

Market Trends Report

May 2026

 Property Type

Single Family

 Date Range

June 2023 - May 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Darien



Judy Michaelis

Broker Lic#: 0750642

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2025
New Listings	147	31	49	35	39
Average Sales Price per Square Foot	789	784	784	796	829
Average Days on Market	47	20	23	52	29
Number of Properties for Sale	142	31	45	32	43
Average List Price	\$4,614,302	\$4,560,774	\$4,575,800	\$4,499,182	\$3,754,209
Median List Price	\$3,501,800	\$3,795,000	\$3,795,000	\$3,372,333	\$2,399,000
Average Sales Price	\$2,878,930	\$2,823,252	\$3,384,500	\$3,071,100	\$3,360,430
Median Sales Price	\$2,622,250	\$2,500,000	\$3,002,500	\$2,767,917	\$2,816,500
Sales Price / List Price Ratio	107.9%	112.22%	107.42%	107.99%	109.17%
Number of Properties Sold	59	25	12	8	24
Month's Supply of Inventory	4.24	1.24	3.75	6.12	1.79
Absorption Rate	0.43	0.81	0.27	0.24	0.56



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Average & Median Sales Price

The median sales price in May 2026 was \$2,500,000, down -16.74% from \$3,002,500 from the previous month and -11.24% lower than \$2,816,500 from May 2025. The May 2026 median sales price was at a mid level compared to May 2025 and 2024. The average sales price in May 2026 was \$2,823,252, down -16.58% from \$3,384,500 from the previous month and -15.99% lower than \$3,360,430 from May 2025. The May 2026 average sale price was at a mid level compared to May 2025 and 2024.



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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 May 2026 sales price/list price ratio was 112.22%, up from 107.42% from the previous month and up from 109.17% from May 2025.



