

Market Trends Report

February 2025

 Property Type

Single Family

 Date Range

March 2022 - February 2025

 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 2025 to February 2025. You will see data comparisons between February and the previous month, the last three months and February 2024.

Overview	Monthly Trends				
	YTD Avg.	February	January	Nov. - Jan.	Feb. 2024
New Listings	33	16	17	10	17
Average Sales Price per Square Foot	810	910	710	689	656
Average Days on Market	42	31	53	49	27
Number of Properties for Sale	41	20	21	19	27
Average List Price	\$4,061,165	\$4,099,000	\$4,023,329	\$4,840,741	\$4,611,667
Median List Price	\$2,642,500	\$2,835,000	\$2,450,000	\$3,963,833	\$3,499,000
Average Sales Price	\$2,608,485	\$3,148,333	\$2,068,636	\$2,247,166	\$2,637,200
Median Sales Price	\$2,208,750	\$2,567,500	\$1,850,000	\$2,115,167	\$1,878,000
Sales Price / List Price Ratio	101.64%	98.14%	105.13%	106%	103.42%
Number of Properties Sold	17	6	11	16	10
Month's Supply of Inventory	2.62	3.33	1.91	1.32	2.7
Absorption Rate	0.41	0.3	0.52	0.82	0.37



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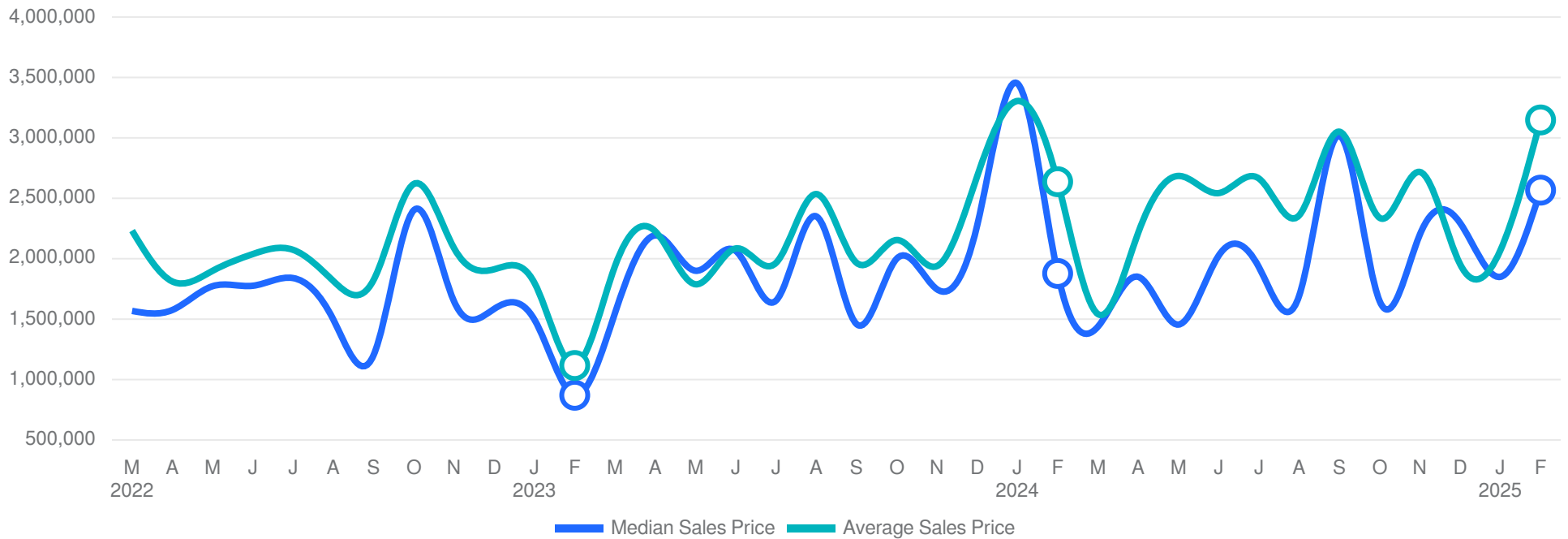
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Average & Median Sales Price

The median sales price in February 2025 was \$2,567,500, up 38.78% from \$1,850,000 from the previous month and 36.71% higher than \$1,878,000 from February 2024. The February 2025 median sales price was at its highest level compared to February 2024 and 2023. The average sales price in February 2025 was \$3,148,333, up 52.19% from \$2,068,636 from the previous month and 19.38% higher than \$2,637,200 from February 2024. The February 2025 average sale price was at its highest level compared to February 2024 and 2023.



