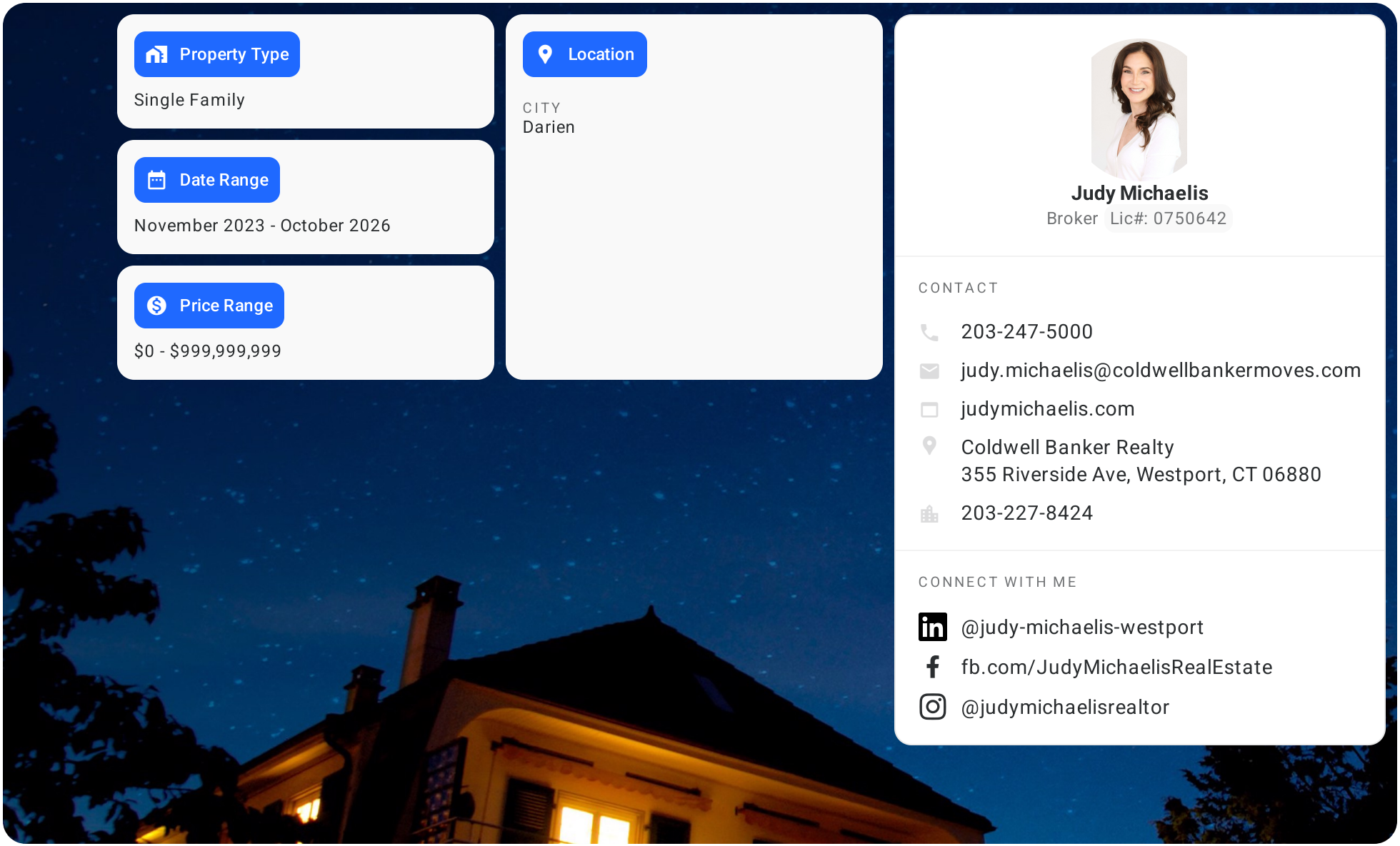
COLDWELL BANKER | REALTY

Market Trends Report
October 2026



Property Type

Single Family

Date Range

November 2023 - October 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 October 2026. You will see data comparisons between October and the previous month, the last three months and October 2025.