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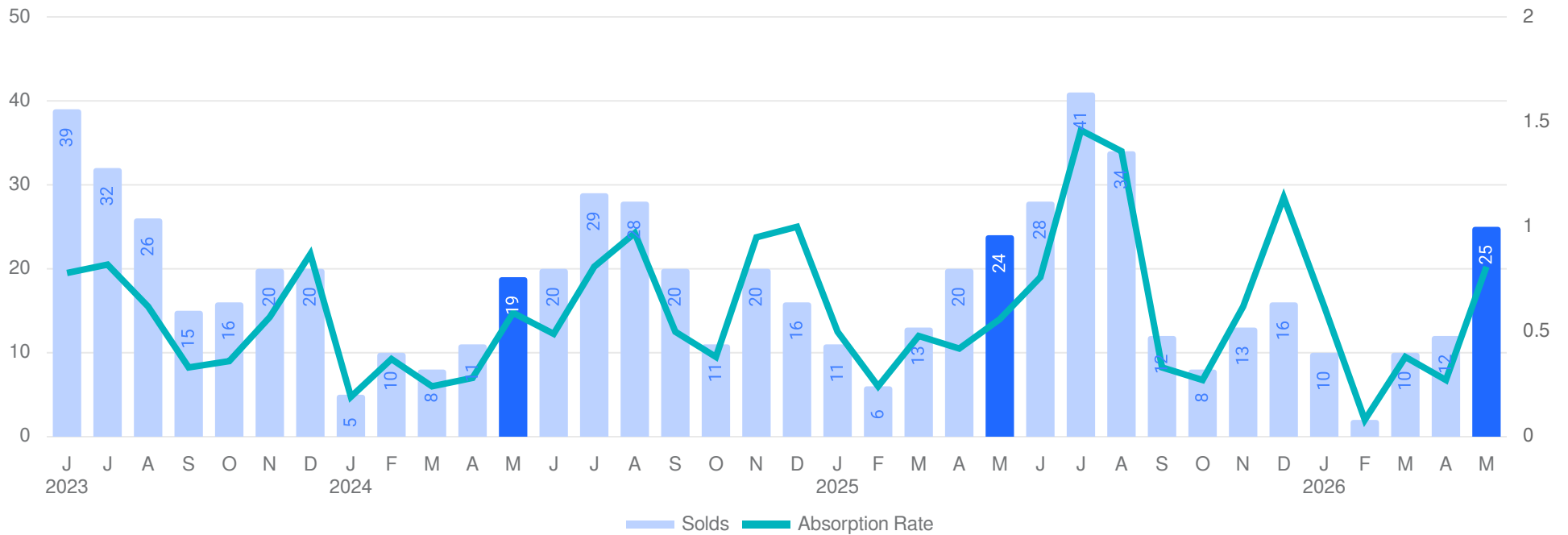
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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2026 was 25, up 108.33% from 12 from the previous month and 4.17% higher than 24 from May 2025. The May 2026 sales were at its highest level compared to May 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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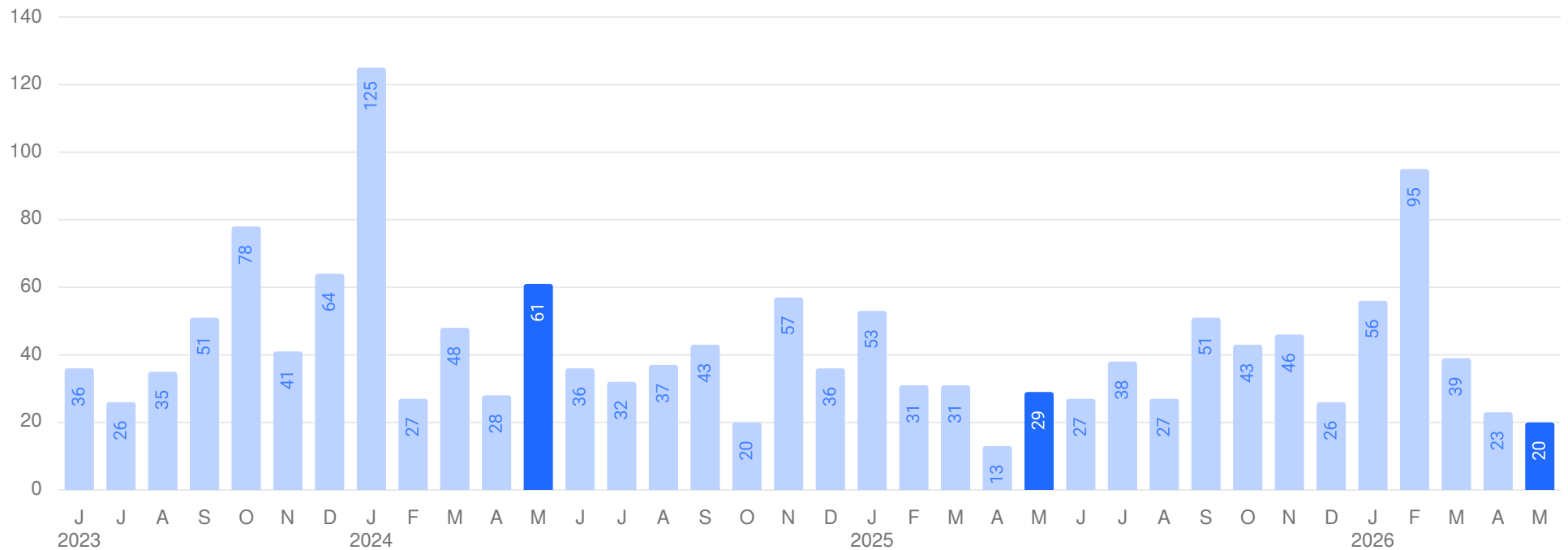
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Average Days on Market

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 May 2026 was 20 days, down -13.04% from 23 days from the previous month and -31.03% lower than 29 days from May 2025. The May 2026 DOM was at its lowest level compared with May 2025 and 2024.



