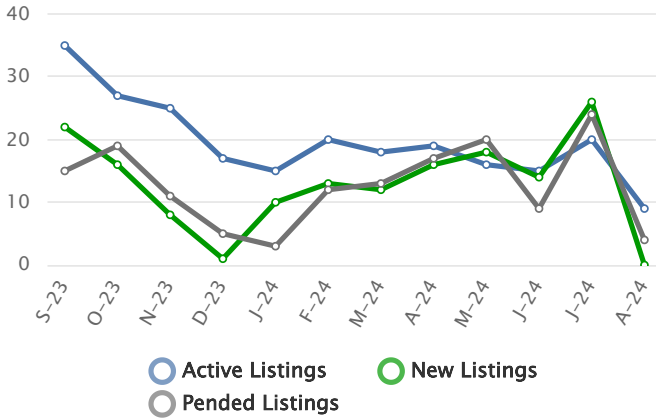


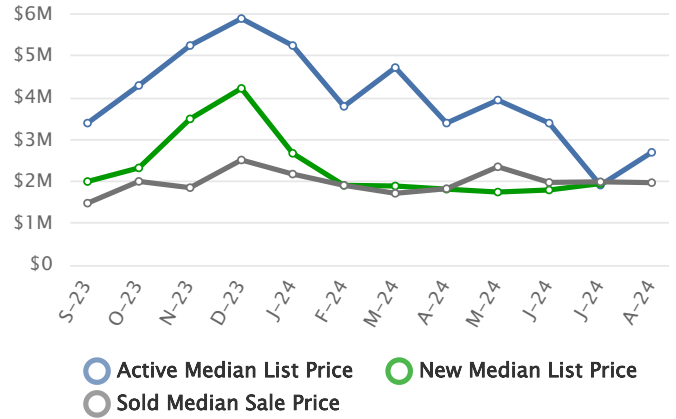
Market Summary

Darien Single Family, August 2024

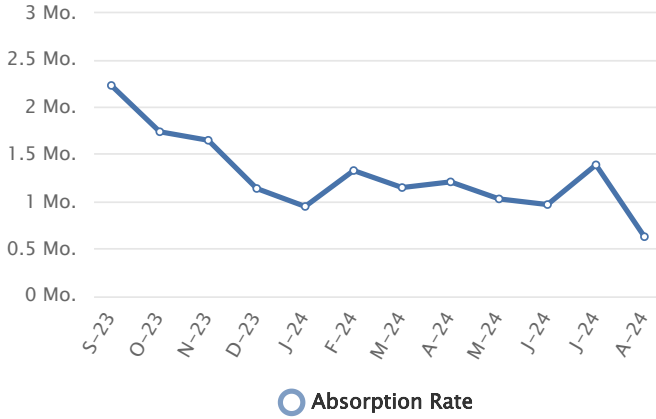
Number of Listings



Listing Prices



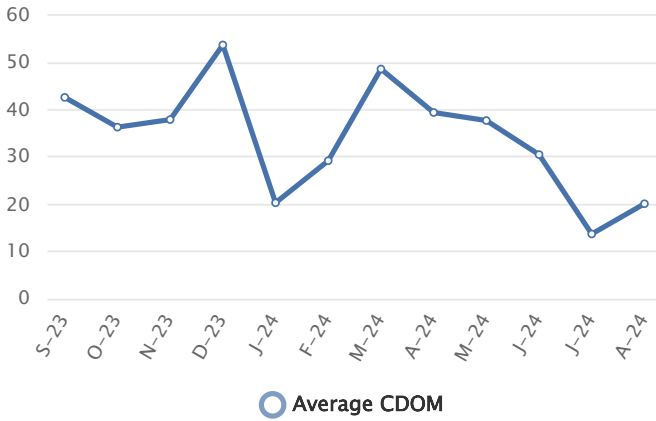
Absorption Rate, in Months



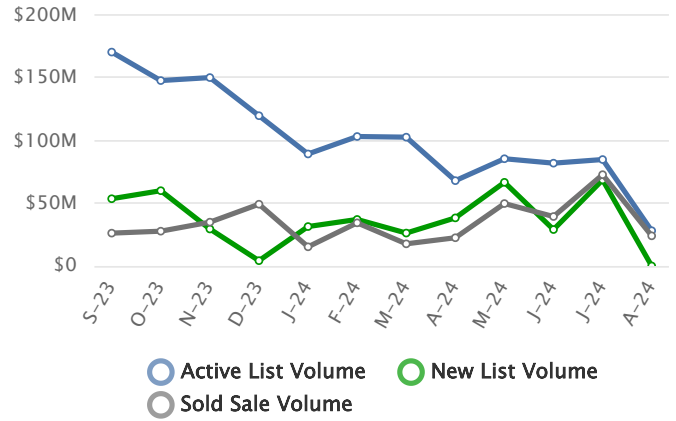
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

