

Market Trends Report

April 2025

 Property Type

Single Family

 Date Range

May 2022 - April 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Darien



Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

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-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



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Overview

The overview below shows real estate activity from January 2025 to April 2025. You will see data comparisons between April and the previous month, the last three months and April 2024.

Overview	Monthly Trends				
	YTD Avg.	April	March	Jan. - Mar.	Apr. 2024
New Listings	109	42	32	22	33
Average Sales Price per Square Foot	758	765	645	755	597
Average Days on Market	32	12	31	38	28
Number of Properties for Sale	109	40	25	23	39
Average List Price	\$4,761,800	\$4,494,150	\$6,042,600	\$4,851,017	\$4,036,135
Median List Price	\$3,580,625	\$2,675,000	\$4,495,000	\$3,882,500	\$2,995,000
Average Sales Price	\$2,611,560	\$2,366,316	\$2,862,954	\$2,693,308	\$2,213,000
Median Sales Price	\$2,354,375	\$2,500,000	\$2,500,000	\$2,305,833	\$1,850,000
Sales Price / List Price Ratio	105.58%	114.52%	104.55%	102.61%	101.86%
Number of Properties Sold	49	19	13	10	11
Month's Supply of Inventory	2.42	2.11	1.92	2.53	3.55
Absorption Rate	0.44	0.48	0.52	0.43	0.28



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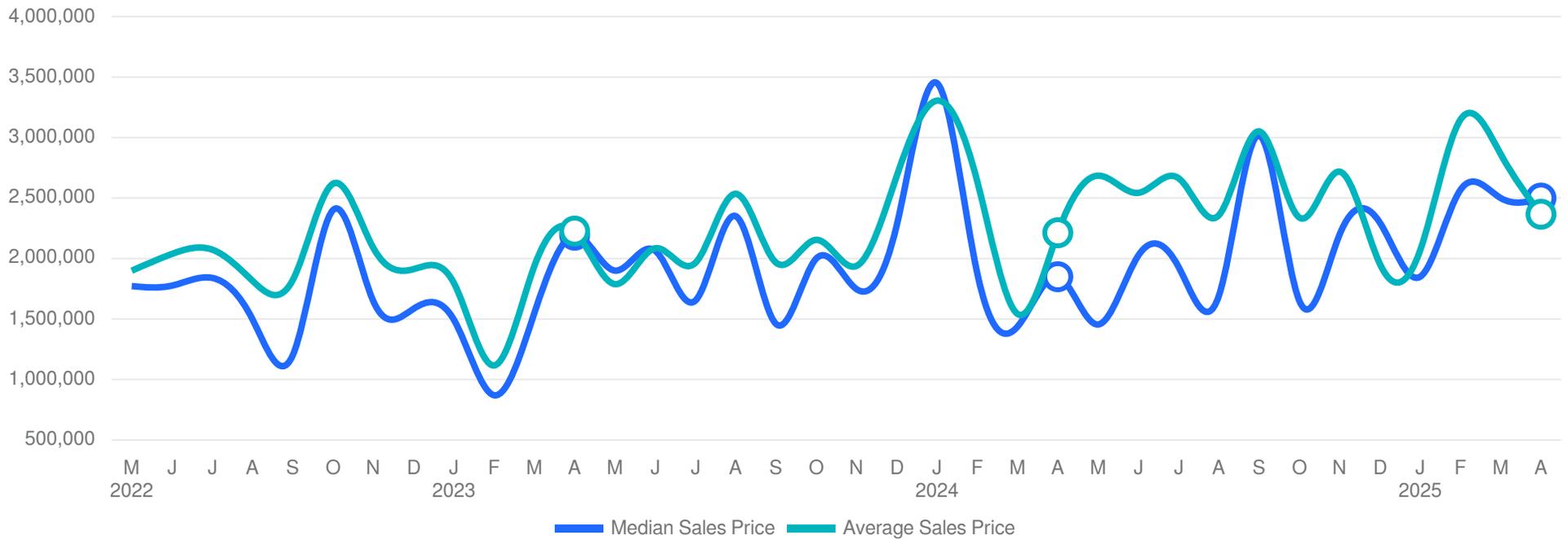
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Average & Median Sales Price

