

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

 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
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-  @judymichaelisrealtor



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M: 203-247-5000
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Overview

The overview below shows real estate activity from January 2026 to March 2026. You will see data comparisons between March and the previous month, the last three months and March 2025.

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	64	36	17	10	31
Average Sales Price per Square Foot	793	829	776	753	645
Average Days on Market	63	39	95	59	31
Number of Properties for Sale	61	22	23	18	27
Average List Price	\$4,637,126	\$4,468,864	\$4,410,826	\$4,777,778	\$5,665,148
Median List Price	\$3,264,500	\$3,197,500	\$2,999,000	\$3,306,750	\$4,495,000
Average Sales Price	\$2,728,967	\$3,035,050	\$2,793,750	\$2,591,117	\$2,862,954
Median Sales Price	\$2,536,250	\$2,507,500	\$2,793,750	\$2,494,417	\$2,500,000
Sales Price / List Price Ratio	106.62%	104.3%	112.25%	107.43%	104.55%
Number of Properties Sold	22	10	2	9	13
Month's Supply of Inventory	5.1	2.2	11.5	4.66	2.08
Absorption Rate	0.39	0.45	0.09	0.62	0.48



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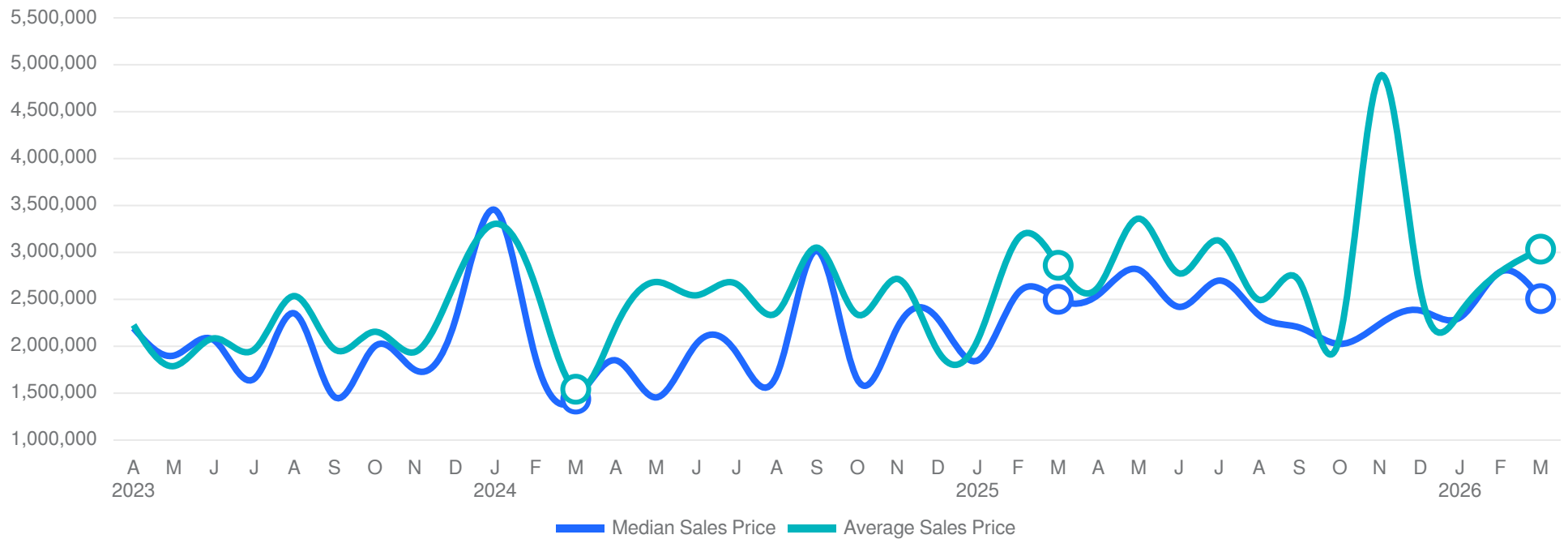
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Average & Median Sales Price

