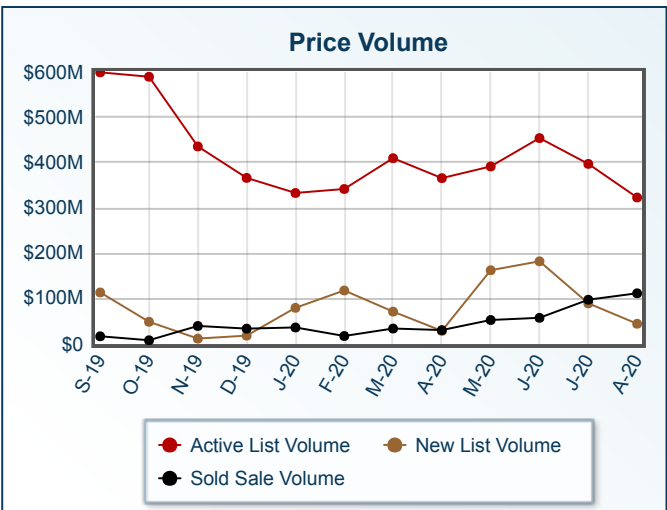
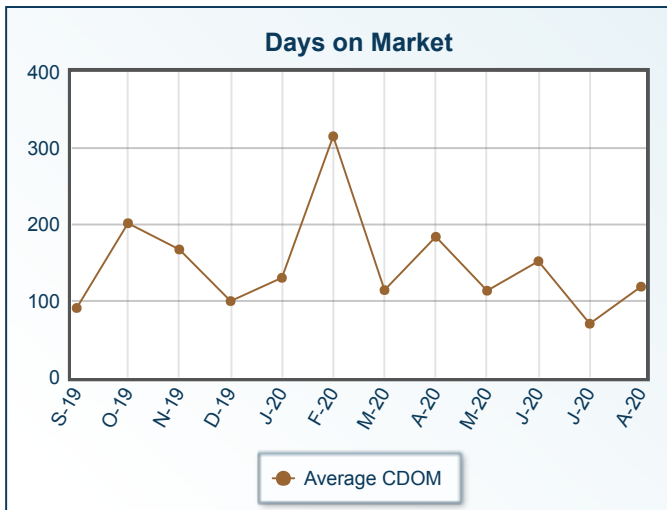
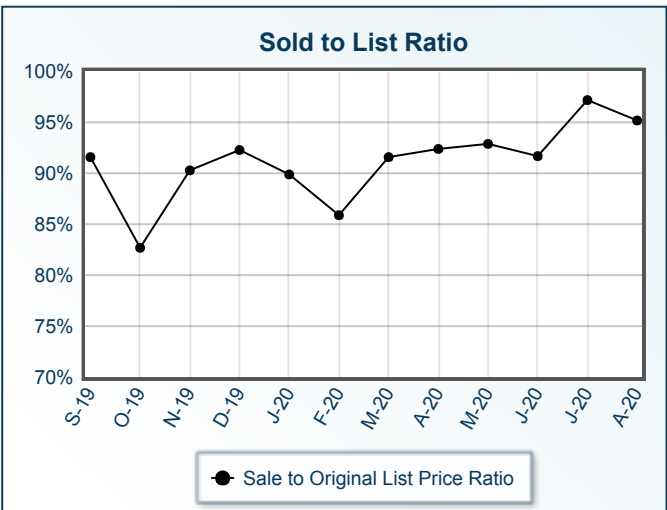
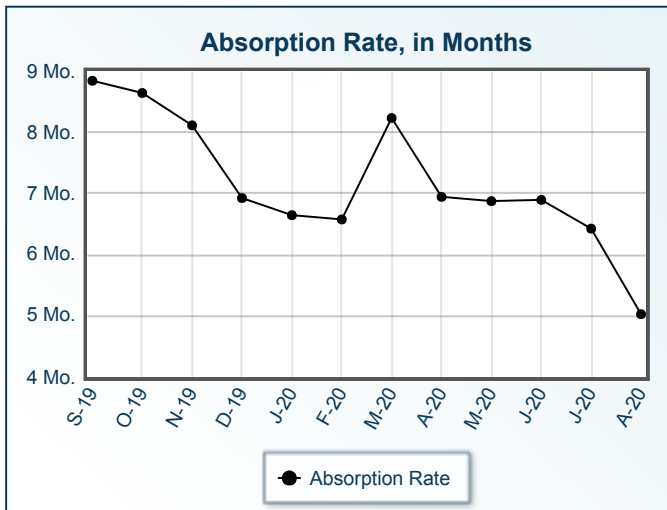
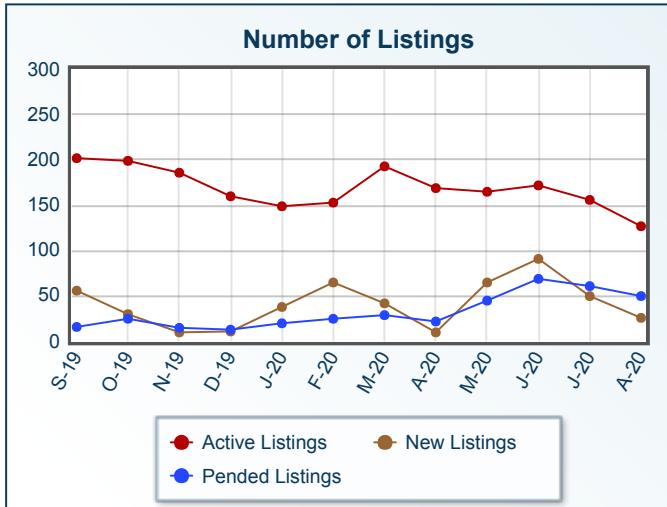