		Monthly Trends			
Overview	**YTD Avg.**	**October**	**September**	**Jul. - Sep.**	**Oct. 2025**
New Listings	237	17	18	14	16
Average Sales Price per Square Foot	800	761	762	815	767
Average Days on Market	36	21	25	30	43
Number of Properties for Sale	295	31	29	27	30
Average List Price	$4,751,567	$5,175,500	$5,059,776	$4,732,836	$4,414,283
Median List Price	$3,569,000	$3,995,000	$3,695,000	$3,629,667	$2,762,500
Average Sales Price	$3,046,352	$2,731,042	$2,810,555	$3,343,067	$2,089,125
Median Sales Price	$2,790,326	$2,765,625	$2,581,388	$2,908,796	$2,025,000
Sales Price / List Price Ratio	107.98%	108.93%	104.67%	106.15%	103.61%
Number of Properties Sold	184	6	14	27	8
Month's Supply of Inventory	3.11	5.17	2.07	1.21	3.75
Absorption Rate	0.64	0.19	0.48	1.01	0.27

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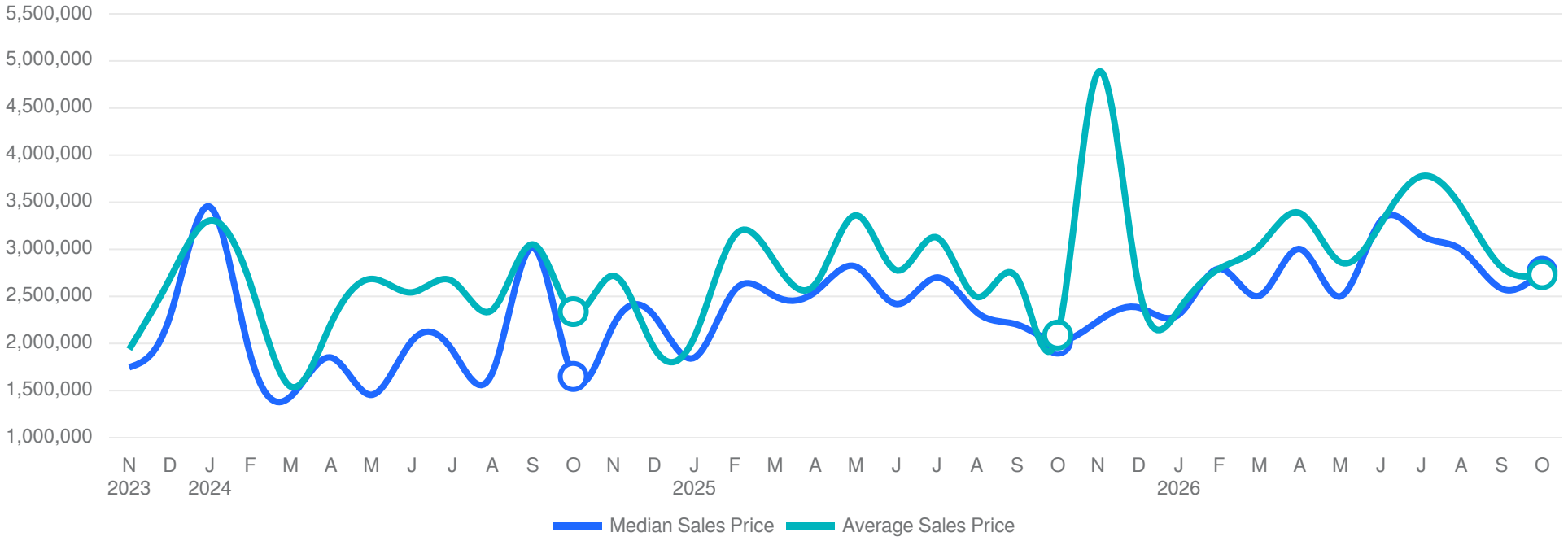
Average & Median Sales Price