The median sales price in March 2026 was \$2,507,500, down -10.25% from \$2,793,750 from the previous month and equal to March 2025. The March 2026 median sales price was at its highest level compared to March 2025 and 2024. The average sales price in March 2026 was \$3,035,050, up 8.64% from \$2,793,750 from the previous month and 6.01% higher than \$2,862,954 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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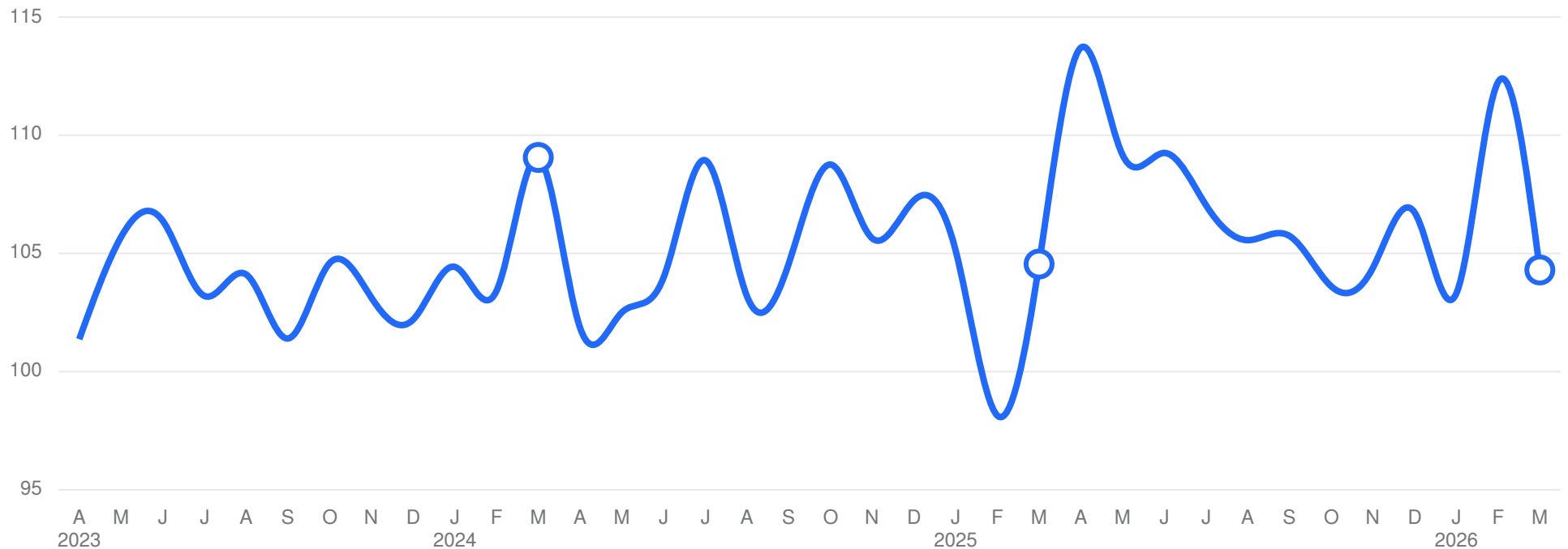
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 104.3%, down from 112.25% from the previous month and equal to March 2025.



