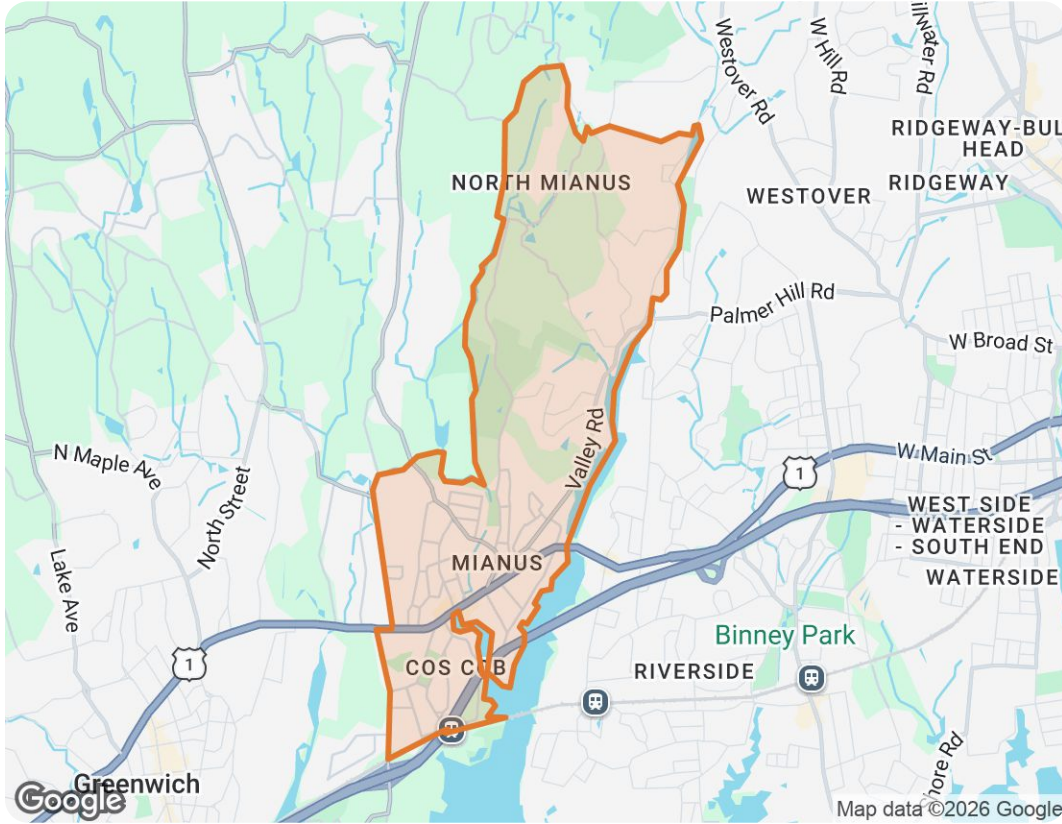


Cos Cob, Connecticut



John Engel

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DOUGLAS ELLIMAN OF CONNECTICUT

199 Elm St

New Canaan, CT 06840



Cos Cob, Connecticut

Housing

Housing Facts & Stats

	Cos Cob	Western...	Connecticut	USA
Median Estimated Home Value	\$1.81M	\$723K	\$447K	\$368K
Est. Home Value 12-Mo. Change	+0.1%	+0.2%	+4.4%	-0.6%
Median List Price	\$1.71M	\$845K	\$515K	-
List Price 1-Month Change	-25.9%	+5.6%	+7.3%	-
List Price 12-Month Change	+2.2%	-2.9%	+7.3%	-
Median Home Age	63	57	59	44
Own	65%	66%	66%	65%
Rent	35%	34%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$493.95M	\$1.5B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+8%	+2%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	-10%	+2%	+5%

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

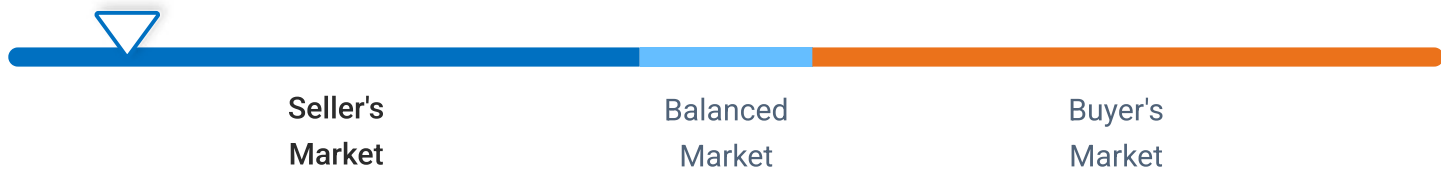
Cos Cob, Connecticut

Market Trends for Cos Cob, Connecticut

Single Family + Condo/Townhouse/Apt.