The median sales price in October 2026 was $2,765,625, up 7.14% from $2,581,388 from the previous month and 36.57% higher than $2,025,000 from October 2025. The October 2026 median sales price was at its highest level compared to October 2025 and 2024. The average sales price in October 2026 was $2,731,042, down -2.83% from $2,810,555 from the previous month and 30.73% higher than $2,089,125 from October 2025. The October 2026 average sale price was at its highest level compared to October 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 October 2026 sales price/list price ratio was 108.93%, up from 104.67% from the previous month and up from 103.61% from October 2025.



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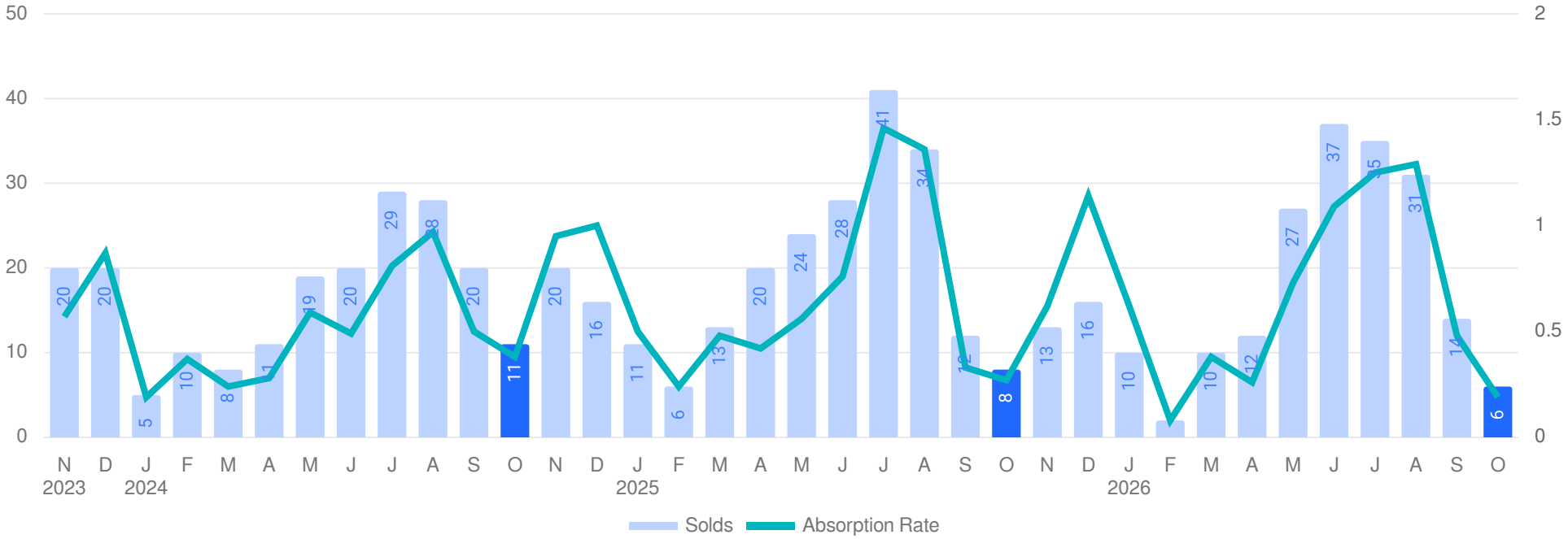
Number of Properties Sold & Absorption Rate

