

Market Trends Report

July 2026

 Property Type

Single Family

 Date Range

August 2023 - July 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

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-  @judy-michaelis-westport
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Overview

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

Overview	Monthly Trends				
	YTD Avg.	July	June	Apr. - Jun.	Jul. 2025
New Listings	191	14	26	37	14
Average Sales Price per Square Foot	804	832	851	807	729
Average Days on Market	40	34	15	19	38
Number of Properties for Sale	205	24	32	38	28
Average List Price	\$4,762,516	\$4,951,288	\$5,006,372	\$4,817,129	\$4,306,714
Median List Price	\$3,586,571	\$3,925,000	\$3,672,000	\$3,754,000	\$2,274,500
Average Sales Price	\$3,068,192	\$3,774,064	\$3,267,759	\$3,172,127	\$3,125,425
Median Sales Price	\$2,794,464	\$3,150,000	\$3,300,000	\$2,934,167	\$2,700,000
Sales Price / List Price Ratio	108.38%	106.25%	112.31%	110.86%	107.04%
Number of Properties Sold	133	35	37	25	41
Month's Supply of Inventory	3.28	0.69	0.86	2.02	0.68
Absorption Rate	0.67	1.46	1.16	0.72	1.46



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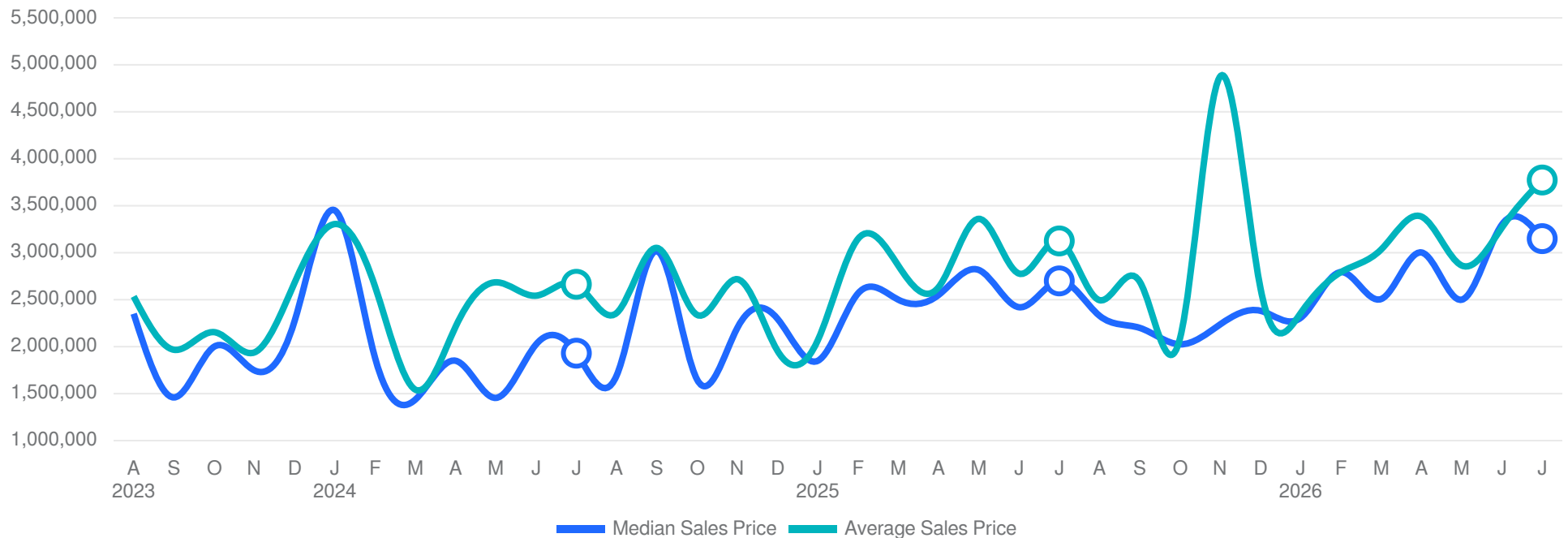
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Average & Median Sales Price

The median sales price in July 2026 was \$3,150,000, down -4.55% from \$3,300,000 from the previous month and 16.67% higher than \$2,700,000 from July 2025. The July 2026 median sales price was at its highest level compared to July 2025 and 2024. The average sales price in July 2026 was \$3,774,064, up 15.49% from \$3,267,759 from the previous month and 20.75% higher than \$3,125,425 from July 2025. The July 2026 average sale price was at its highest level compared to July 2025 and 2024.