March 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1 ↑ 25% MoM	100.8%	53	\$1,885,000

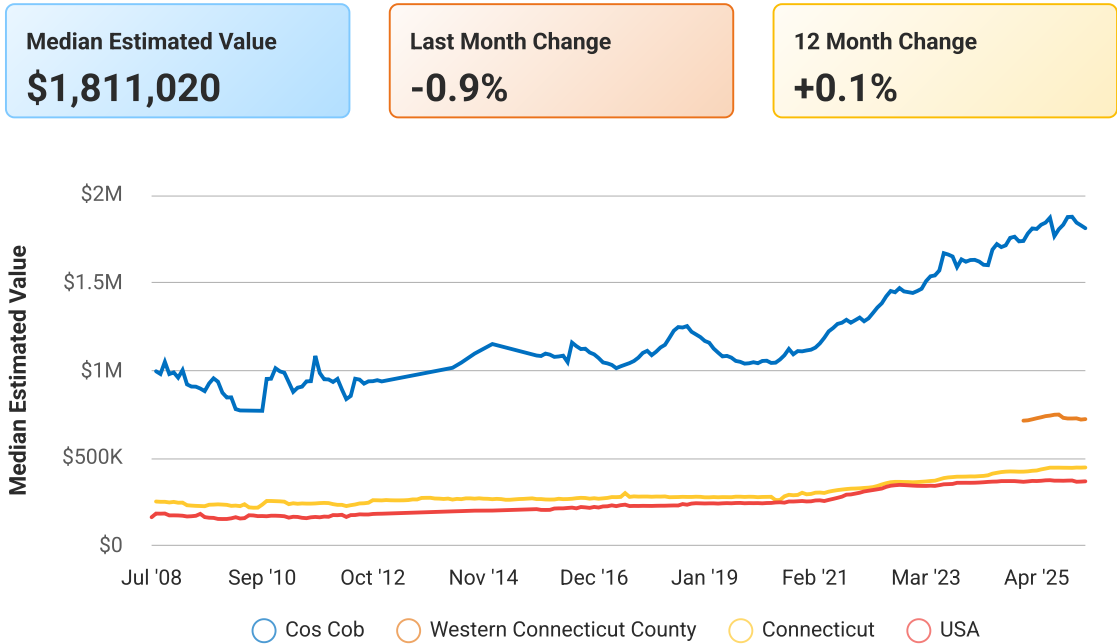
March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Cos Cob, Connecticut

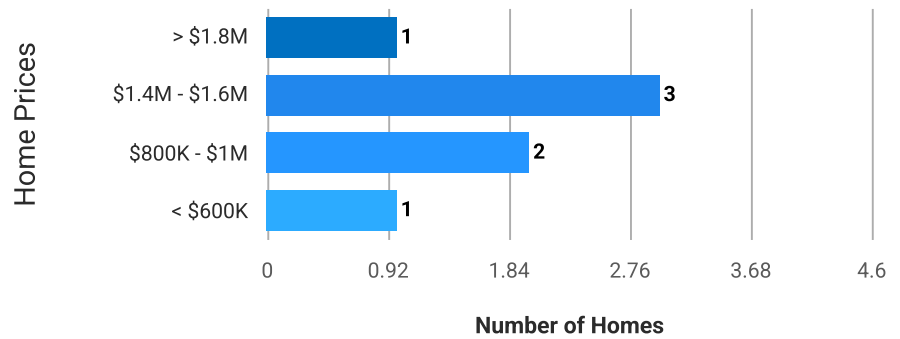
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