The number of properties sold in October 2026 was 6, down -57.14% from 14 from the previous month and -25.00% lower than 8 from October 2025. The October 2026 sales were at its lowest level compared to October 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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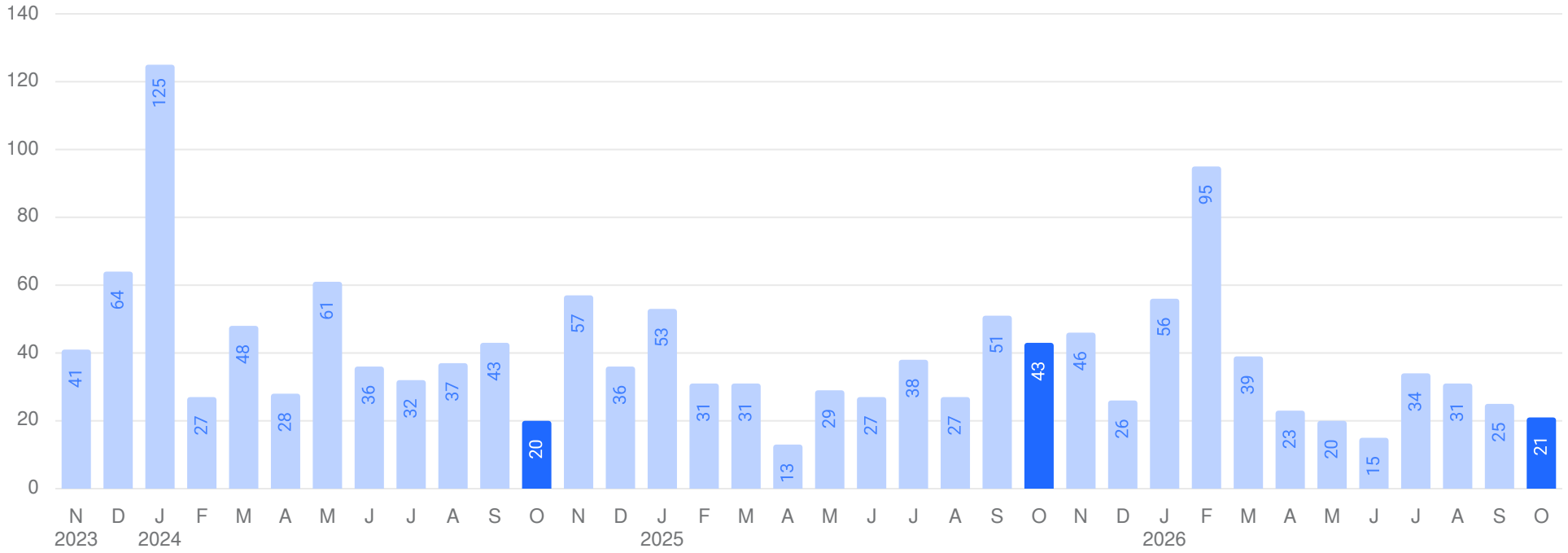
Average Days on Market

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 October 2026 was 21 days, down -16.00% from 25 days from the previous month and -51.16% lower than 43 days from October 2025. The October 2026 DOM was at a mid level compared with October 2025 and 2024.



