

Market Trends Report

September 2026

 Property Type

Single Family

 Date Range

October 2023 - September 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Darien



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2025
New Listings	220	18	11	17	26
Average Sales Price per Square Foot	805	762	850	844	692
Average Days on Market	38	25	31	27	51
Number of Properties for Sale	263	28	24	29	36
Average List Price	\$4,743,973	\$5,258,000	\$4,728,667	\$4,701,313	\$4,417,903
Median List Price	\$3,567,444	\$3,875,000	\$3,674,500	\$3,607,667	\$2,762,500
Average Sales Price	\$3,081,387	\$2,810,555	\$3,444,582	\$3,495,468	\$2,691,734
Median Sales Price	\$2,793,071	\$2,581,388	\$2,995,000	\$3,148,333	\$2,200,000
Sales Price / List Price Ratio	107.88%	104.67%	107.52%	108.69%	105.74%
Number of Properties Sold	178	14	31	34	12
Month's Supply of Inventory	2.88	2	0.77	0.83	3
Absorption Rate	0.69	0.5	1.29	1.21	0.33



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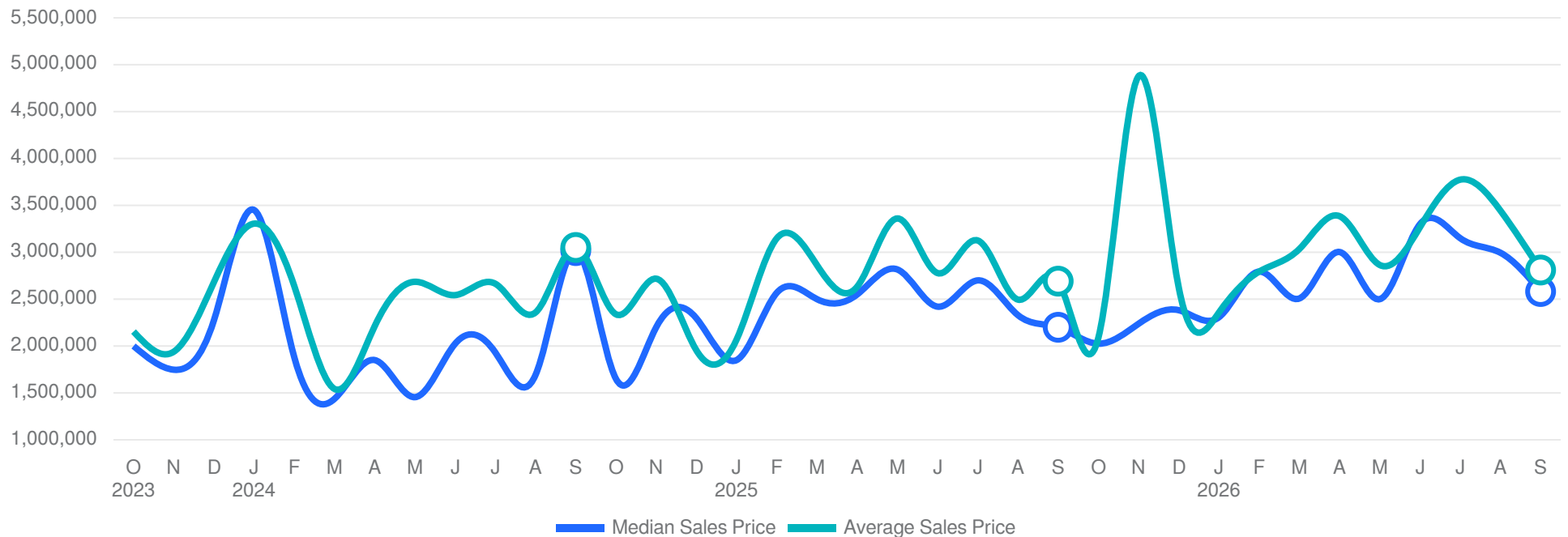
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Average & Median Sales Price

The median sales price in September 2026 was \$2,581,388, down -13.81% from \$2,995,000 from the previous month and 17.34% higher than \$2,200,000 from September 2025. The September 2026 median sales price was at a mid level compared to September 2025 and 2024. The average sales price in September 2026 was \$2,810,555, down -18.41% from \$3,444,582 from the previous month and 4.41% higher than \$2,691,734 from September 2025. The September 2026 average sale price was at a mid level compared to September 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 September 2026 sales price/list price ratio was 104.67%, down from 107.52% from the previous month and down from 105.74% from September 2025.