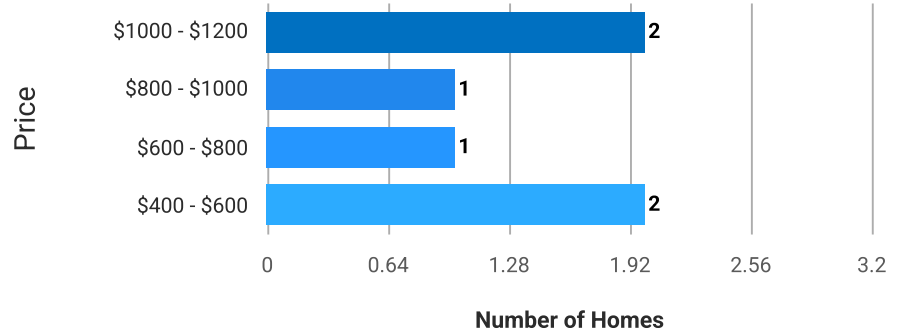


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

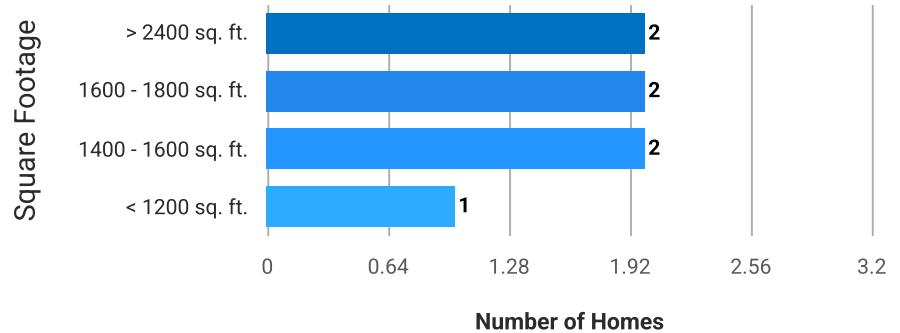


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

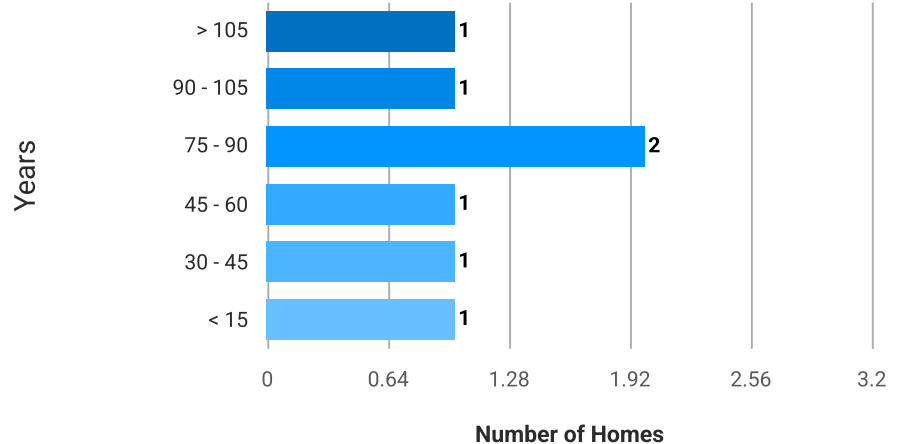


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



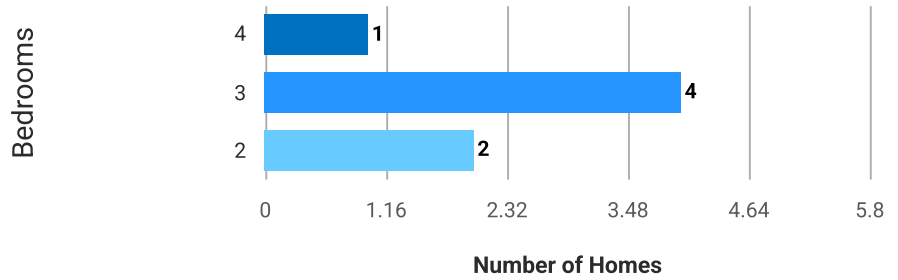
Cos Cob, Connecticut

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Cos Cob	Western...	Connecticut	USA
Population	7K	621K	3.6M	332.39M
Population Density per Sq Mi	3.42K	1.17K	743	94
Pop Change since 2020	-3%	+0.7%	+0.1%	+2.5%
Median Age	39	42	41	39
Male / Female Ratio	49%	49%	49%	50%

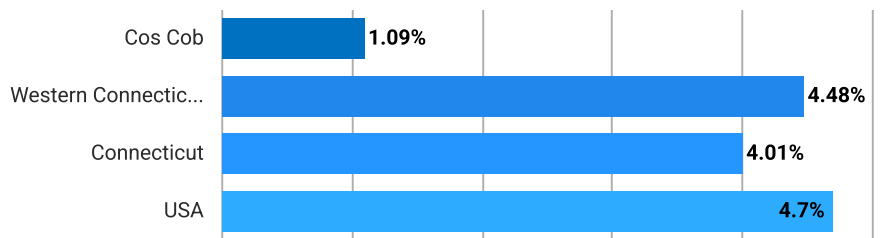
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