The median sales price in April 2025 was \$2,500,000, equal to the previous month and 35.14% higher than \$1,850,000 from April 2024. The April 2025 median sales price was at its highest level compared to April 2024 and 2023. The average sales price in April 2025 was \$2,366,316, down -17.35% from \$2,862,954 from the previous month and 6.93% higher than \$2,213,000 from April 2024. The April 2025 average sale price was at its highest level compared to April 2024 and 2023.



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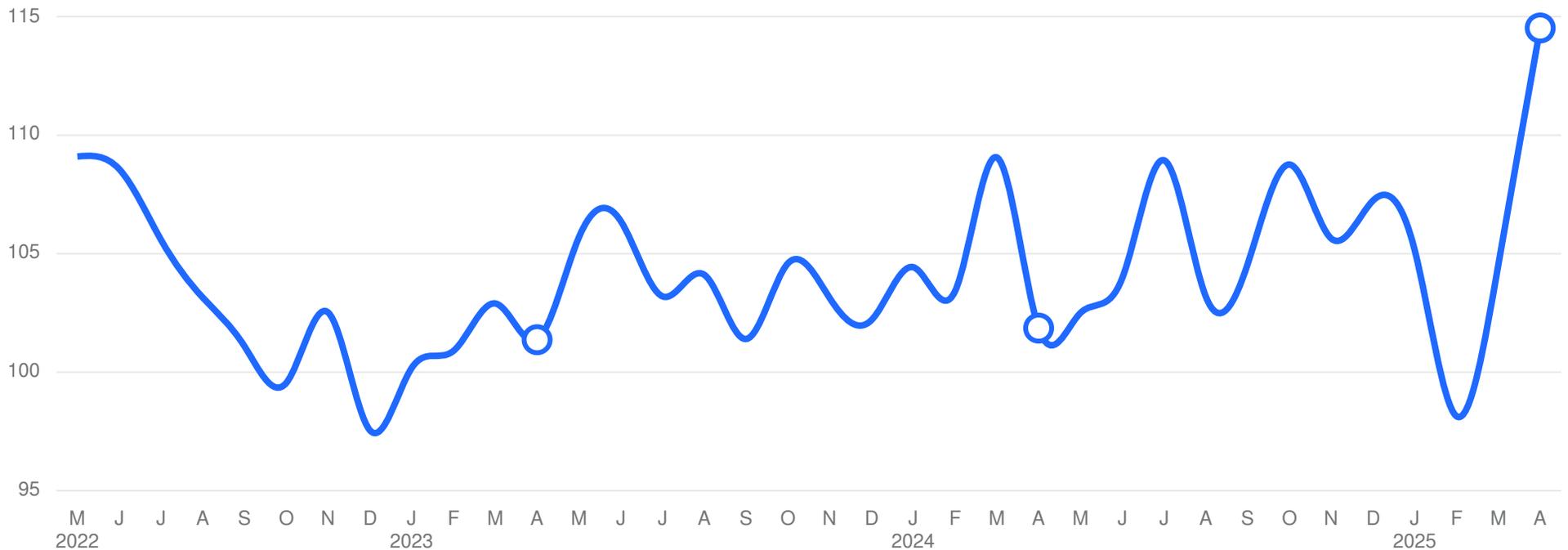
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The April 2025 sales price/list price ratio was 114.52%, up from 104.55% from the previous month and up from 101.86% from April 2024.