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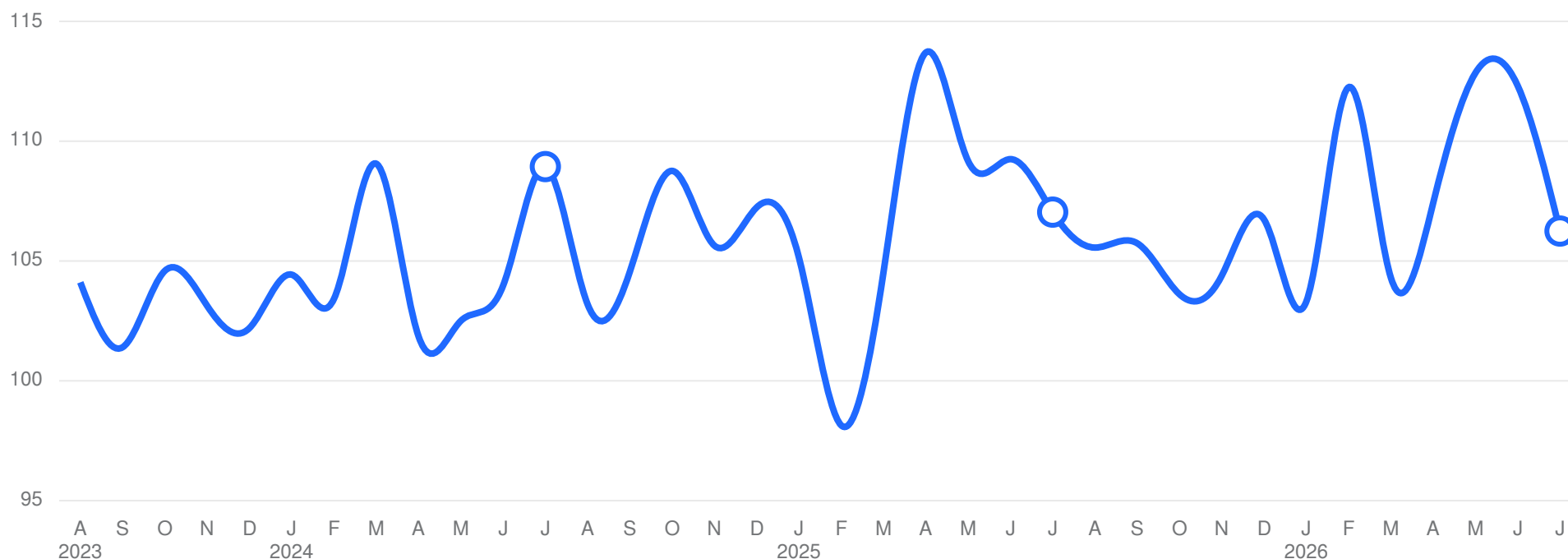
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Sales Price / List Price Ratio

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 July 2026 sales price/list price ratio was 106.25%, down from 112.31% from the previous month and equal to July 2025.