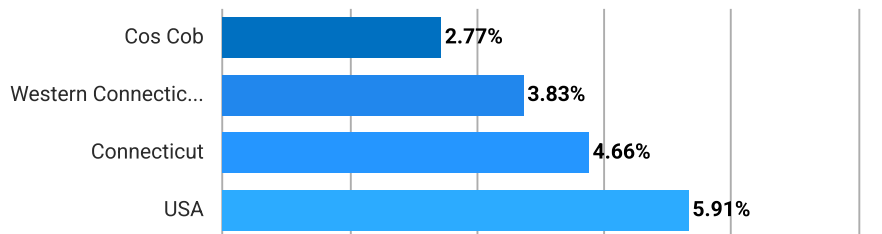
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

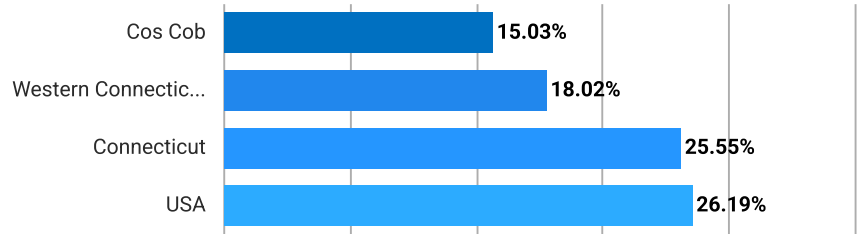
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



Cos Cob, Connecticut

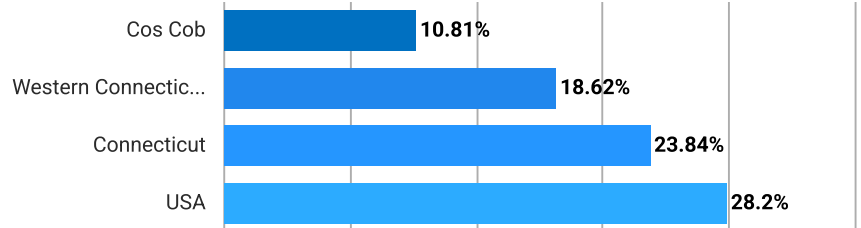
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



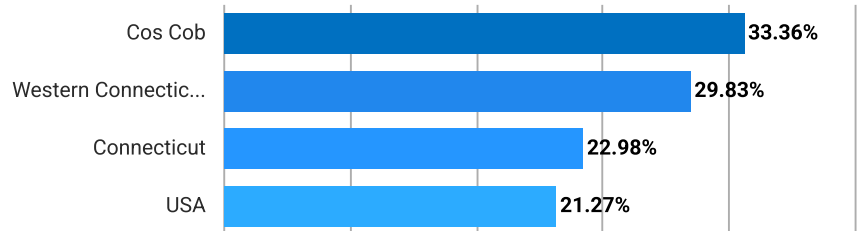
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



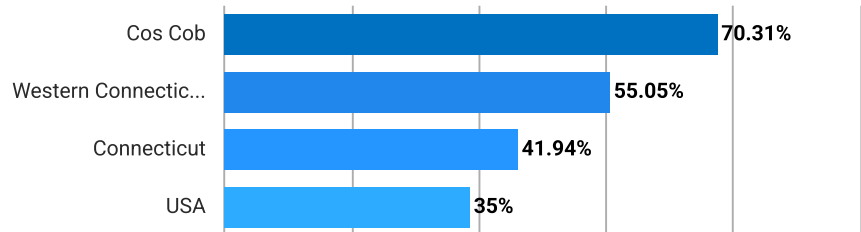
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



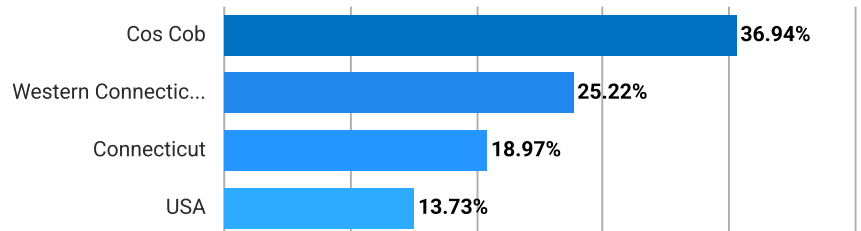
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