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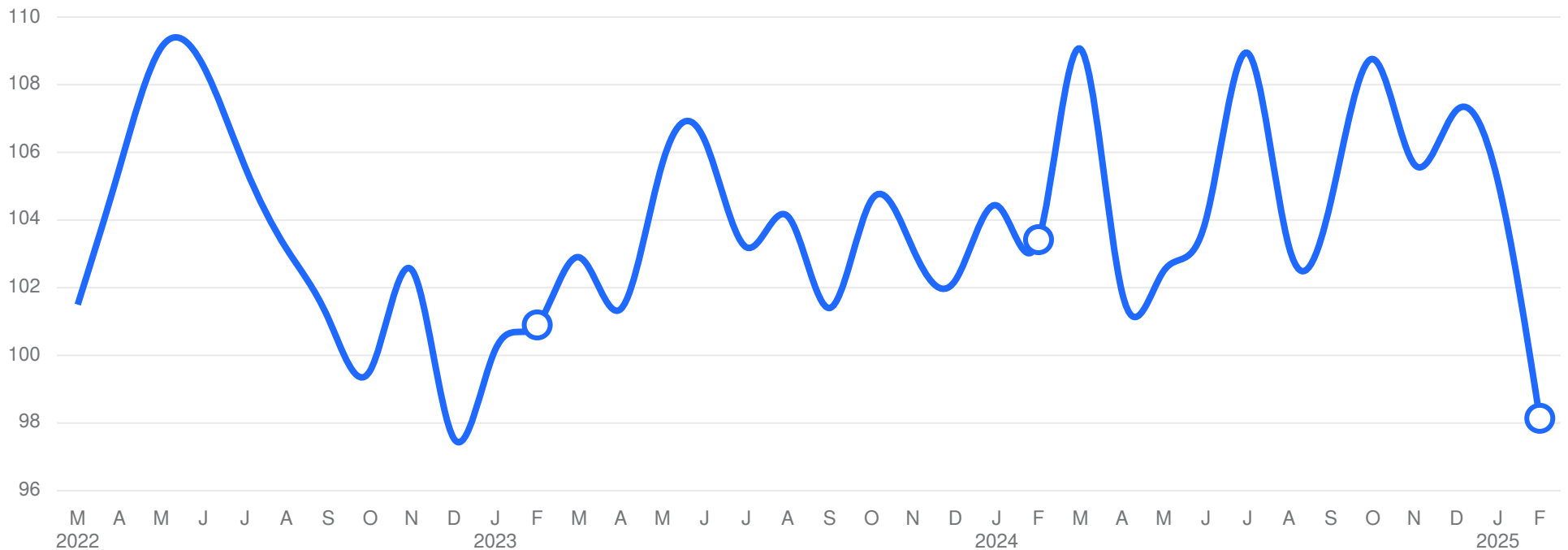
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Sales Price / List Price Ratio

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 February 2025 sales price/list price ratio was 98.14%, down from 105.13% from the previous month and down from 103.42% from February 2024.