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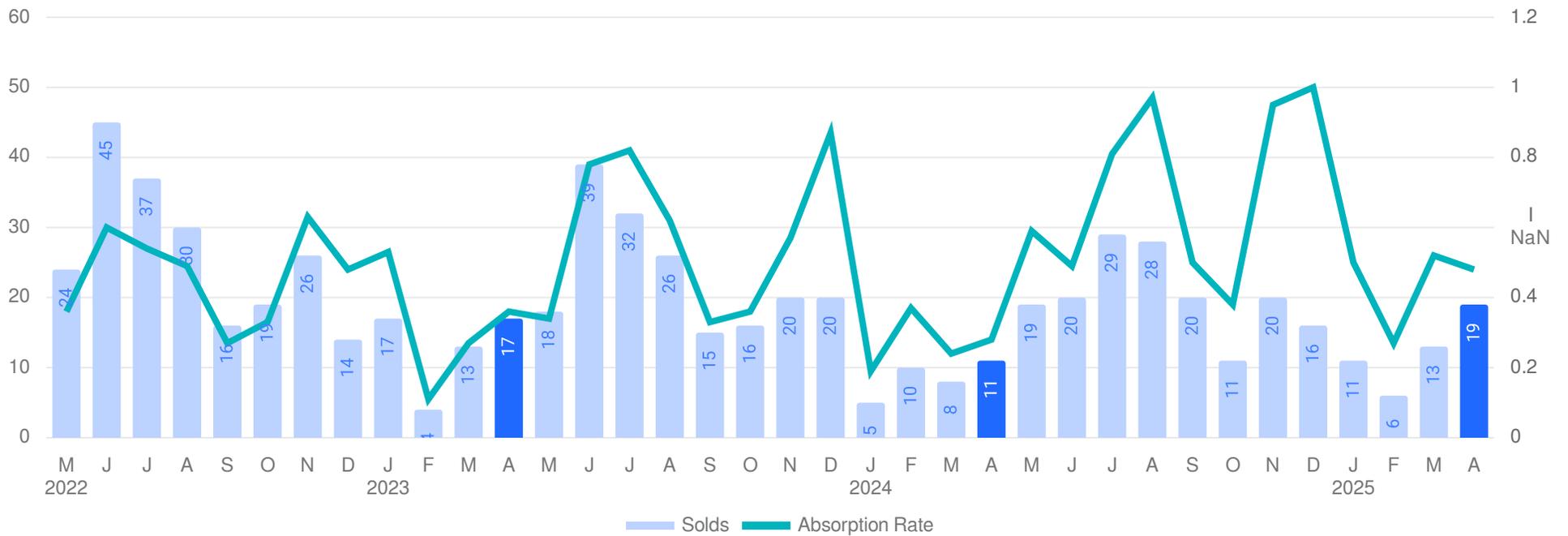
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Number of Properties Sold & Absorption Rate