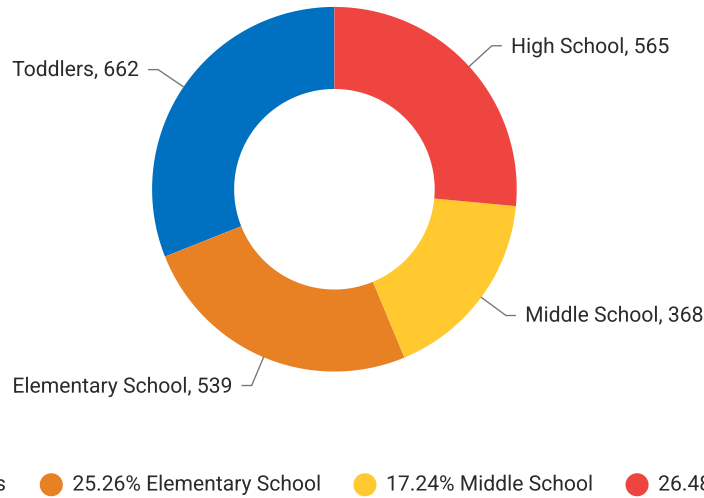
Cos Cob, Connecticut

Population of Children by Age Group in Cos Cob

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

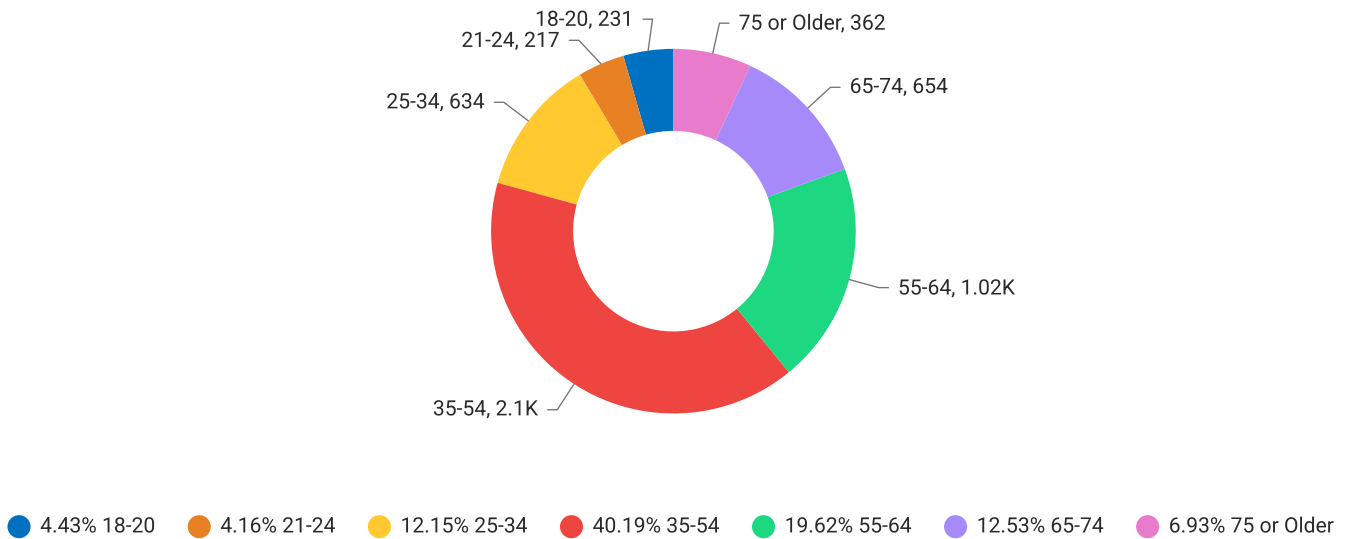


Population of Adults by Age Group in Cos Cob

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



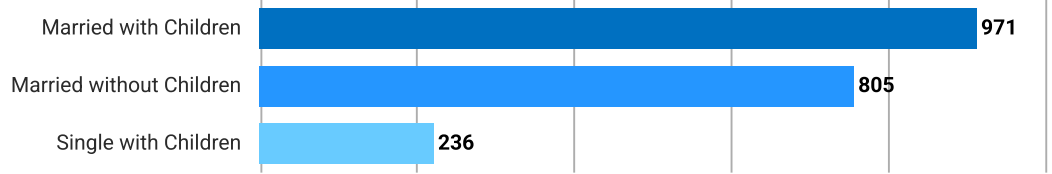
Cos Cob, Connecticut

Households With Children in Cos Cob

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

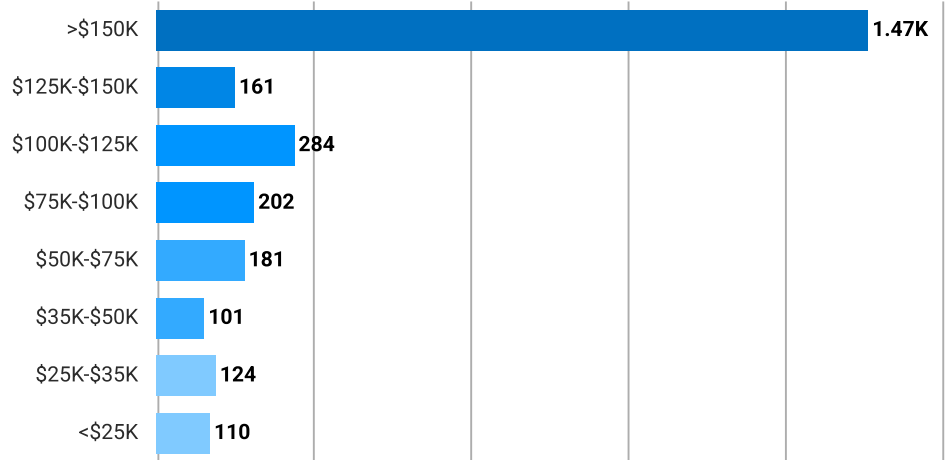


Household Income Brackets in Cos Cob

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



