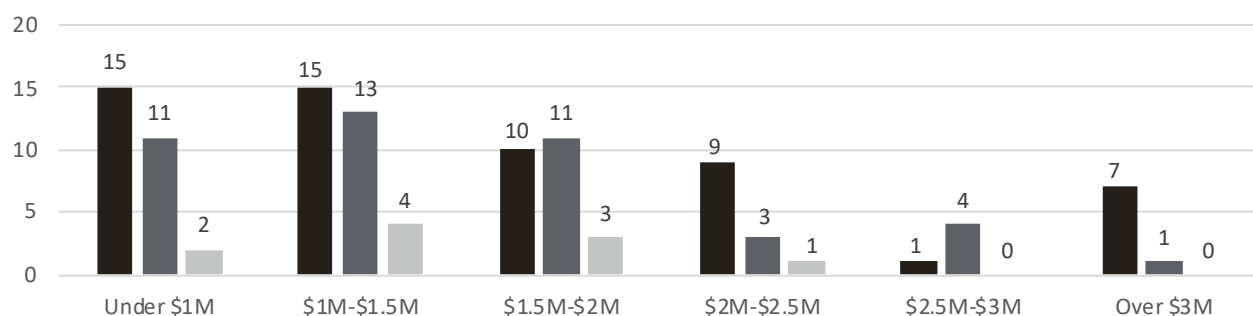
	2020	2019	% CHANGE
Houses: Closings in August	7	5	+40%
Houses: Average Closing Price in August	\$1,864,857	\$1,460,500	+27.7%
Houses: Closings First 8 Months	43	34	+26.5%
Houses: Average Closing Price First 8 Months	\$1,499,134	\$1,418,647	+5.7%
Houses: Pending on August 31	10	5	+100%
Houses: Active Inventory on August 31	57	52	+9.6%
Condos: Closings First 8 Months	10	14	-28.6%
Condos: Average Closing Price First 8 Months	\$916,600	\$773,652	+18.5%
Condos: Active Inventory on August 31	14	18	-22.2%
House & Condo \$ Volume of Closings First 8 Mos	\$73,628,750	\$59,065,125	+24.7%

Year to Date Through August 31, 2020

Houses Active/Closed/Pending 2020

Active/Pending as of August 31st; Closed: First 8 Months

■ Active ■ Closed ■ Pending



Town Comparison: Sold Houses First 8 Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	269	209	+28.7%	\$1,564,856	\$1,526,130	+2.5%
Easton	105	89	+18%	\$585,259	\$597,922	-2.1%
Fairfield	642	551	+16.5%	\$818,400	\$710,181	+15.2%
All of Greenwich	460	362	+27.1%	\$2,558,519	\$2,457,366	+4.1%
New Canaan	231	172	+34.3%	\$1,620,989	\$1,411,477	+14.8%
Norwalk	470	442	+6.3%	\$631,570	\$574,453	+9.9%
Redding	116	83	+39.8%	\$606,610	\$543,251	+11.7%
Ridgefield	297	233	+27.5%	\$772,368	\$713,452	+8.3%
Rowayton*	60	50	+20%	\$1,203,102	\$1,173,625	+2.5%
Stamford	523	496	+5.4%	\$670,954	\$647,427	+3.6%
Weston	170	114	+49.1%	\$846,073	\$795,518	+6.4%
Westport	398	239	+66.5%	\$1,540,094	\$1,357,704	+13.4%
Wilton	222	165	+34.5%	\$853,794	\$787,600	+8.4%

*Rowayton solds data also included in Norwalk.