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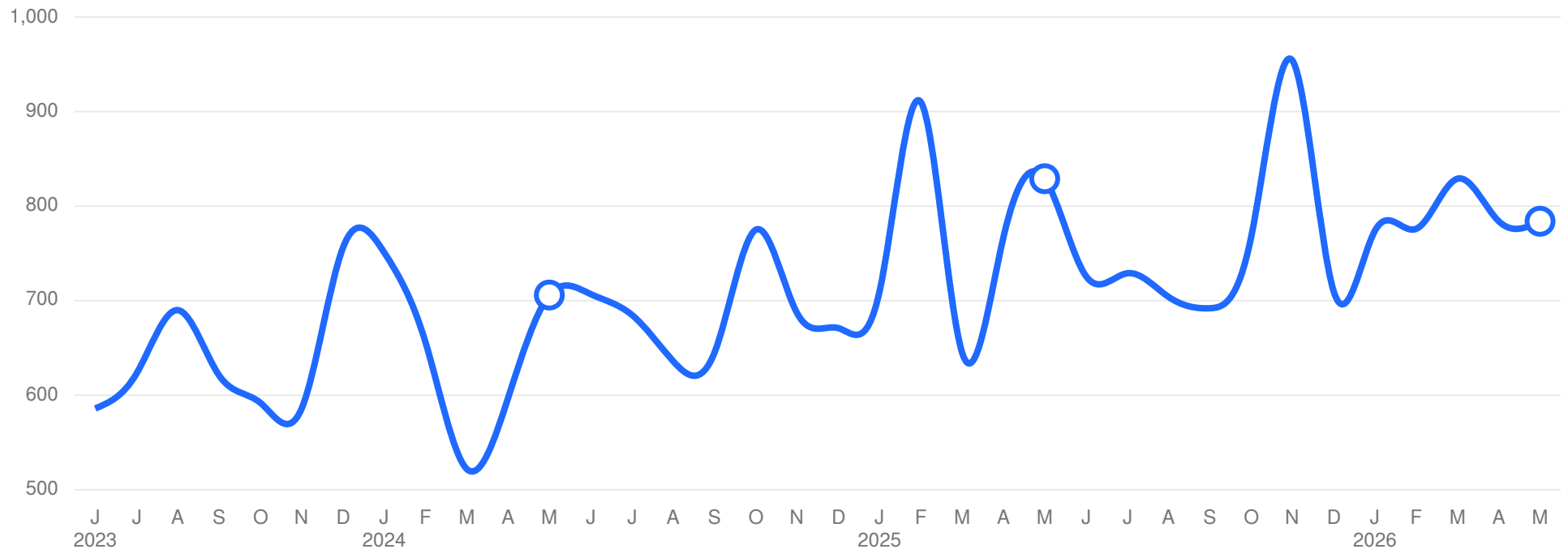
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Average Sales Price per Square Foot

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 May 2026 was \$784, equal to the previous month and -5.43% lower than \$829 from May 2025.



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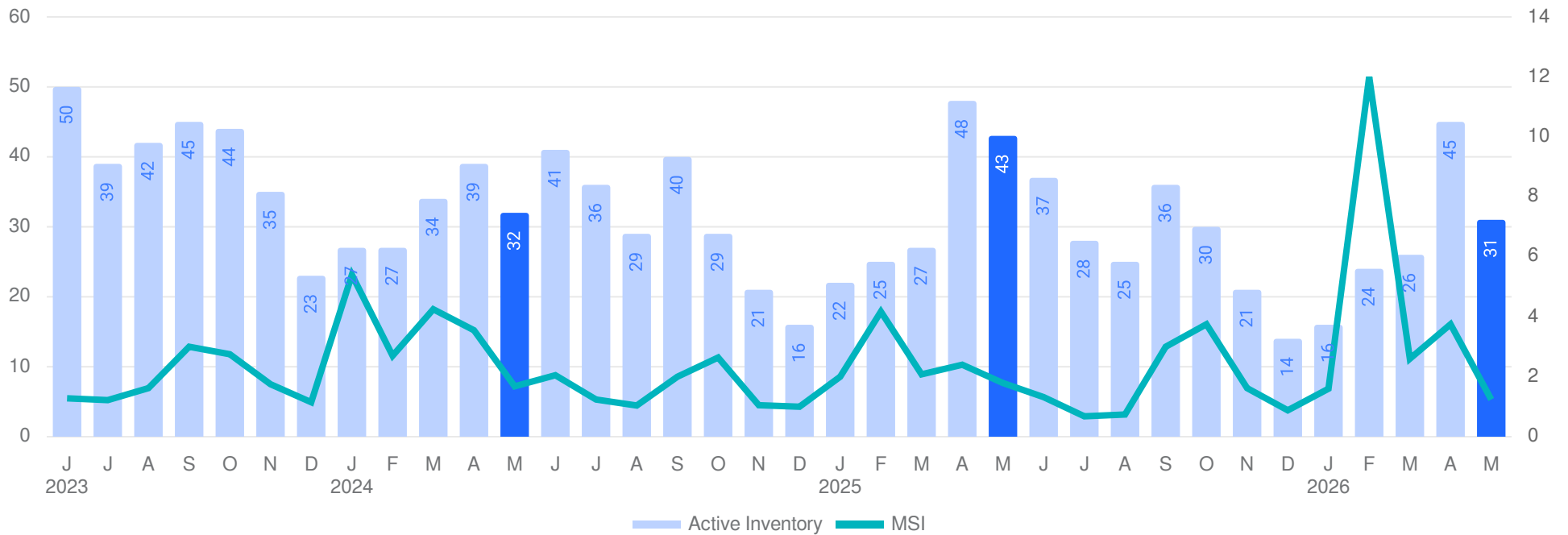
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Inventory & MSI