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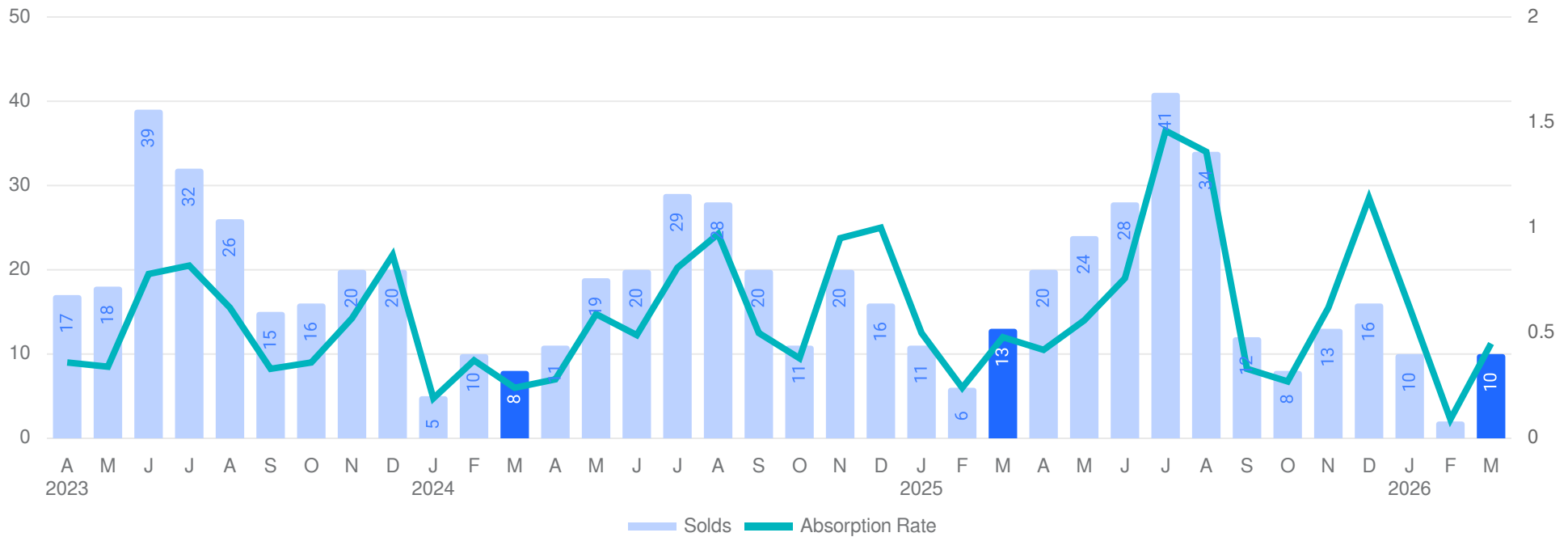
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 10, up 400% from 2 from the previous month and -23.08% lower than 13 from March 2025. The March 2026 sales were at a mid level compared to March 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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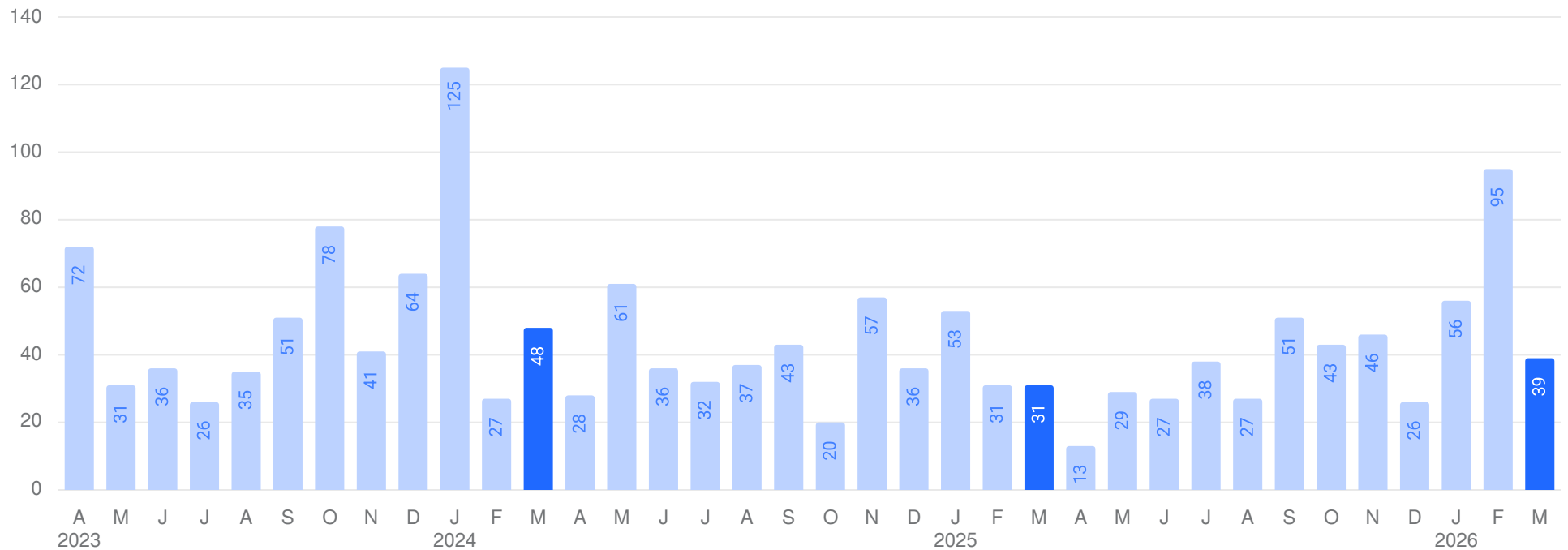
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Average Days on Market

