

Cos Cob 06807

ZIP code · CT · Connecticut > Western Connecticut > Cos Cob

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

62

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



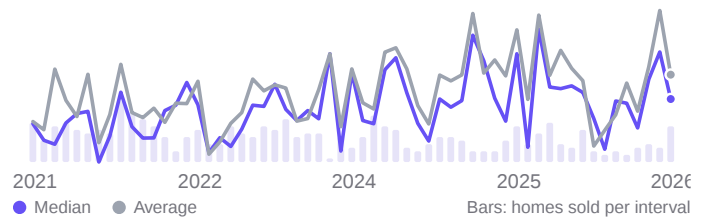
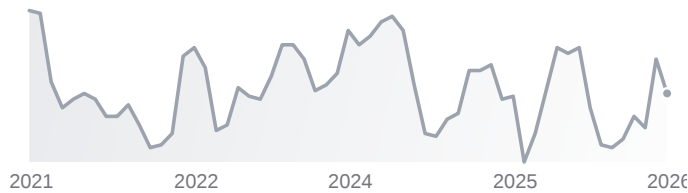
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$1.5M · Average \$1.7M

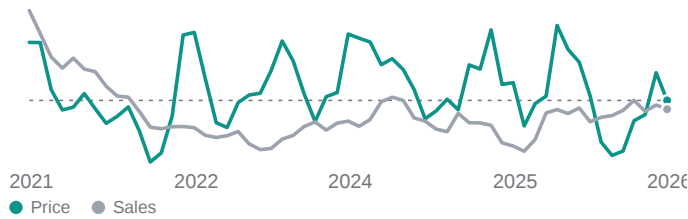


Growth (year over year)

Price -0.1% · Sales -6.1%

Price per square foot

\$690/ft²

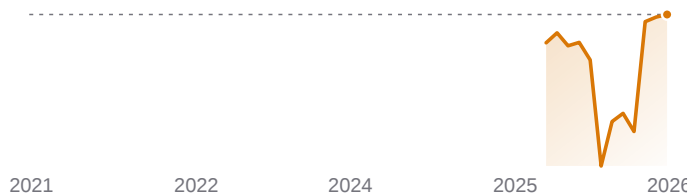


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

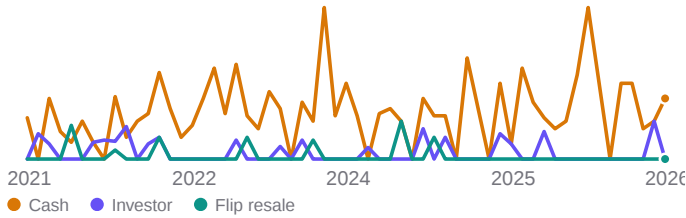
2.6%



BUYERS & OUTCOMES

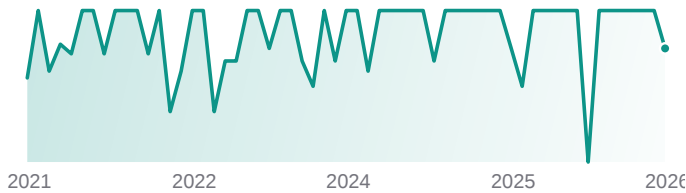
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



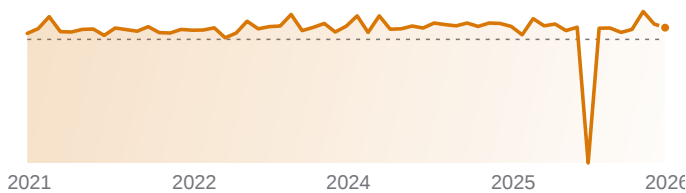
Sellers who sold at a gain

88%

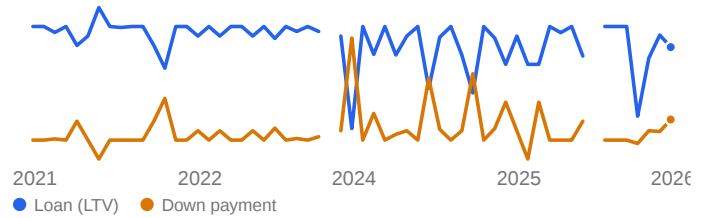


Median annualized return at resale

+4.1%

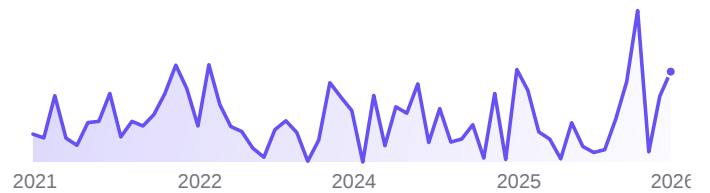


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



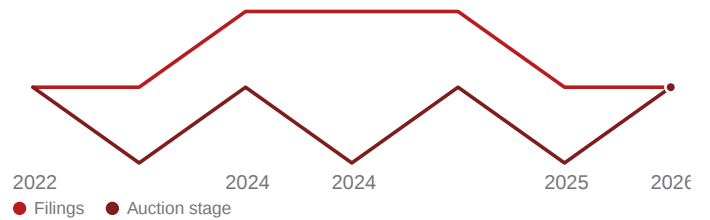
Typical hold before selling

22.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,396
Median value (AVM)	\$1.8M
Median size	2,386 ft²
Median bedrooms	4
Median year built	1964
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	78%
Company owned	12%
Median loan-to-value	40%

Typical ownership tenure

18.7 yrs

COMMUNITY

Population	7,630
Density	2,321 / mi²
Median household income	\$180K
Average household income	\$235K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	103
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	6.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	51 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.