

Market Trends Report

November 2025

 Property Type

Single Family

 Date Range

December 2022 - November 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

CONNECT WITH ME

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



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Overview

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

Overview	Monthly Trends				
	YTD Avg.	November	October	Aug. - Oct.	Nov. 2024
New Listings	251	2	16	18	11
Average Sales Price per Square Foot	767	954	767	721	687
Average Days on Market	35	46	43	40	57
Number of Properties for Sale	336	17	29	30	21
Average List Price	\$4,359,484	\$4,532,853	\$4,605,155	\$4,520,218	\$4,729,995
Median List Price	\$2,939,182	\$2,999,000	\$2,775,000	\$2,600,000	\$4,500,000
Average Sales Price	\$2,920,873	\$4,876,981	\$2,089,125	\$2,425,301	\$2,717,950
Median Sales Price	\$2,381,409	\$2,237,500	\$2,025,000	\$2,184,667	\$2,199,500
Sales Price / List Price Ratio	106.03%	104.39%	103.61%	104.97%	105.64%
Number of Properties Sold	210	13	8	18	20
Month's Supply of Inventory	2.09	1.31	3.62	2.43	1.05
Absorption Rate	0.65	0.76	0.28	0.66	0.95



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Average & Median Sales Price

The median sales price in November 2025 was \$2,237,500, up 10.49% from \$2,025,000 from the previous month and 1.73% higher than \$2,199,500 from November 2024. The November 2025 median sales price was at its highest level compared to November 2024 and 2023. The average sales price in November 2025 was \$4,876,981, up 133.45% from \$2,089,125 from the previous month and 79.44% higher than \$2,717,950 from November 2024. The November 2025 average sale price was at its highest level compared to November 2024 and 2023.



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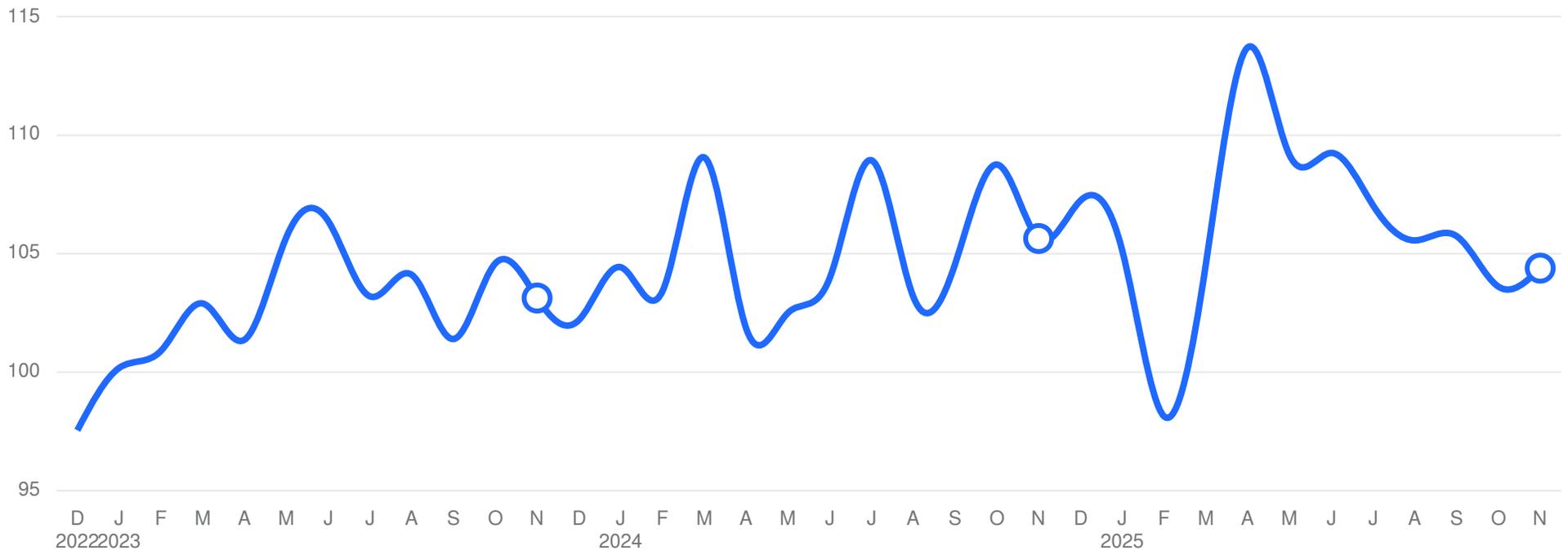
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Sales Price / List Price Ratio

