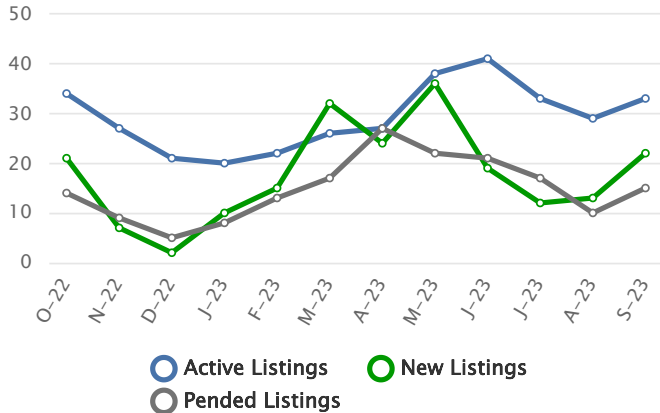


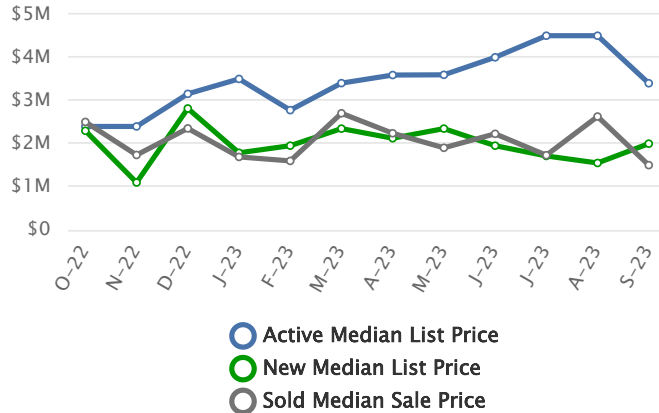
Market Summary

Darien Single Family, September 2023

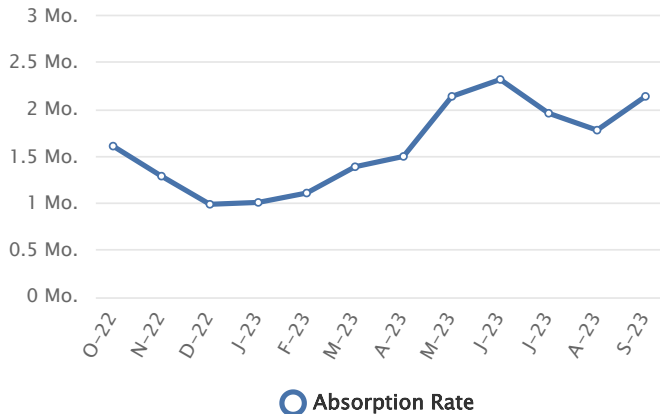
Number of Listings



Listing Prices



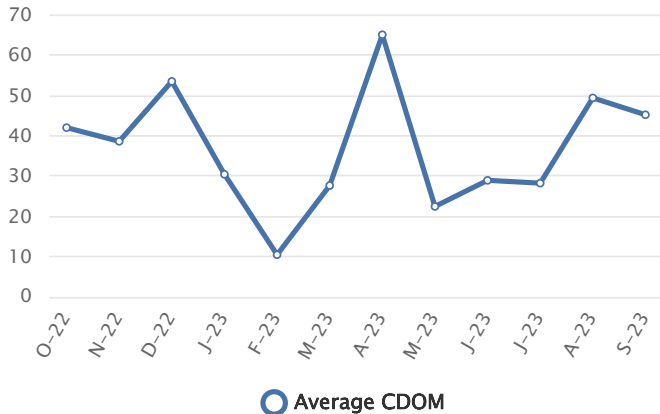
Absorption Rate, in Months



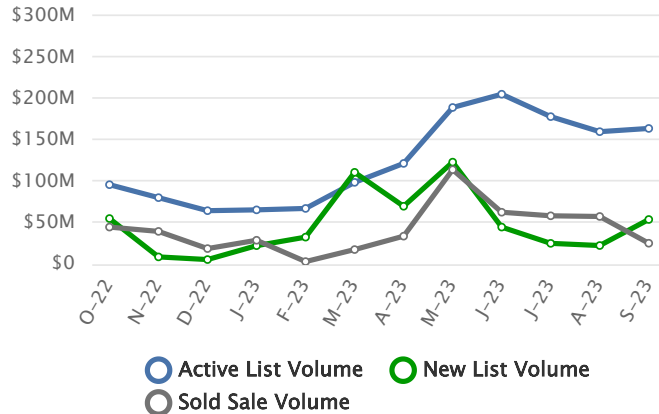
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-23	Sep-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.14	2.01	6.47	1.71	1.26	35.71
Average List Price	\$4,961,636	\$2,430,616	104.13	\$2,805,141	\$2,571,257	9.10
Median List Price	\$3,395,000	\$2,095,000	62.05	\$2,095,000	\$1,799,000	16.45
Average Sale Price	\$2,301,545	\$1,989,109	15.71	\$2,868,705	\$2,088,722	37.34
Median Sale Price	\$1,500,000	\$1,685,500	-11.01	\$2,150,500	\$1,775,000	21.15
Average CDOM	45	40	12.50	34	36	-5.56
Median CDOM	24	41	-41.46	12	13	-7.69

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	0	0.0	1	6	-83.3
700,000-999,999	1	5	-80.0	11	22	-50.0
1,000,000-2,999,999	8	5	60.0	96	128	-25.0
3,000,000-3,999,999	1	2	-50.0	23	22	4.5
4,000,000-4,999,999	0	2	-100.0	5	12	-58.3
5,000,000-6,999,999	1	0	N/A	2	4	-50.0
7,000,000+	0	0	0.0	2	1	100.0
Totals	11	14	-21.4	140	195	-28.2

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	0	0.0	1	3	-66.7
700,000-999,999	2	1	100.0	16	29	-44.8
1,000,000-2,999,999	9	14	-35.7	101	136	-25.7
3,000,000-3,999,999	2	4	-50.0	20	18	11.1
4,000,000-4,999,999	2	0	N/A	7	10	-30.0
5,000,000-6,999,999	0	0	0.0	2	4	-50.0
7,000,000+	0	0	0.0	3	2	50.0
Totals	15	19	-21.1	150	202	-25.7

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	1	1	0.0	2	5	-60.0
700,000-999,999	1	0	N/A	18	32	-43.7
1,000,000-2,999,999	13	31	-58.1	123	170	-27.6
3,000,000-3,999,999	4	7	-42.9	26	26	0.0
4,000,000-4,999,999	3	1	200.0	13	14	-7.1

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	0	0	0.0	2	5	-60.0
700,000-999,999	1	0	N/A	17	30	-43.3
1,000,000-2,999,999	15	14	7.1	116	161	-28.0
3,000,000-3,999,999	4	3	33.3	20	26	-23.1
4,000,000-4,999,999	0	1	-100.0	11	12	-8.3

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
5,000,000-6,999,999	6	3	100.0	12	11	9.1
7,000,000+	5	0	N/A	8	2	300.0
Totals	33	43	-23.3	202	260	-22.3

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
5,000,000-6,999,999	2	2	0.0	9	9	0.0
7,000,000+	0	0	0.0	8	1	700.0
Totals	22	20	10.0	183	244	-25.0

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