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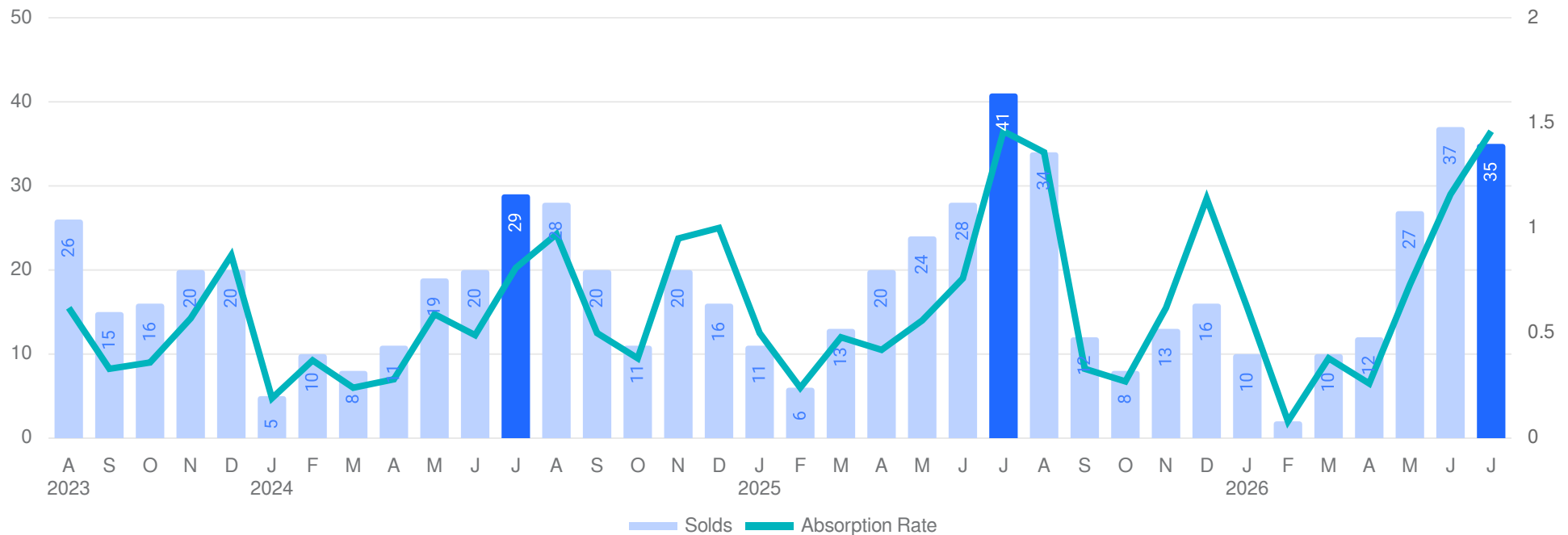
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Number of Properties Sold & Absorption Rate

The number of properties sold in July 2026 was 35, down -5.41% from 37 from the previous month and -14.63% lower than 41 from July 2025. The July 2026 sales were at a mid level compared to July 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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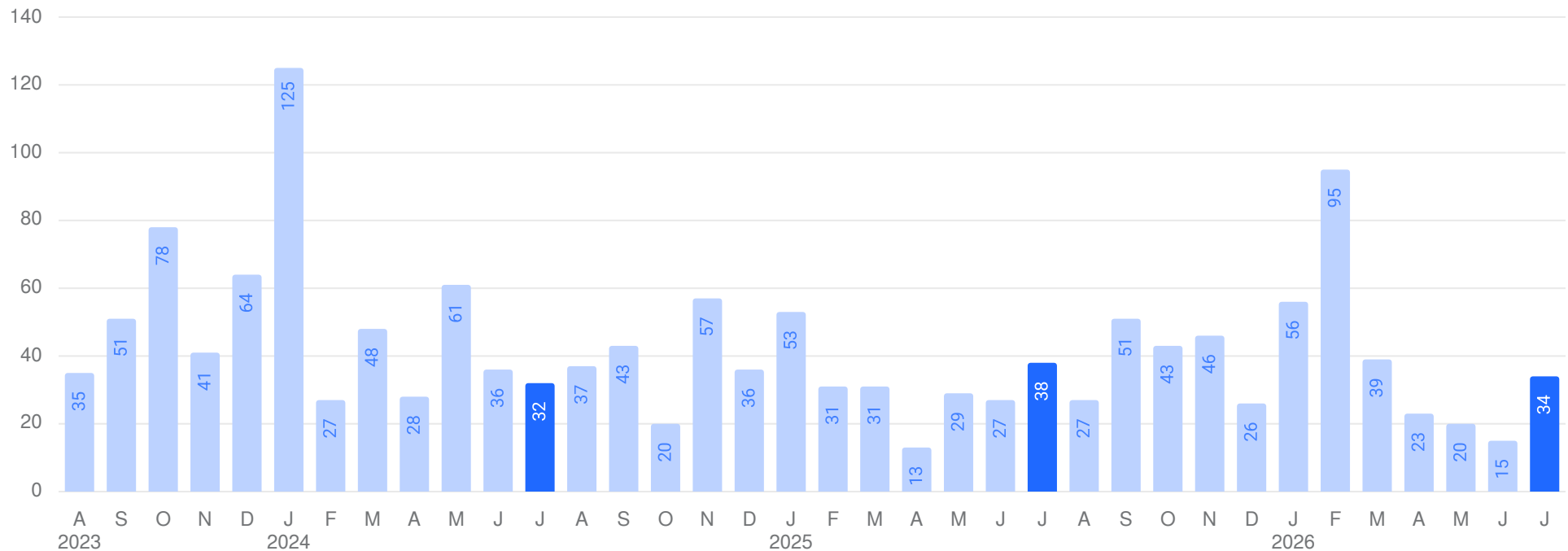
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Average Days on Market