Market Summary

Darien Single Family, August 2020



Summary Statistics						
	Aug-20	Aug-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	5.03	8.4	-40.12	6.71	9.78	-31.39
Average List Price	\$2,544,271	\$3,015,463	-15.63	\$2,079,826	\$2,326,288	-10.59
Median List Price	\$1,995,000	\$1,649,000	20.98	\$1,595,000	\$1,585,000	0.63
Average Sale Price	\$1,777,065	\$2,097,468	-15.28	\$1,648,599	\$1,639,937	0.53
Median Sale Price	\$1,510,000	\$1,400,000	7.86	\$1,425,000	\$1,275,000	11.76
Average CDOM	118	138	-14.49	122	135	-9.63
Median CDOM	29	78	-62.82	63	92	-31.52

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	1	0	N/A	9	4
500,000-699,999	1	1	0.0	7	11	-36.4
700,000-999,999	6	7	-14.3	44	42	4.8
1,000,000-2,999,999	51	27	88.9	186	138	34.8
3,000,000-3,999,999	2	1	100.0	15	7	114.3
4,000,000-4,999,999	1	1	0.0	4	3	33.3
5,000,000-6,999,999	1	0	N/A	1	1	0.0
7,000,000+	0	2	-100.0	1	3	-66.7
Totals	63	39	61.5	267	209	27.8

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	1	-100.0	6	3
500,000-699,999	2	1	100.0	8	13	-38.5
700,000-999,999	5	3	66.7	51	37	37.8
1,000,000-2,999,999	35	13	169.2	223	147	51.7
3,000,000-3,999,999	4	0	N/A	21	10	110.0
4,000,000-4,999,999	2	1	100.0	9	3	200.0
5,000,000-6,999,999	2	0	N/A	2	1	100.0
7,000,000+	0	1	-100.0	1	3	-66.7
Totals	50	20	150.0	321	217	47.9

Active Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	1	2	-50.0	7	4
500,000-699,999	3	8	-62.5	13	21	-38.1
700,000-999,999	19	28	-32.1	81	78	3.8
1,000,000-2,999,999	70	115	-39.1	342	328	4.3
3,000,000-3,999,999	15	10	50.0	37	27	37.0
4,000,000-4,999,999	11	9	22.2	27	16	68.8
5,000,000-6,999,999	3	8	-62.5	9	10	-10.0
7,000,000+	5	9	-44.4	9	15	-40.0
Totals	127	189	-32.8	525	499	5.2

New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	0	0.0	2	3
500,000-699,999	1	1	0.0	10	15	-33.3
700,000-999,999	7	2	250.0	61	58	5.2
1,000,000-2,999,999	16	9	77.8	256	214	19.6
3,000,000-3,999,999	0	0	0.0	32	13	146.2
4,000,000-4,999,999	1	0	N/A	18	11	63.6
5,000,000-6,999,999	1	0	N/A	4	7	-42.9
7,000,000+	0	1	-100.0	4	8	-50.0
Totals	26	13	100.0	387	329	17.6

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