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 March 2026 was 39 days, down -58.95% from 95 days from the previous month and 25.81% higher than 31 days from March 2025. The March 2026 DOM was at a mid level compared with March 2025 and 2024.



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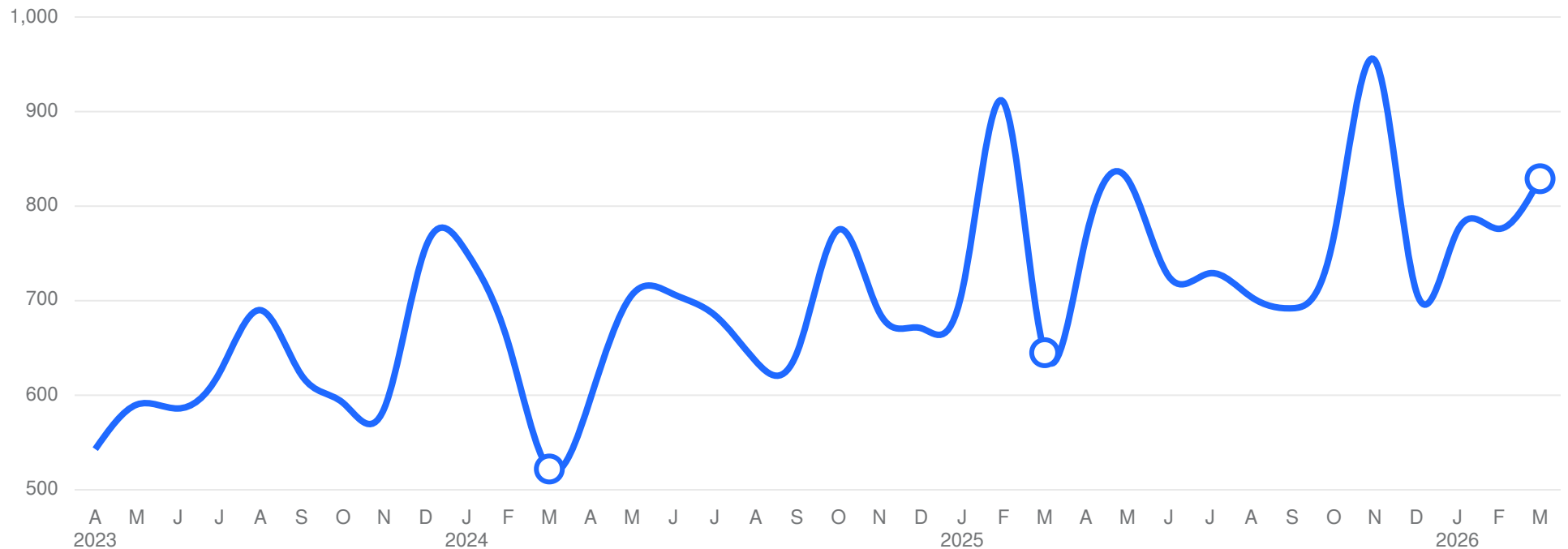
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Average Sales Price per Square Foot