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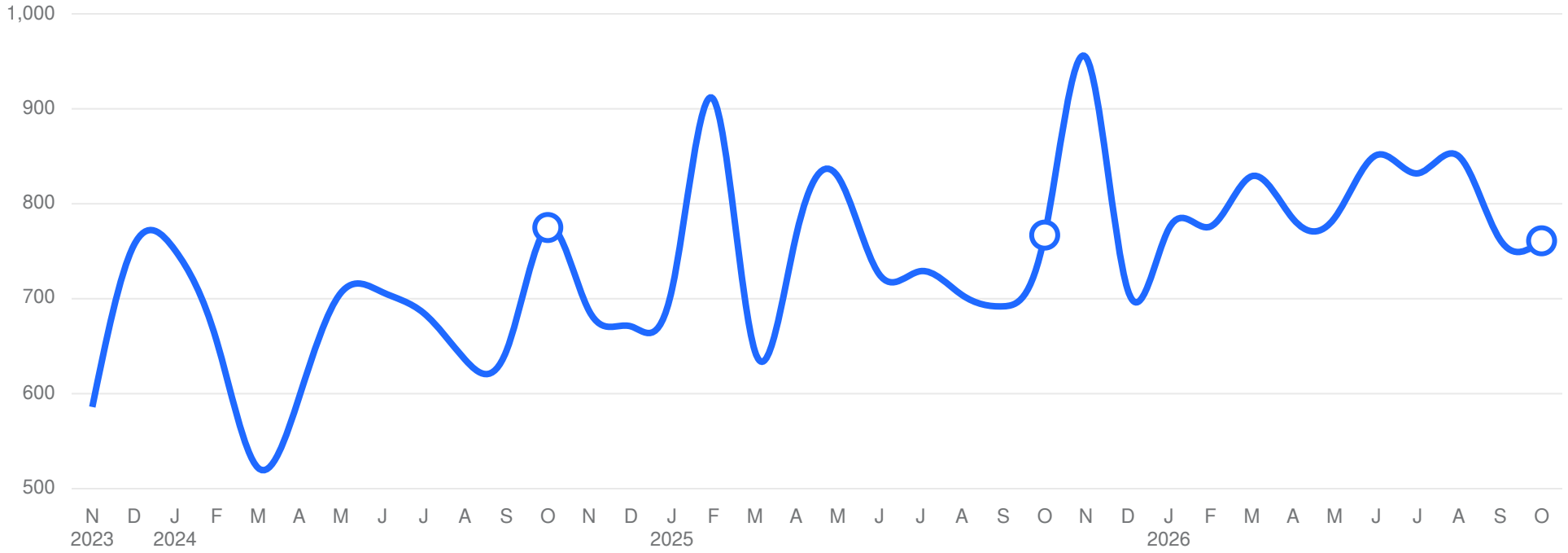
Average Sales Price per Square Foot

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 October 2026 was $761, equal to the previous month and equal to October 2025.



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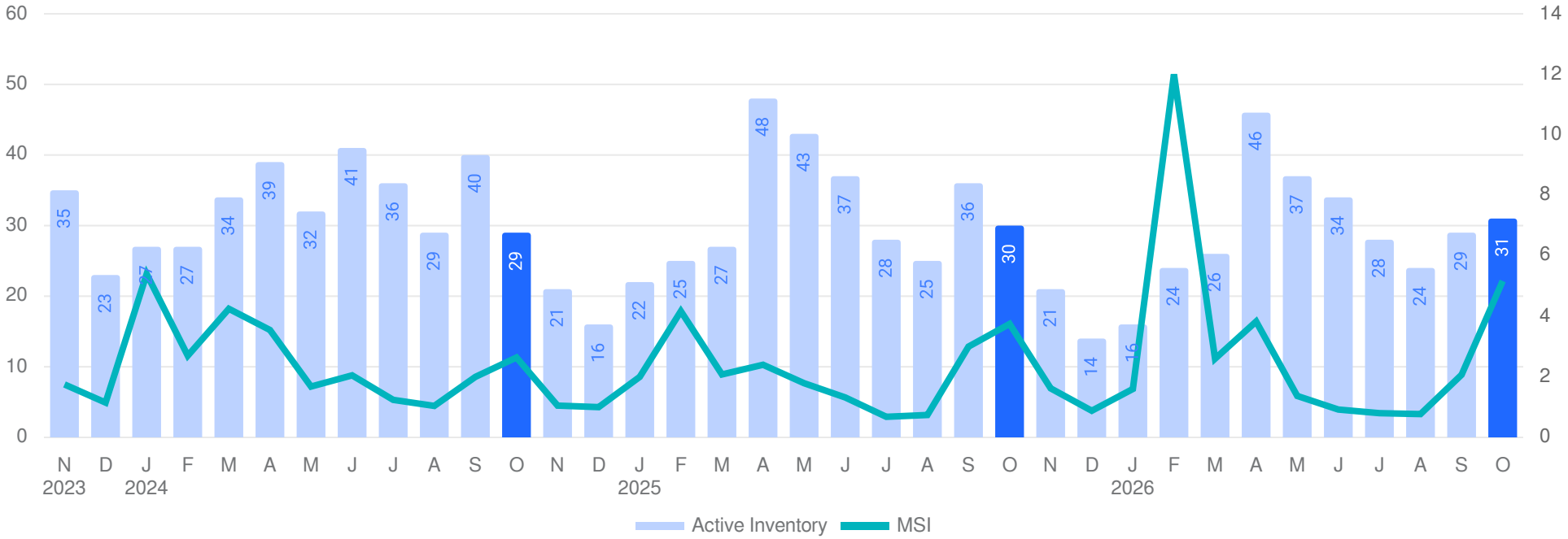
Inventory & MSI

