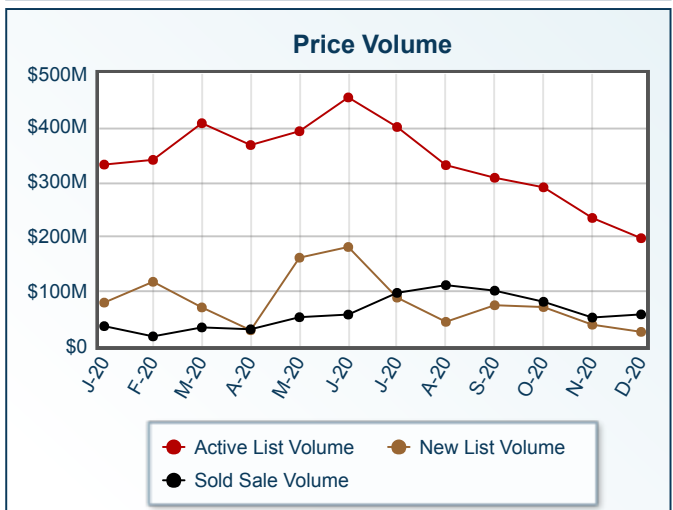
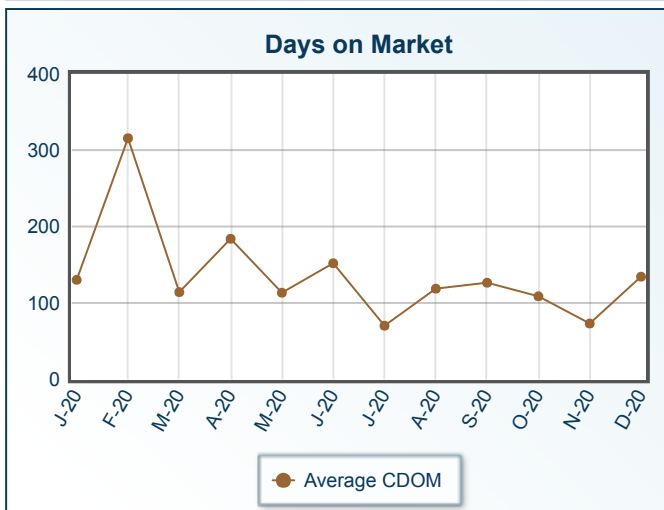
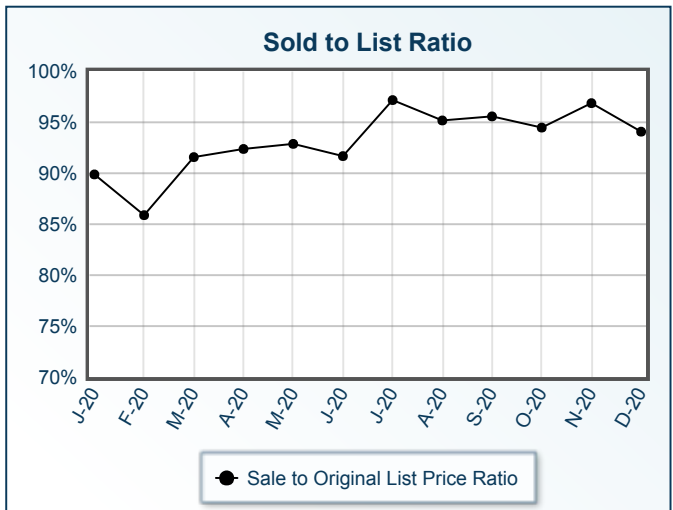
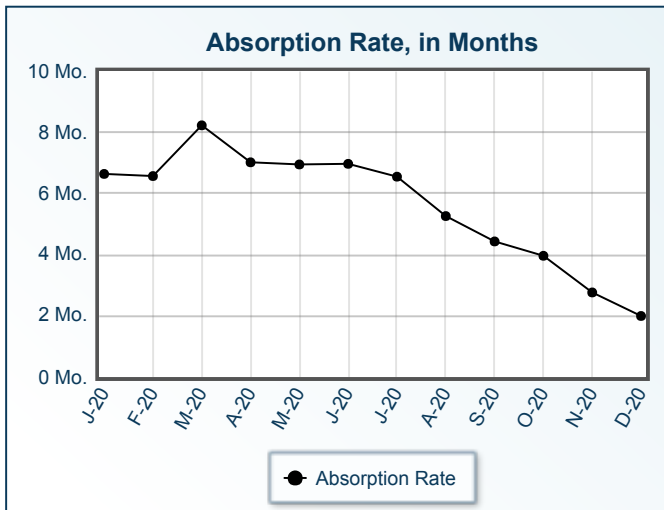
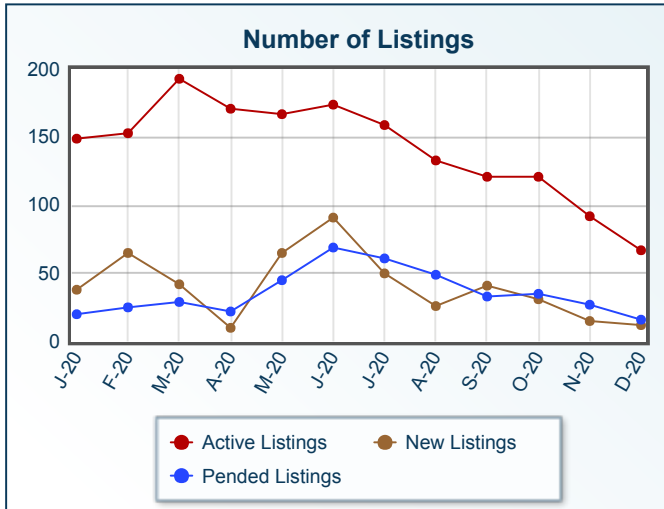