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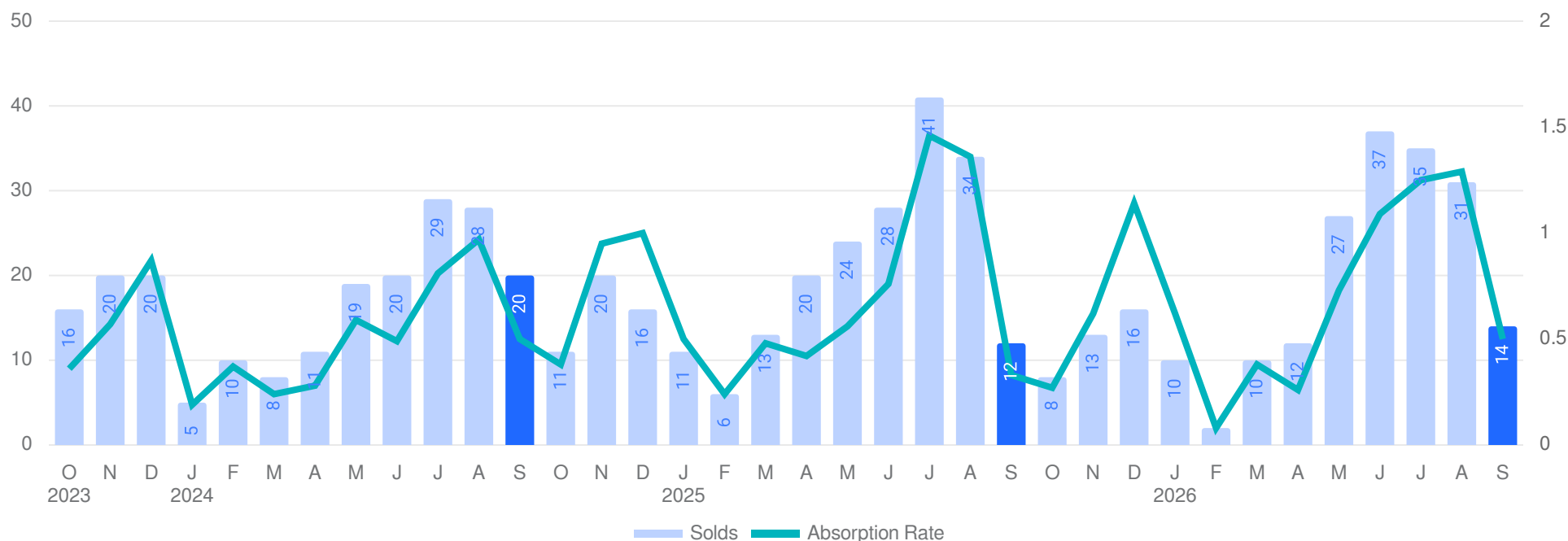
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2026 was 14, down -54.84% from 31 from the previous month and 16.67% higher than 12 from September 2025. The September 2026 sales were at a mid level compared to September 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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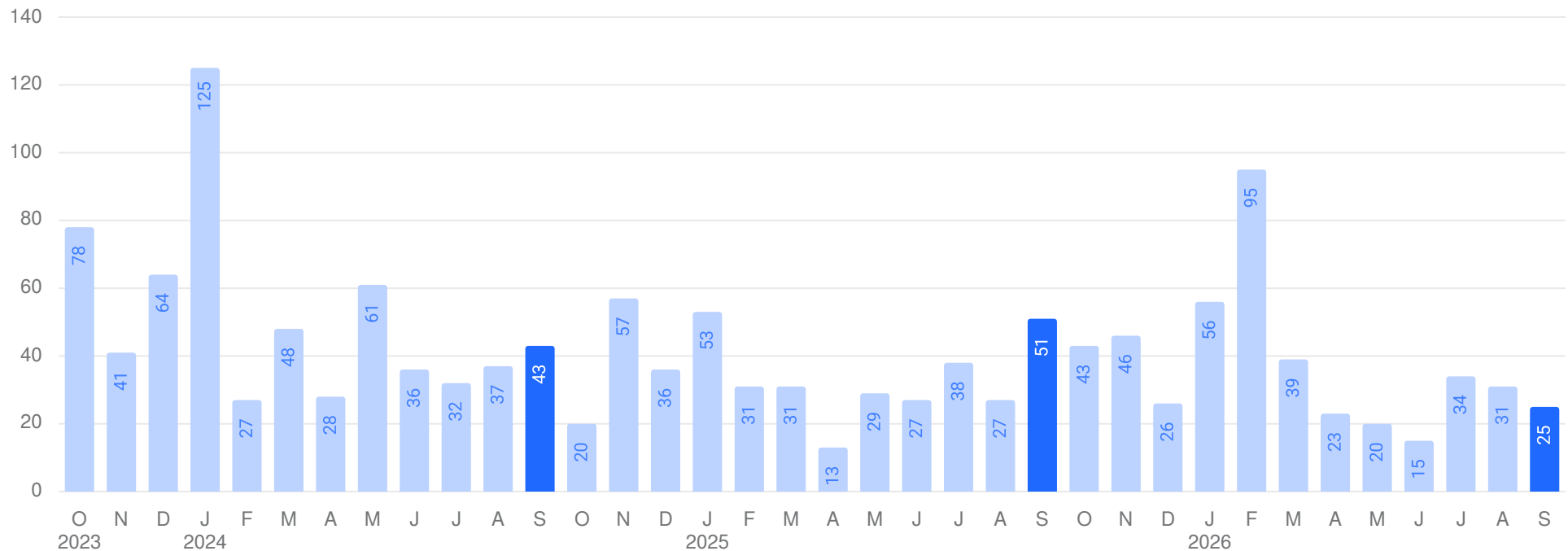
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Average Days on Market