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 November 2025 sales price/list price ratio was 104.39%, equal to the previous month and down from 105.64% from November 2024.



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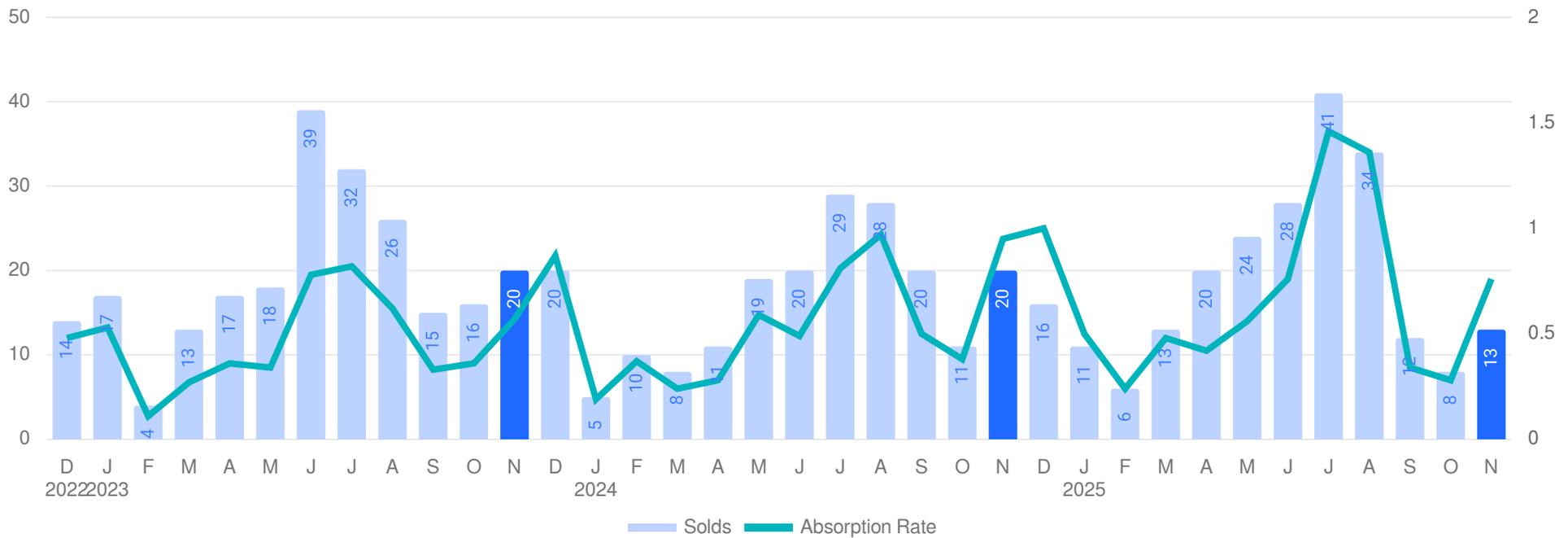
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Number of Properties Sold & Absorption Rate