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 March 2026 was \$829, up 6.83% from \$776 from the previous month and 28.53% higher than \$645 from March 2025.



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Inventory & MSI

The number of properties for sale in March 2026 was 22, down -4.35% from 23 from the previous month and -18.52% lower than 27 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 2.2 months was at a mid level compared with March 2025 and 2024.



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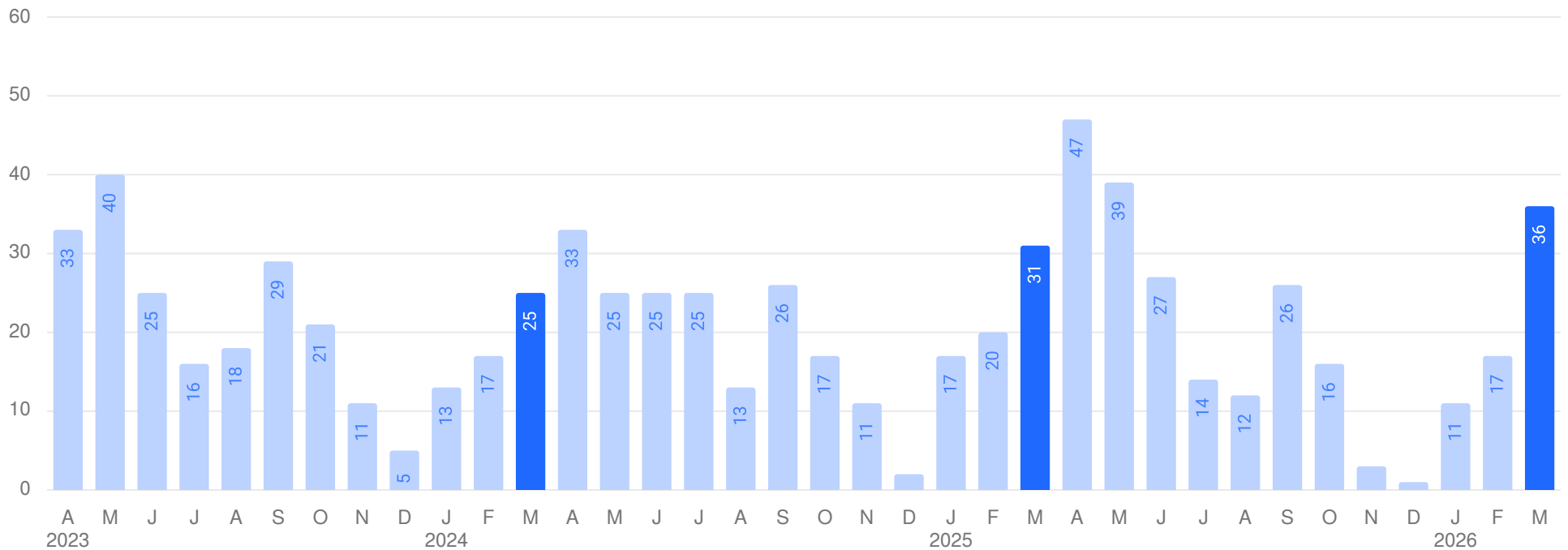
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New Listings

The number of new listings in March 2026 was 36, up 111.76% from 17 from the previous month and 16.13% higher than 31 from March 2025. The March 2026 listings were at its highest level compared to March 2025 and 2024.



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