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 September 2026 was 25 days, down -19.35% from 31 days from the previous month and -50.98% lower than 51 days from September 2025. The September 2026 DOM was at its lowest level compared with September 2025 and 2024.





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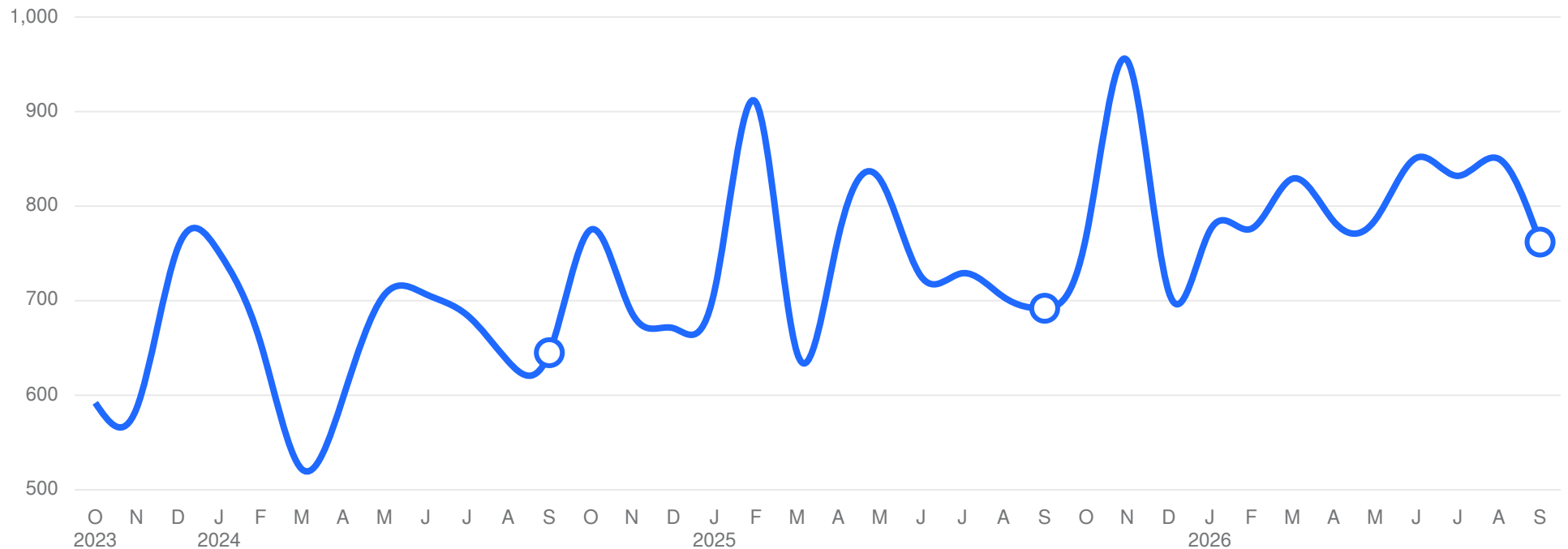
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Average Sales Price per Square Foot