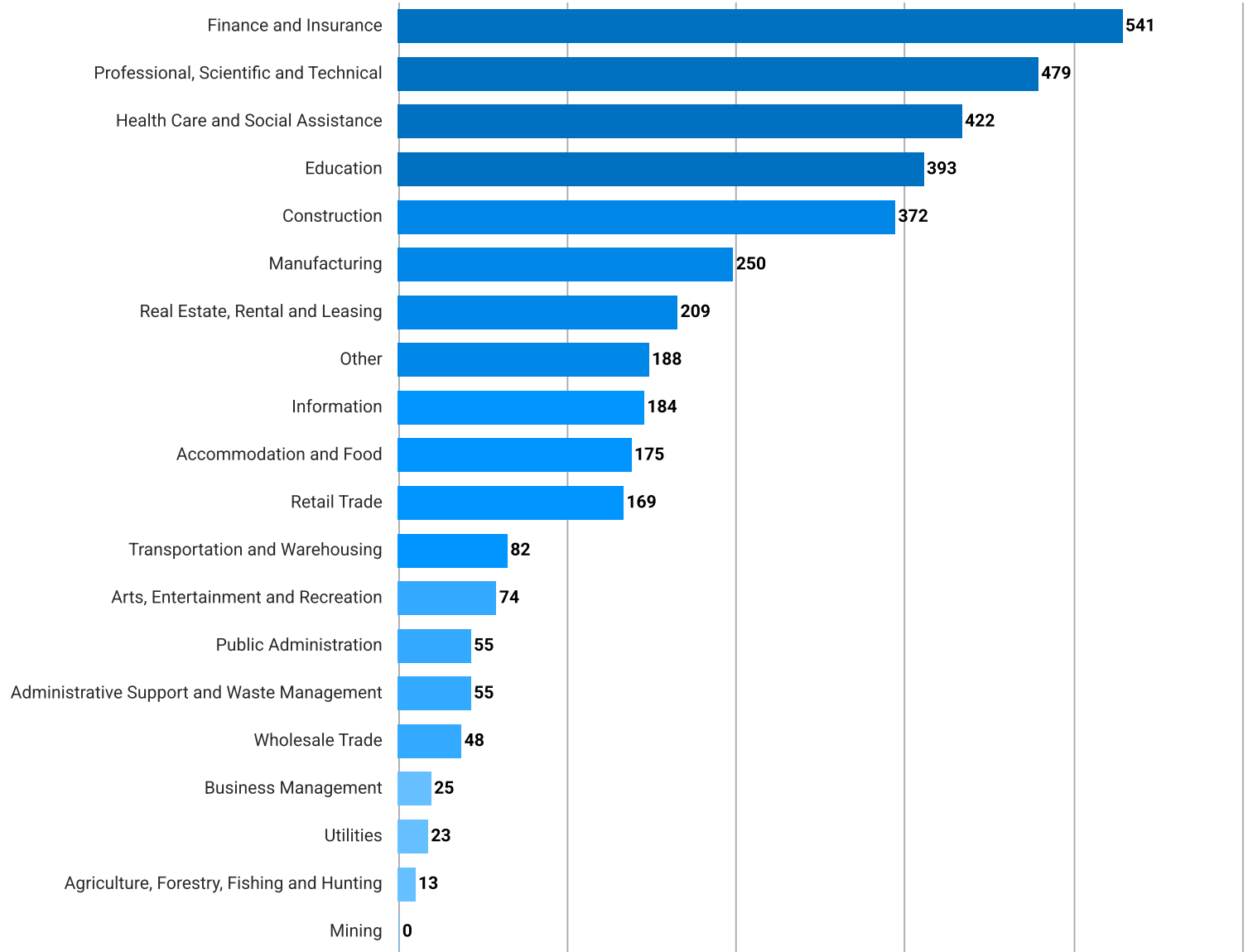
Cos Cob, Connecticut

Occupational Categories in Cos Cob

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

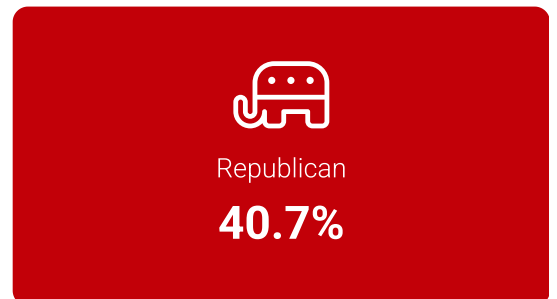
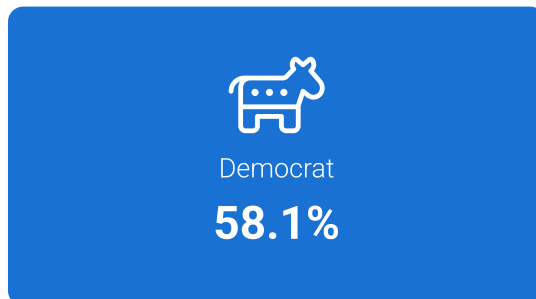


Presidential Voting Pattern in Cos Cob

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Cos Cob, Connecticut

Economy

Economic Facts & Stats

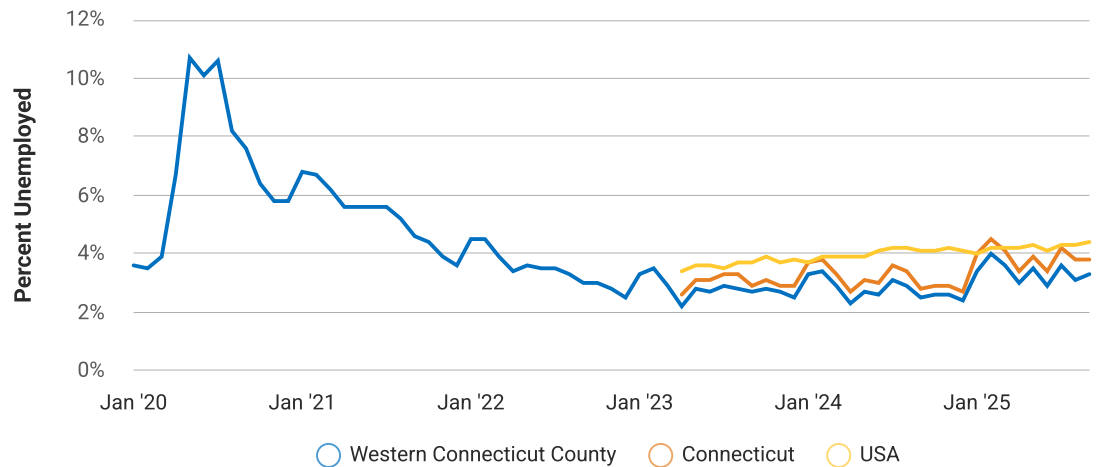
	Cos Cob	Western...	Connecticut	USA
Income Per Capita	\$99,232	\$79,648	\$54,409	\$43,289
Median Household Income	\$176,602	\$124,553	\$93,760	\$78,538
Unemployment Rate	–	3.3%	3.8%	4.4%