The number of properties sold in April 2025 was 19, up 46.15% from 13 from the previous month and 72.73% higher than 11 from April 2024. The April 2025 sales were at its highest level compared to April 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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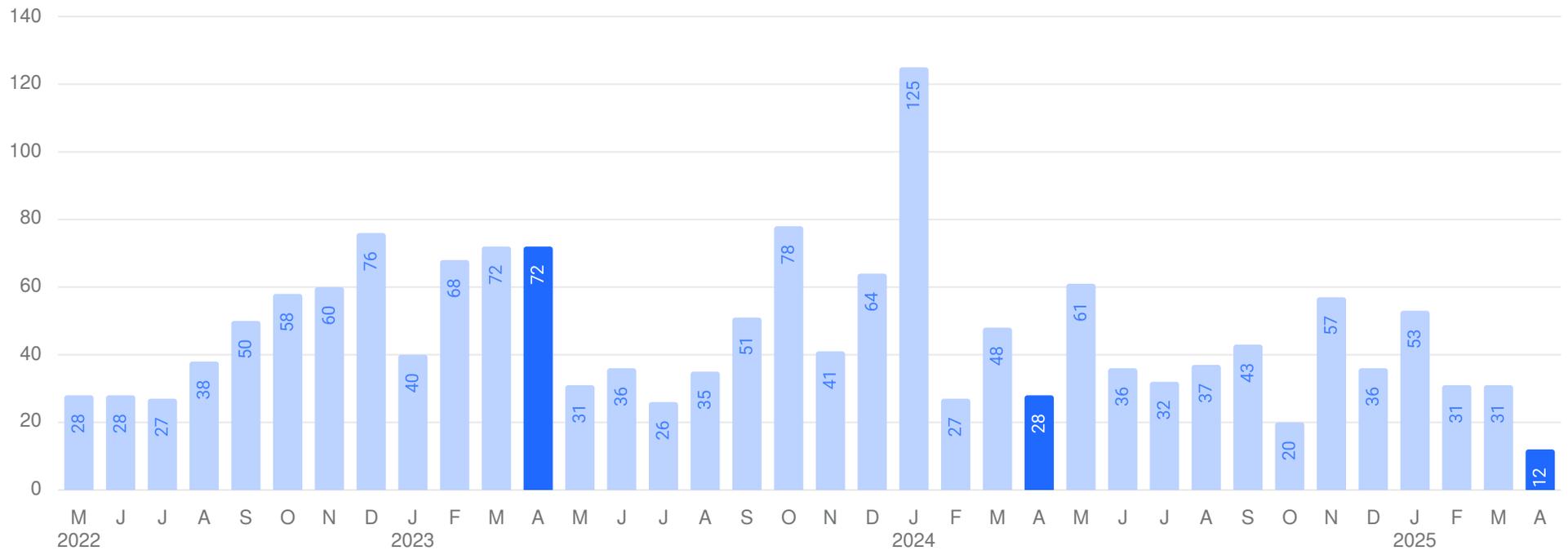
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for April 2025 was 12 days, down -61.29% from 31 days from the previous month and -57.14% lower than 28 days from April 2024. The April 2025 DOM was at its lowest level compared with April 2024 and 2023.



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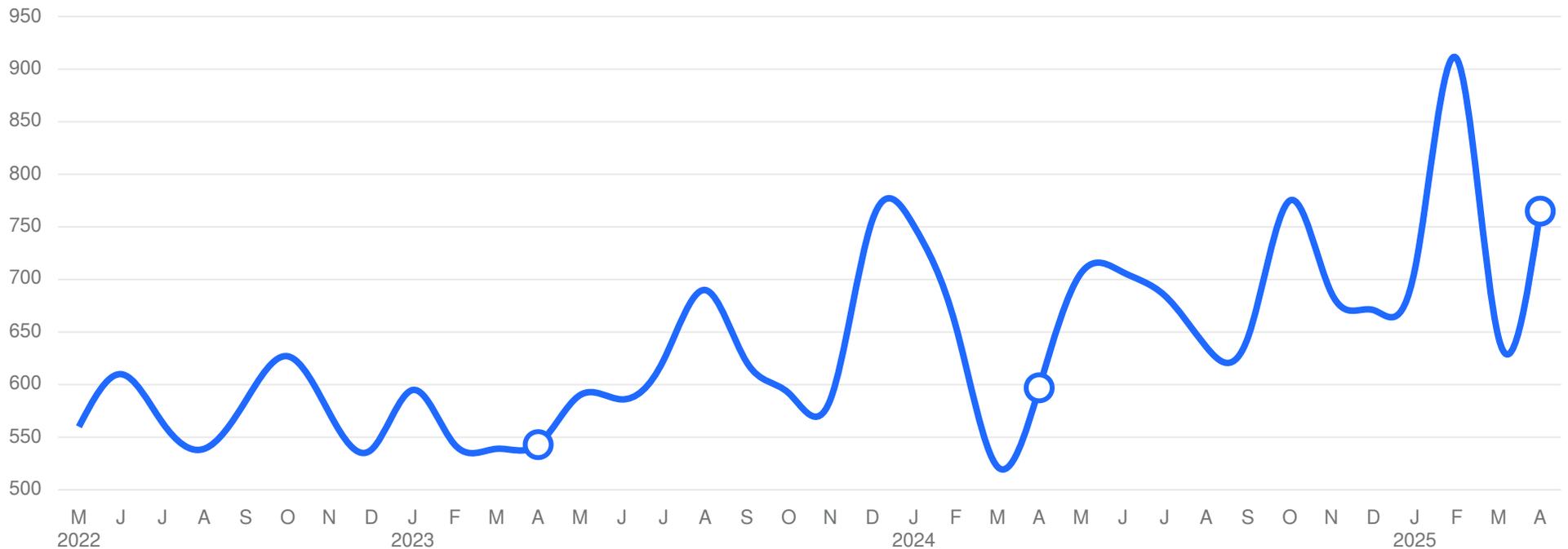
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in April 2025 was \$765, up 18.60% from \$645 from the previous month and 28.14% higher than \$597 from April 2024.