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 July 2026 was 34 days, up 126.67% from 15 days from the previous month and -10.53% lower than 38 days from July 2025. The July 2026 DOM was at a mid level compared with July 2025 and 2024.





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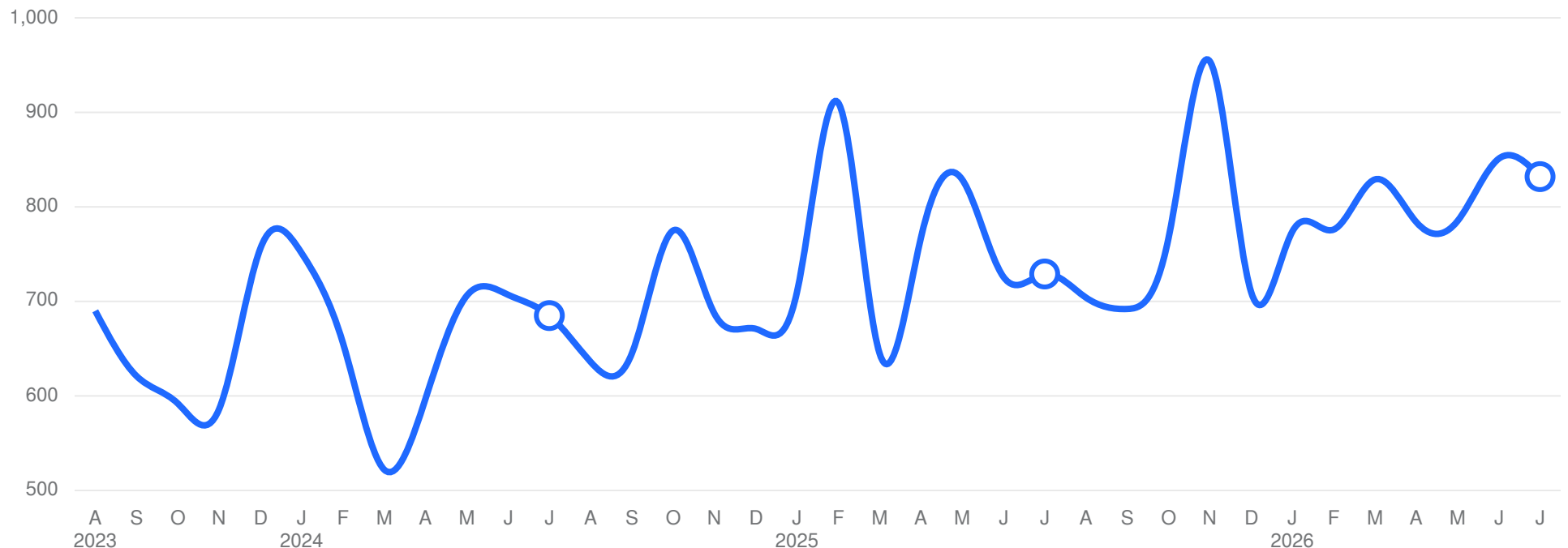
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Average Sales Price per Square Foot