The number of properties sold in November 2025 was 13, up 62.50% from 8 from the previous month and -35.00% lower than 20 from November 2024. The November 2025 sales were at its lowest level compared to November 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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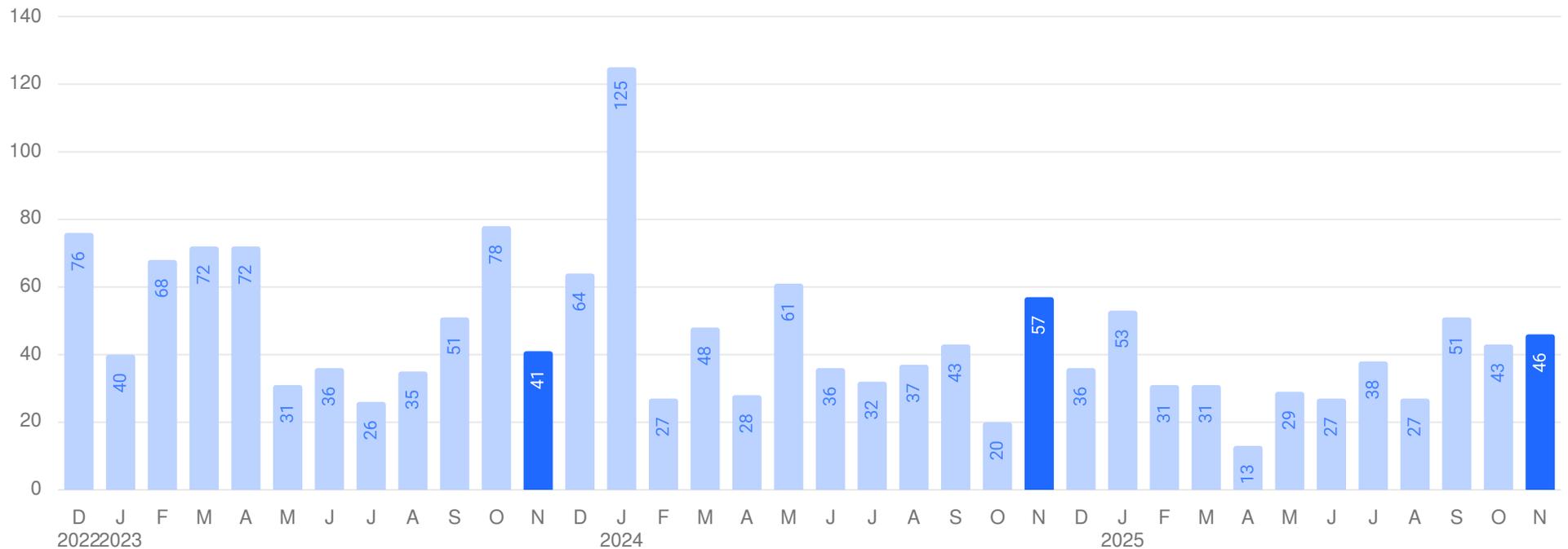
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Average Days on Market

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 November 2025 was 46 days, up 6.98% from 43 days from the previous month and -19.30% lower than 57 days from November 2024. The November 2025 DOM was at a mid level compared with November 2024 and 2023.