The number of properties for sale in October 2026 was 31, up 6.90% from 29 from the previous month and 3.33% higher than 30 from October 2025. The October 2026 inventory was at its highest level compared with October 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2026 MSI of 5.17 months was at its highest level compared with October 2025 and 2024.



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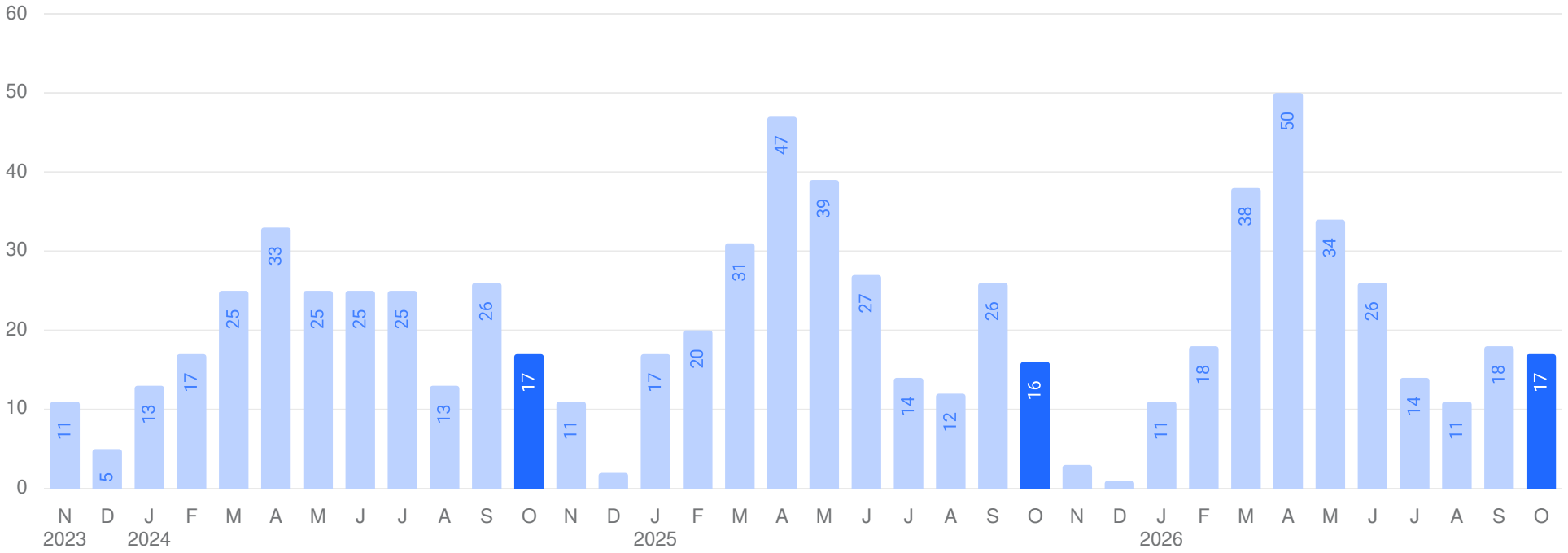
New Listings

The number of new listings in October 2026 was 17, down -5.56% from 18 from the previous month and 6.25% higher than 16 from October 2025. The October 2026 listings were at a mid level compared to October 2025 and 2024.



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