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 July 2026 was \$832, down -2.23% from \$851 from the previous month and 14.13% higher than \$729 from July 2025.





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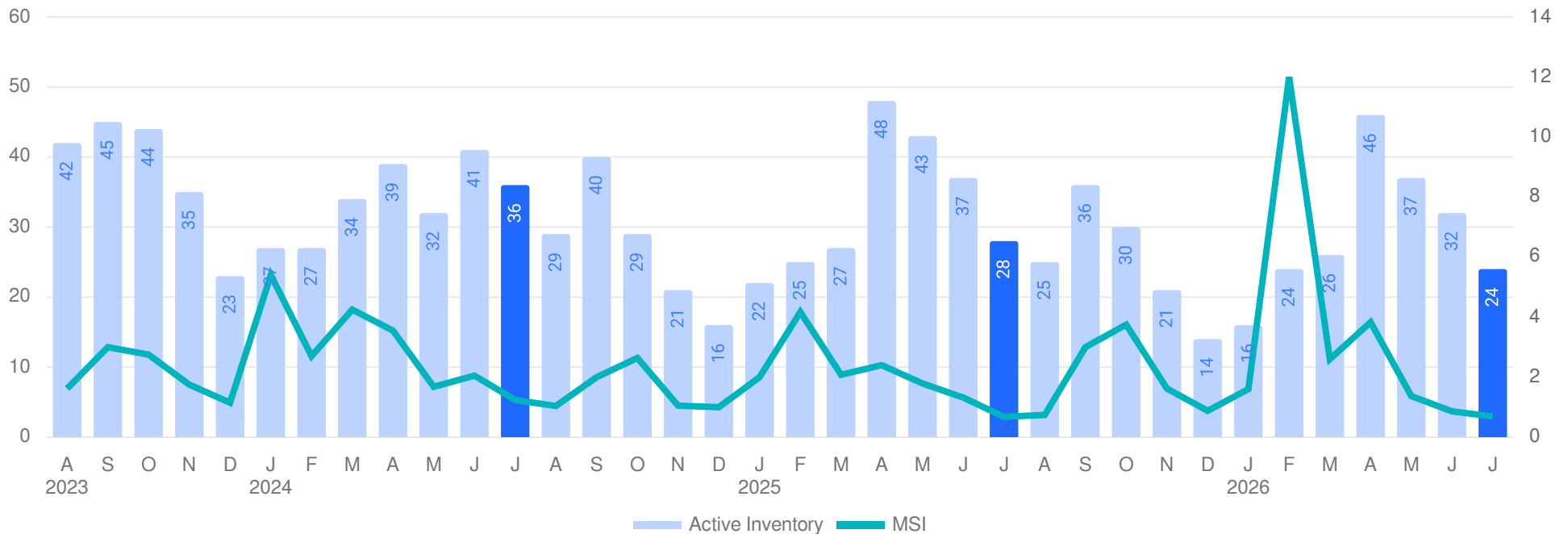
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Inventory & MSI

The number of properties for sale in July 2026 was 24, down -25.00% from 32 from the previous month and -14.29% lower than 28 from July 2025. The July 2026 inventory was at its lowest level compared with July 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2026 MSI of 0.69 months was at a mid level compared with July 2025 and 2024.





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New Listings

The number of new listings in July 2026 was 14, down -46.15% from 26 from the previous month and equal to July 2025. The July 2026 listings were at its lowest level compared to July 2025 and 2024.