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 September 2026 was \$762, down -10.35% from \$850 from the previous month and 10.12% higher than \$692 from September 2025.





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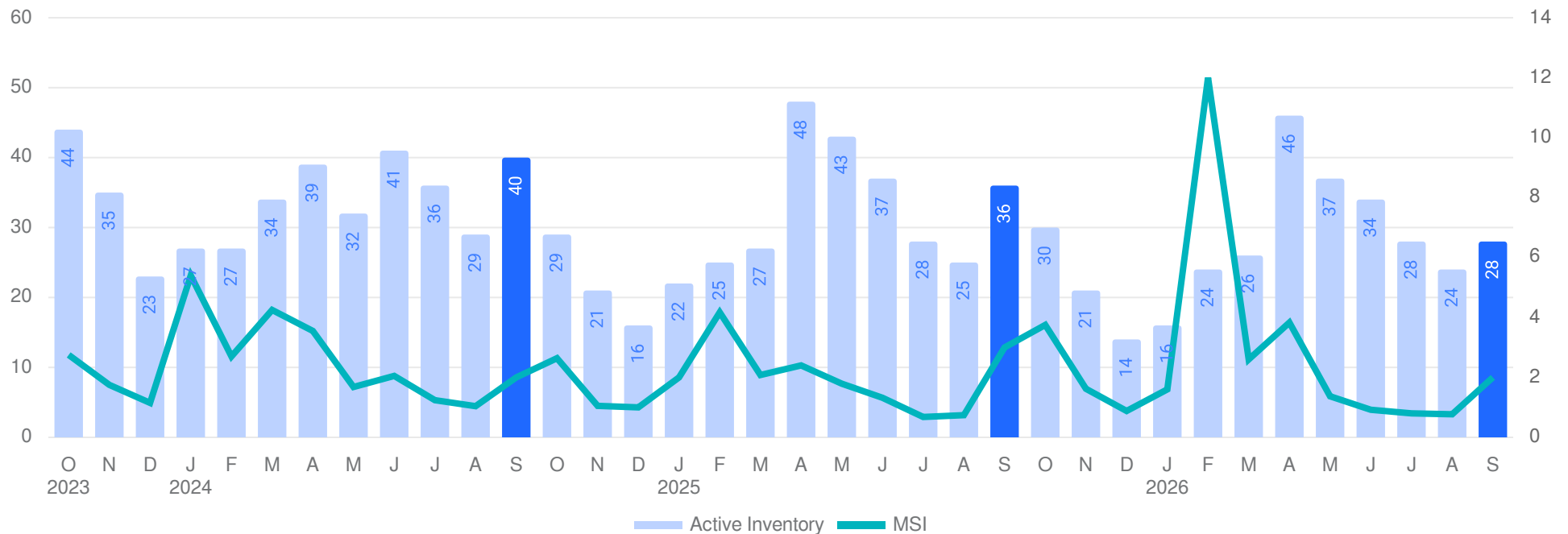
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Inventory & MSI

The number of properties for sale in September 2026 was 28, up 16.67% from 24 from the previous month and -22.22% lower than 36 from September 2025. The September 2026 inventory was at its lowest level compared with September 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2026 MSI of 2 months was at its lowest level compared with September 2025 and 2024.





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New Listings

The number of new listings in September 2026 was 18, up 63.64% from 11 from the previous month and -30.77% lower than 26 from September 2025. The September 2026 listings were at its lowest level compared to September 2025 and 2024.