Number Unemployed	–	11K	74K	7.61M
Number Employed	–	329K	1.86M	163.66M
Number in Labor Force	–	340K	1.93M	171.26M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Cos Cob, Connecticut

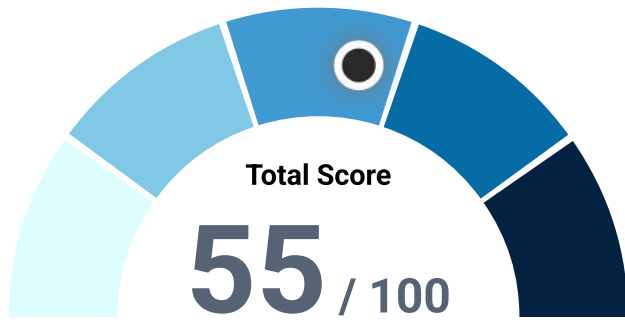
Quality of Life

Quality of Life Facts & Stats

	Cos Cob	Western...	Connecticut	USA
Elevation (in feet)	287	–	464	–
Annual Rainfall (in inches)	45	–	47.79	–
Annual Snowfall (in inches)	30.05	–	42.27	–
Days of Full Sun (per year)	83	–	83	–
Travel Time to Work (in minutes)	29	31	27	27
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	–	47	2,466
Brownfield Sites	No	No	Yes	No