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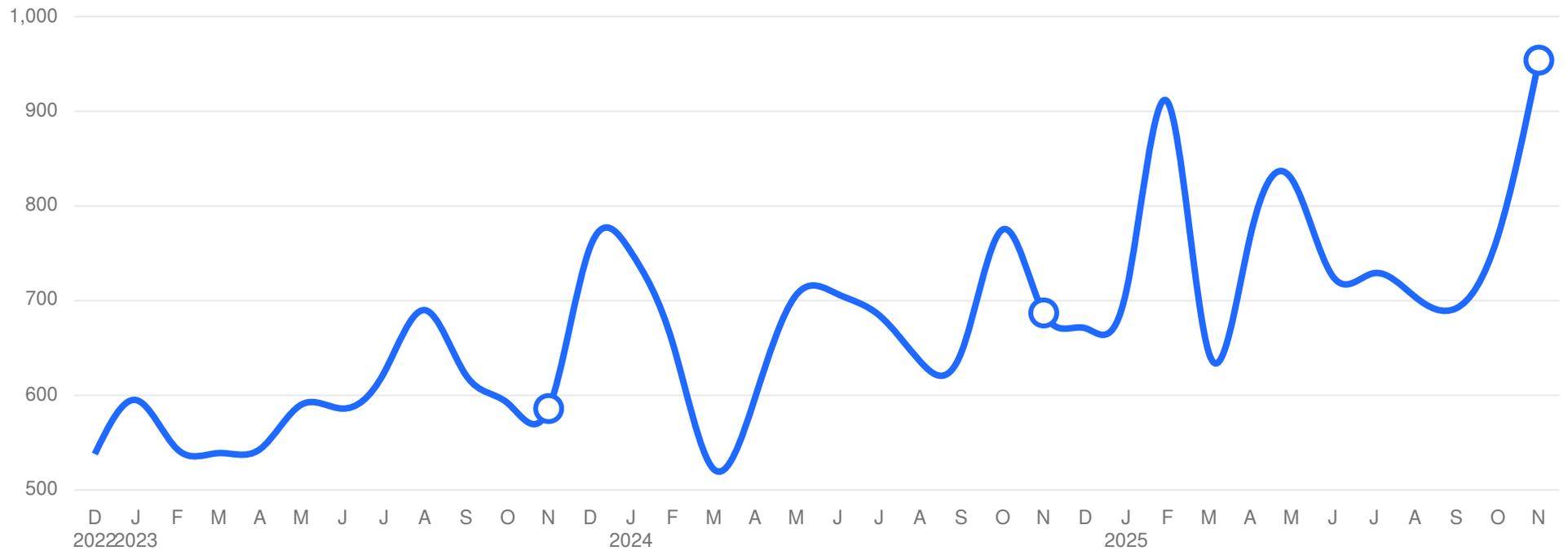
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Average Sales Price per Square Foot

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 November 2025 was \$954, up 24.38% from \$767 from the previous month and 38.86% higher than \$687 from November 2024.



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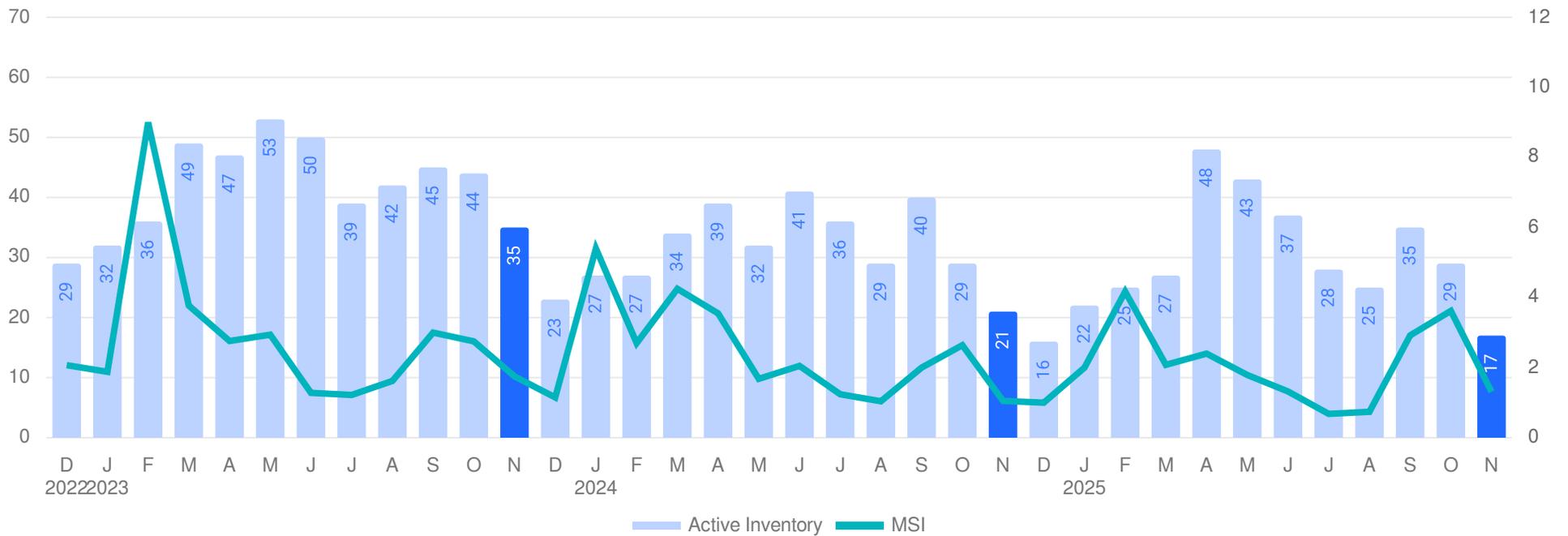
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Inventory & MSI

