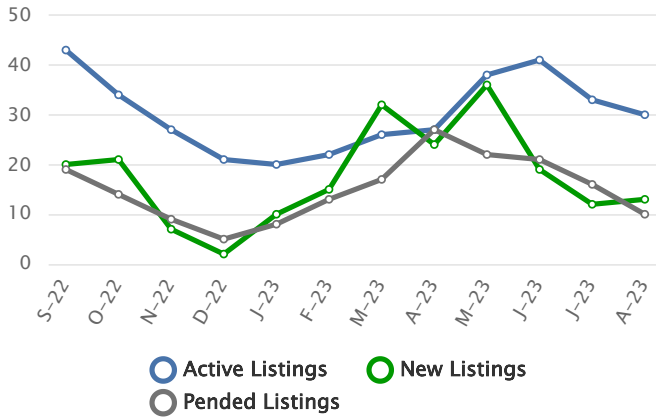


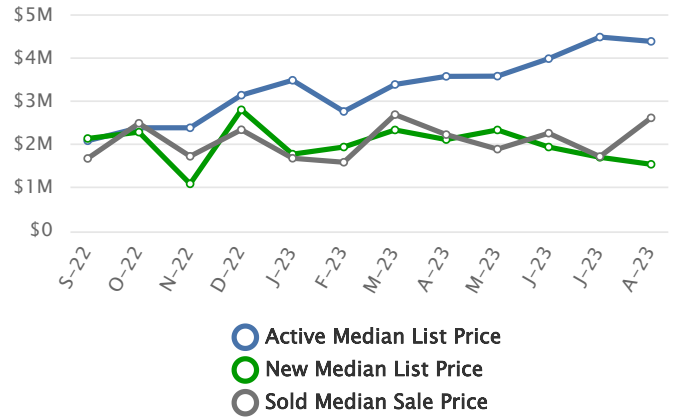
Market Summary

Darien Single Family, August 2023

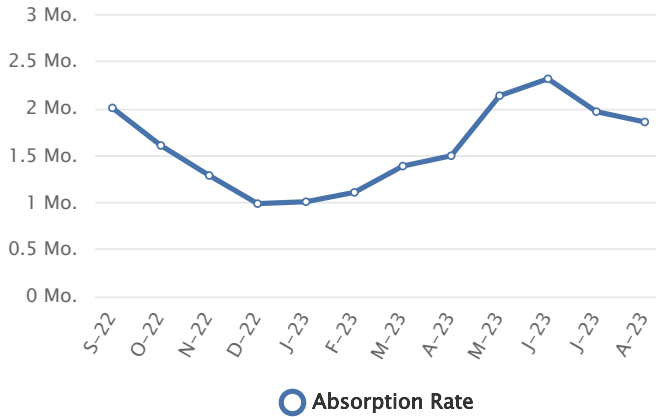
Number of Listings



Listing Prices



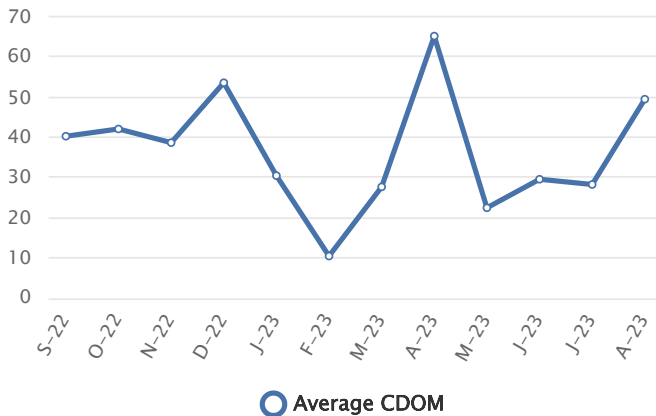
Absorption Rate, in Months



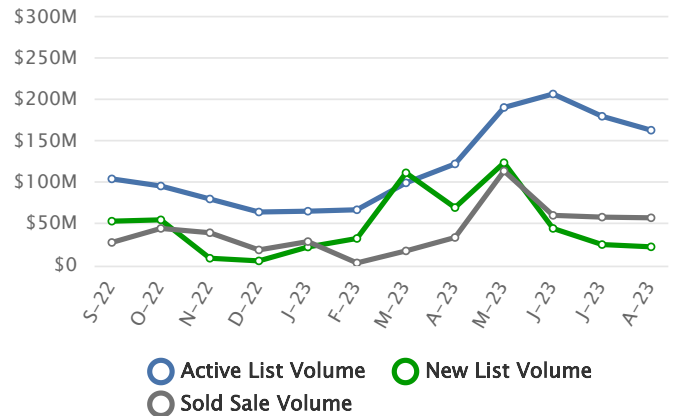
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	1.86	1.98	-6.06	1.66	1.17	41.88
Average List Price	\$5,440,433	\$2,460,580	121.10	\$2,859,892	\$2,562,521	11.60
Median List Price	\$4,395,000	\$2,162,000	103.28	\$2,097,500	\$1,795,000	16.85
Average Sale Price	\$3,030,616	\$1,853,528	63.51	\$2,922,982	\$2,096,427	39.43
Median Sale Price	\$2,625,000	\$1,500,000	75.00	\$2,150,500	\$1,775,000	21.15
Average CDOM	49	25	96.00	33	35	-5.71
Median CDOM	20	15	33.33	11	13	-15.38

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	1	-100.0	1	6	-83.3
700,000-999,999	0	2	-100.0	10	17	-41.2
1,000,000-2,999,999	10	22	-54.5	87	123	-29.3
3,000,000-3,999,999	7	3	133.3	22	20	10.0
4,000,000-4,999,999	0	1	-100.0	5	10	-50.0
5,000,000-6,999,999	1	0	N/A	1	4	-75.0
7,000,000+	1	0	N/A	2	1	100.0
Totals	19	29	-34.5	128	181	-29.3

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	1	-100.0	1	3	-66.7
700,000-999,999	2	2	0.0	14	28	-50.0
1,000,000-2,999,999	8	11	-27.3	91	122	-25.4
3,000,000-3,999,999	0	0	0.0	18	14	28.6
4,000,000-4,999,999	0	1	-100.0	5	10	-50.0
5,000,000-6,999,999	0	1	-100.0	2	4	-50.0
7,000,000+	0	0	0.0	3	2	50.0
Totals	10	16	-37.5	134	183	-26.8

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	0	1	-100.0	2	5	-60.0
700,000-999,999	2	2	0.0	17	32	-46.9
1,000,000-2,999,999	10	30	-66.7	108	156	-30.8
3,000,000-3,999,999	1	6	-83.3	22	23	-4.3
4,000,000-4,999,999	6	1	500.0	13	13	0.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-499,999	0	0	0.0	0	0	0.0
500,000-699,999	1	0	N/A	2	5	-60.0
700,000-999,999	1	0	N/A	16	30	-46.7
1,000,000-2,999,999	10	10	0.0	101	147	-31.3
3,000,000-3,999,999	0	3	-100.0	16	23	-30.4
4,000,000-4,999,999	1	1	0.0	11	11	0.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
5,000,000-6,999,999	6	4	50.0	10	9	11.1
7,000,000+	5	0	N/A	8	2	300.0
Totals	30	44	-31.8	180	240	-25.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
5,000,000-6,999,999	0	2	-100.0	7	7	0.0
7,000,000+	0	0	0.0	8	1	700.0
Totals	13	16	-18.7	161	224	-28.1

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