| | Aug-24 | Aug-23 | % Chg | 2024 YTD | 2023 YTD | % Chg |
|--------------------|-------------|-------------|--------|-------------|-------------|--------|
| Absorption Rate | 0.63 | 1.77 | -64.41 | 1.08 | 1.63 | -33.74 |
| Average List Price | \$3,121,667 | \$5,430,586 | -42.52 | \$3,123,599 | \$2,833,517 | 10.24 |
| Median List Price | \$2,695,000 | \$4,295,000 | -37.25 | \$1,977,500 | \$2,095,000 | -5.61 |
| Average Sale Price | \$2,669,572 | \$2,942,836 | -9.29 | \$2,704,267 | \$2,893,341 | -6.53 |
| Median Sale Price | \$1,970,000 | \$2,560,000 | -23.05 | \$1,972,500 | \$2,150,000 | -8.26 |
| Average CDOM | 20 | 47 | -57.45 | 23 | 33 | -30.30 |
| Median CDOM | 17 | 18 | -5.56 | 8 | 12 | -33.33 |

Sold Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500,000-699,999 | 0 | 0 | 0.0 | 3 | 1 | 200.0 |
| 700,000-999,999 | 0 | 0 | 0.0 | 11 | 10 | 10.0 |
| 1,000,000-2,999,999 | 5 | 11 | -54.5 | 60 | 90 | -33.3 |
| 3,000,000-3,999,999 | 1 | 7 | -85.7 | 6 | 22 | -72.7 |
| 4,000,000-4,999,999 | 3 | 0 | N/A | 11 | 5 | 120.0 |
| 5,000,000-6,999,999 | 0 | 1 | -100.0 | 8 | 1 | 700.0 |
| 7,000,000+ | 0 | 1 | -100.0 | 3 | 2 | 50.0 |
| Totals | 9 | 20 | -55.0 | 102 | 131 | -22.1 |

Pending Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500,000-699,999 | 0 | 0 | 0.0 | 5 | 1 | 400.0 |
| 700,000-999,999 | 0 | 2 | -100.0 | 10 | 14 | -28.6 |
| 1,000,000-2,999,999 | 2 | 8 | -75.0 | 58 | 92 | -37.0 |
| 3,000,000-3,999,999 | 1 | 0 | N/A | 9 | 17 | -47.1 |
| 4,000,000-4,999,999 | 1 | 0 | N/A | 8 | 5 | 60.0 |
| 5,000,000-6,999,999 | 0 | 0 | 0.0 | 9 | 2 | 350.0 |
| 7,000,000+ | 0 | 0 | 0.0 | 3 | 3 | 0.0 |
| Totals | 4 | 10 | -60.0 | 102 | 134 | -23.9 |

Active Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500,000-699,999 | 0 | 0 | 0.0 | 5 | 2 | 150.0 |
| 700,000-999,999 | 0 | 2 | -100.0 | 10 | 17 | -41.2 |
| 1,000,000-2,999,999 | 5 | 9 | -44.4 | 66 | 108 | -38.9 |
| 3,000,000-3,999,999 | 1 | 2 | -50.0 | 10 | 22 | -54.5 |
| 4,000,000-4,999,999 | 2 | 5 | -60.0 | 11 | 12 | -8.3 |

New Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 500,000-699,999 | 0 | 1 | -100.0 | 5 | 2 | 150.0 |
| 700,000-999,999 | 0 | 1 | -100.0 | 10 | 16 | -37.5 |
| 1,000,000-2,999,999 | 0 | 10 | -100.0 | 65 | 101 | -35.6 |
| 3,000,000-3,999,999 | 0 | 0 | 0.0 | 9 | 16 | -43.7 |
| 4,000,000-4,999,999 | 0 | 1 | -100.0 | 10 | 10 | 0.0 |

Active Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 5,000,000-6,999,999 | 1 | 6 | -83.3 | 11 | 10 | 10.0 |
| 7,000,000+ | 0 | 5 | -100.0 | 7 | 8 | -12.5 |
| Totals | 9 | 29 | -69.0 | 120 | 179 | -33.0 |

New Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 5,000,000-6,999,999 | 0 | 0 | 0.0 | 6 | 7 | -14.3 |
| 7,000,000+ | 0 | 0 | 0.0 | 4 | 8 | -50.0 |
| Totals | 0 | 13 | -100.0 | 109 | 160 | -31.9 |

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