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Inventory & MSI

The number of properties for sale in April 2025 was 40, up 60.0% from 25 from the previous month and 2.56% higher than 39 from April 2024. The April 2025 inventory was at a mid level compared with April 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2025 MSI of 2.11 months was at its lowest level compared with April 2024 and 2023.



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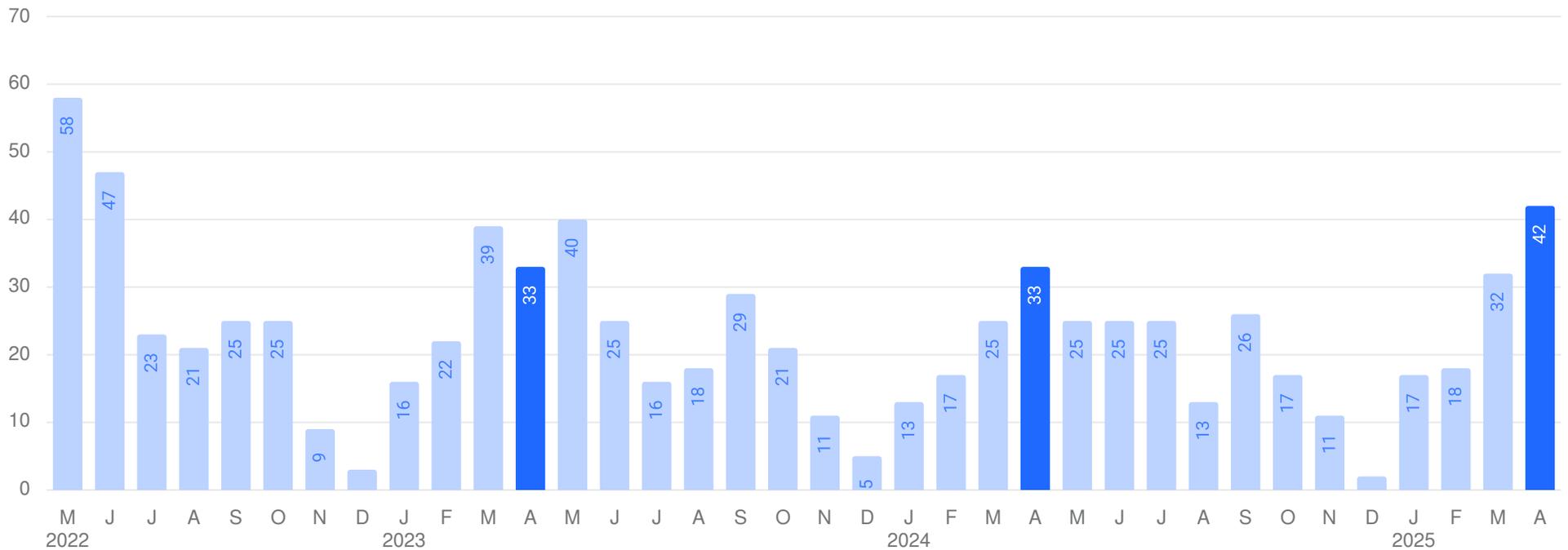
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New Listings

The number of new listings in April 2025 was 42, up 31.25% from 32 from the previous month and 27.27% higher than 33 from April 2024. The April 2025 listings were at its highest level compared to April 2024 and 2023.



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