Market Summary

Darien Single Family, December 2020



Summary Statistics						
	Dec-20	Dec-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2	6.93	-71.14	5.62	9.23	-39.11
Average List Price	\$2,958,006	\$2,291,514	29.09	\$2,086,151	\$2,235,514	-6.68
Median List Price	\$2,195,000	\$1,595,000	37.62	\$1,599,000	\$1,582,000	1.07
Average Sale Price	\$1,876,600	\$1,791,868	4.73	\$1,768,577	\$1,644,315	7.56
Median Sale Price	\$1,500,000	\$1,500,000	0.00	\$1,455,000	\$1,285,000	13.23
Average CDOM	134	99	35.35	116	132	-12.12
Median CDOM	52	41	26.83	58	86	-32.56

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	0	0.0	9	4		125.0	0-499,999	0	0	0.0	7
500,000-699,999	2	0	N/A	11	15	-26.7	500,000-699,999	0	0	0.0	10	18	-44.4
700,000-999,999	5	5	0.0	66	59	11.9	700,000-999,999	4	2	100.0	67	50	34.0
1,000,000-2,999,999	22	12	83.3	290	172	68.6	1,000,000-2,999,999	10	11	-9.1	302	189	59.8
3,000,000-3,999,999	1	1	0.0	25	9	177.8	3,000,000-3,999,999	0	0	0.0	28	14	100.0
4,000,000-4,999,999	0	0	0.0	9	3	200.0	4,000,000-4,999,999	2	0	N/A	11	3	266.7
5,000,000-6,999,999	0	1	-100.0	1	4	-75.0	5,000,000-6,999,999	0	0	0.0	2	3	-33.3
7,000,000+	1	0	N/A	4	3	33.3	7,000,000+	0	0	0.0	4	4	0.0
Totals	31	19	63.2	415	269	54.3	Totals	16	13	23.1	431	286	50.7

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-499,999	0	5	-100.0	8	10		-20.0	0-499,999	0	0	0.0	3
500,000-699,999	3	3	0.0	16	25	-36.0	500,000-699,999	0	0	0.0	13	19	-31.6
700,000-999,999	6	22	-72.7	89	92	-3.3	700,000-999,999	0	2	-100.0	69	72	-4.2
1,000,000-2,999,999	34	101	-66.3	415	398	4.3	1,000,000-2,999,999	10	8	25.0	330	284	16.2
3,000,000-3,999,999	7	9	-22.2	43	35	22.9	3,000,000-3,999,999	1	1	0.0	37	21	76.2
4,000,000-4,999,999	9	9	0.0	30	18	66.7	4,000,000-4,999,999	1	0	N/A	21	13	61.5
5,000,000-6,999,999	3	5	-40.0	11	13	-15.4	5,000,000-6,999,999	0	0	0.0	6	10	-40.0
7,000,000+	5	6	-16.7	12	15	-20.0	7,000,000+	0	0	0.0	7	8	-12.5
Totals	67	160	-58.1	624	606	3.0	Totals	12	11	9.1	486	436	11.5

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