The number of properties for sale in May 2026 was 31, down -31.11% from 45 from the previous month and -27.91% lower than 43 from May 2025. The May 2026 inventory was at its lowest level compared with May 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2026 MSI of 1.24 months was at its lowest level compared with May 2025 and 2024.



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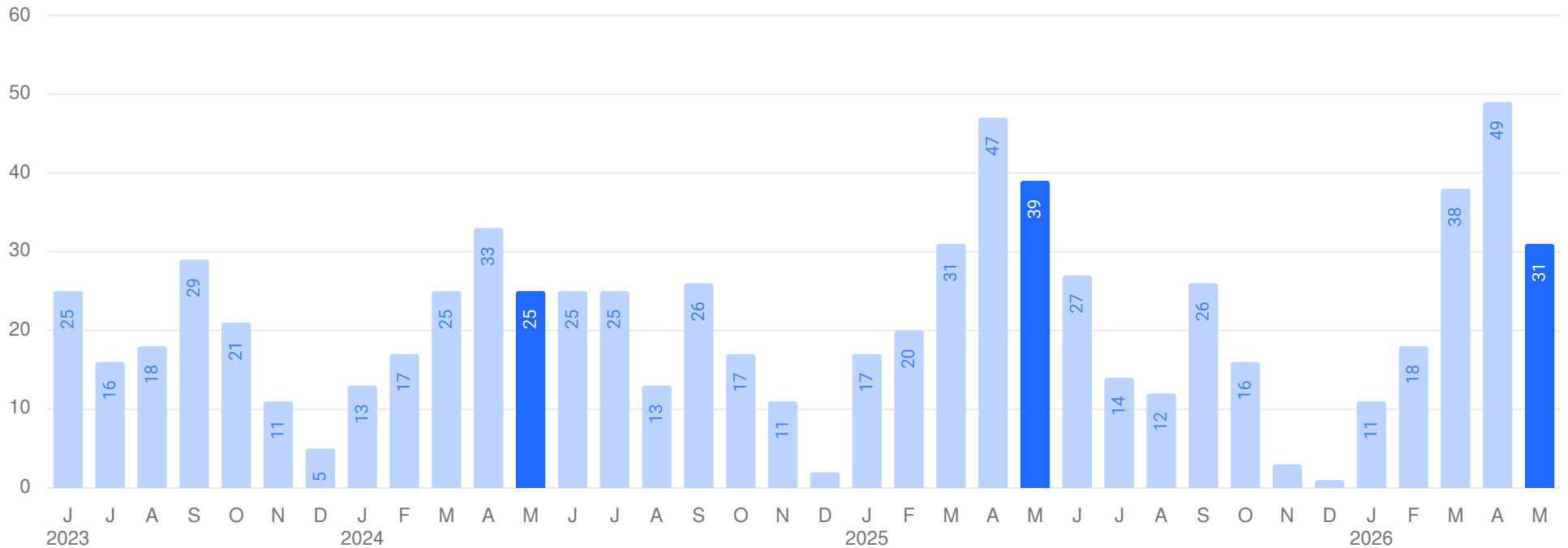
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New Listings

The number of new listings in May 2026 was 31, down -36.73% from 49 from the previous month and -20.51% lower than 39 from May 2025. The May 2026 listings were at a mid level compared to May 2025 and 2024.



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