The number of properties for sale in November 2025 was 17, down -41.38% from 29 from the previous month and -19.05% lower than 21 from November 2024. The November 2025 inventory was at its lowest level compared with November 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2025 MSI of 1.31 months was at a mid level compared with November 2024 and 2023.



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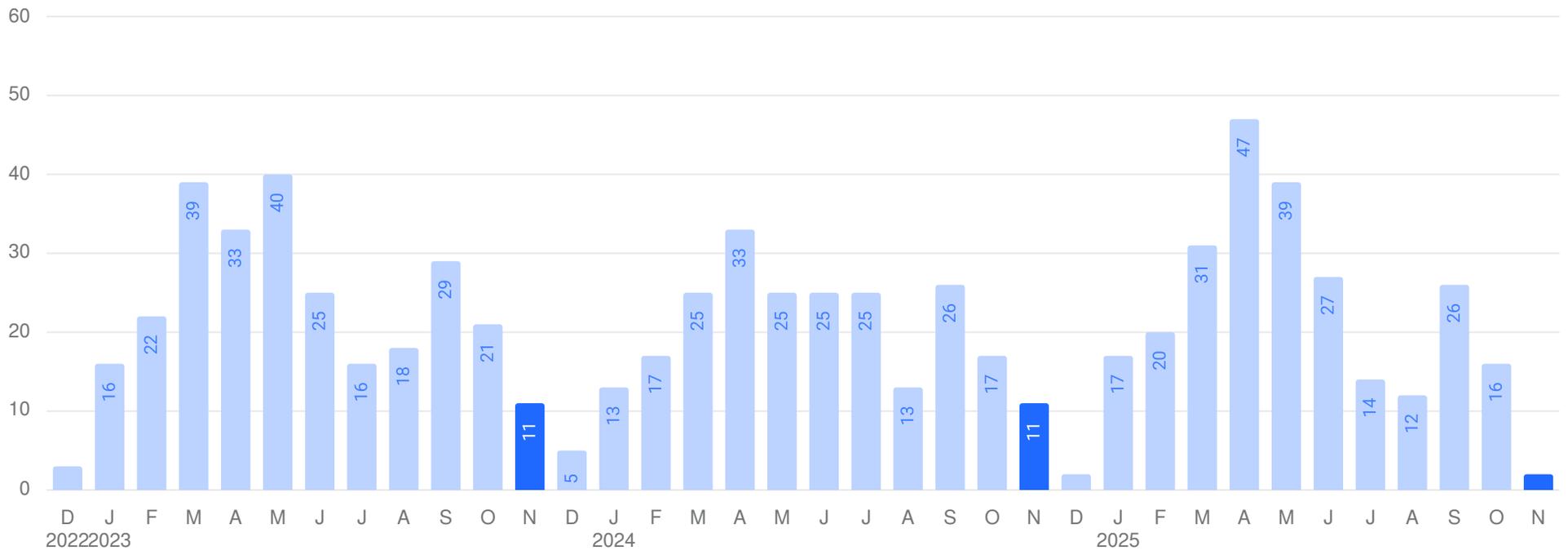
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New Listings

The number of new listings in November 2025 was 2, down -87.50% from 16 from the previous month and -81.82% lower than 11 from November 2024. The November 2025 listings were at its lowest level compared to November 2024 and 2023.



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