Cos Cob, Connecticut

AARP Livability™ Index for 06807



A score over 50 is above average

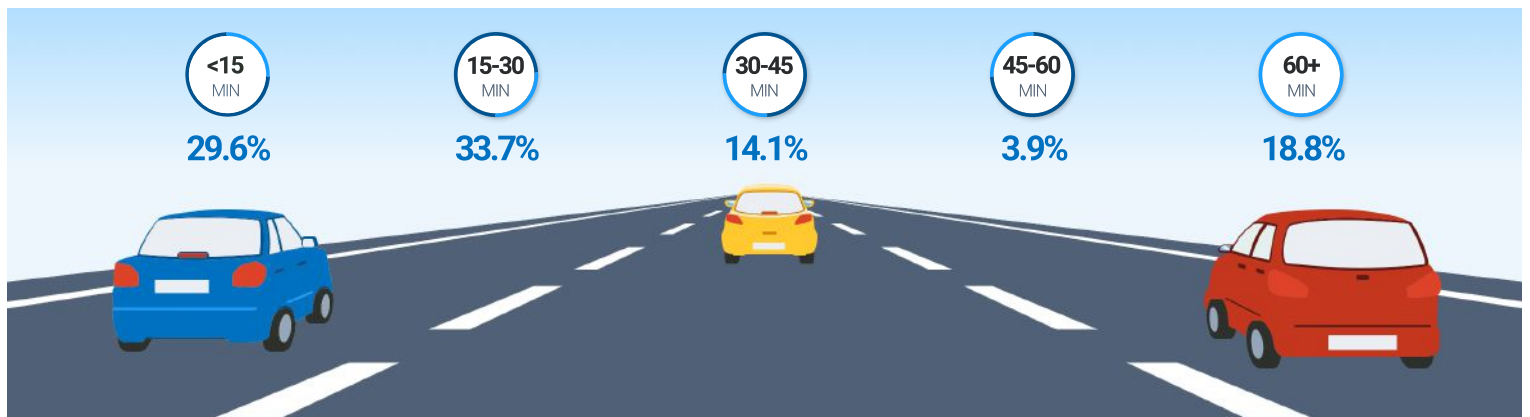
Housing	33
Affordability & Access	
Neighborhood	65
Access to Life, Work & Play	
Transportation	62
Safe & Convenient Options	
Environment	43
Clean Air & Water	
Health	75
Prevention, Access & Quality	
Engagement	63
Civic & Social Involvement	
Opportunity	47
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



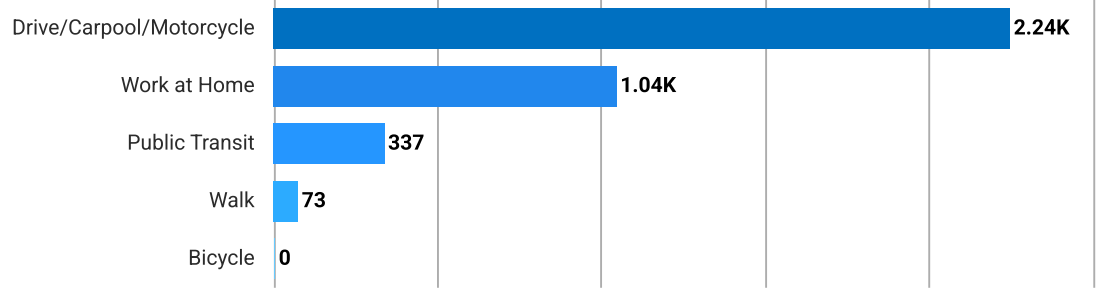
Cos Cob, Connecticut

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



Nearby Neighborhoods

Cities near Cos Cob, Connecticut

City	Median Estimate Home Value	Number of Homes	Total Population
Riverside, Connecticut	\$2,403,240	2,581	9,216
Indian Field, Connecticut	-	-	430
Old Greenwich, Connecticut	\$2,230,450	2,650	6,904
Greenwich, Connecticut	\$1,650,970	10,554	14,528
Rock Ridge, Connecticut	-	-	453
Pemberwick, Connecticut	-	-	3,455

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