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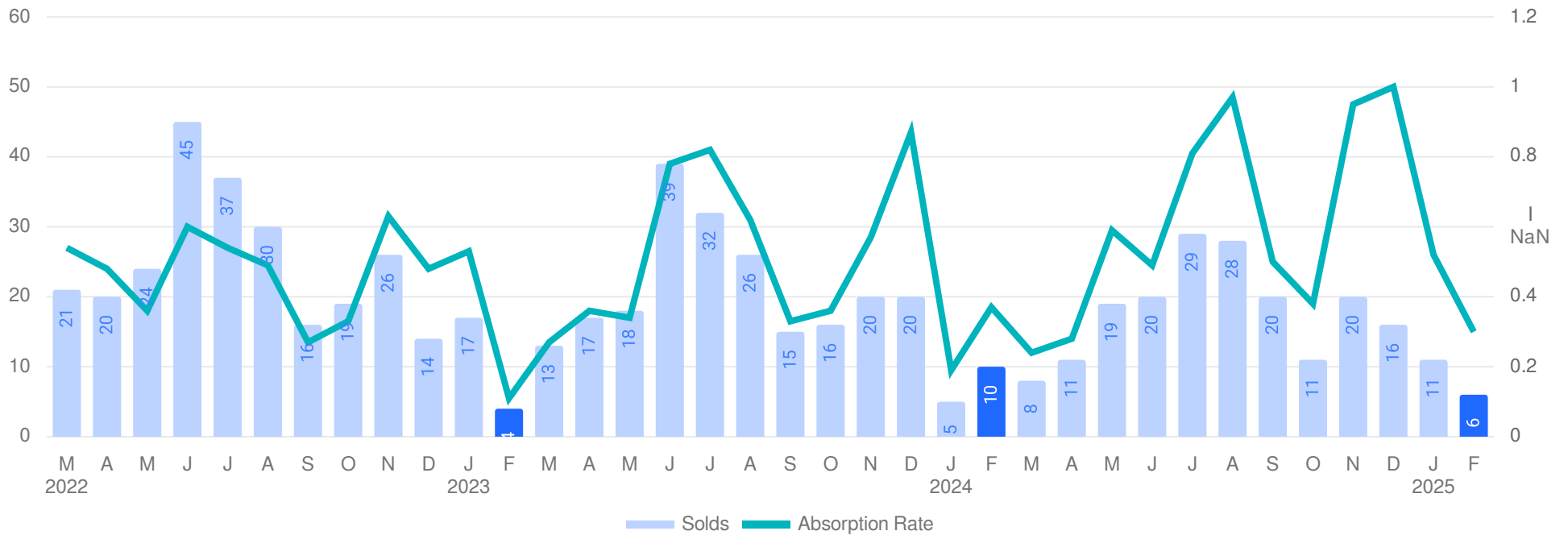
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2025 was 6, down -45.45% from 11 from the previous month and -40.0% lower than 10 from February 2024. The February 2025 sales were at a mid level compared to February 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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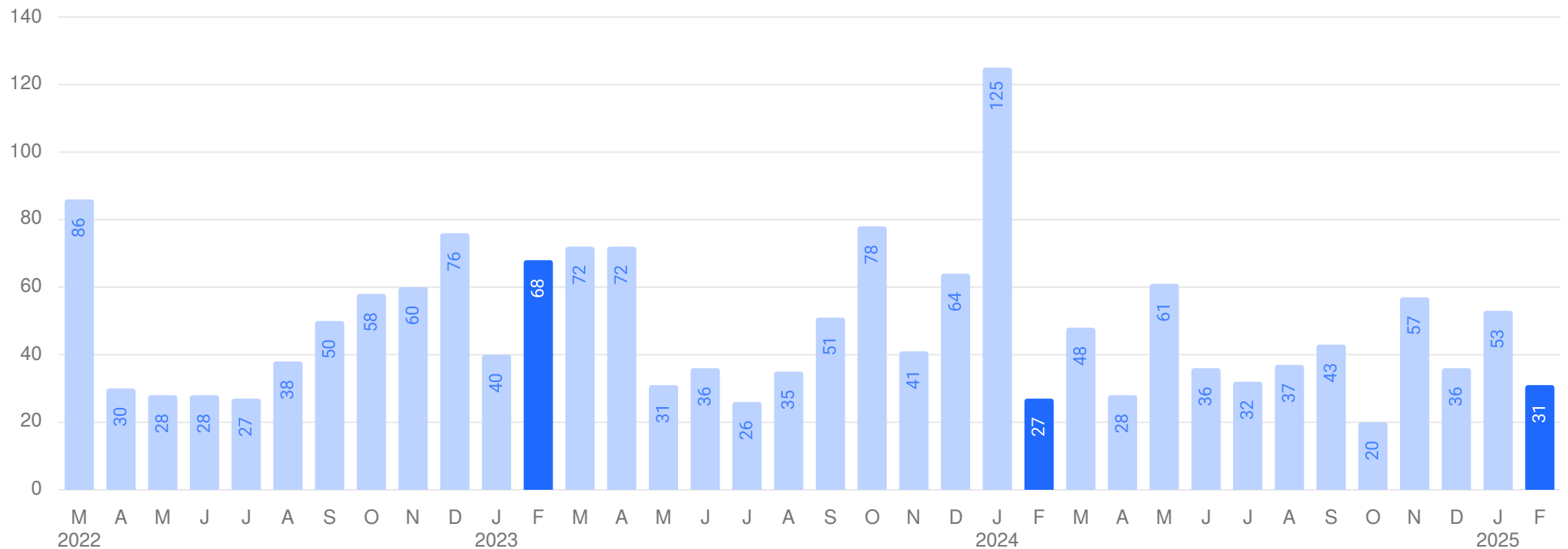
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Average Days on Market

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 February 2025 was 31 days, down -41.51% from 53 days from the previous month and 14.81% higher than 27 days from February 2024. The February 2025 DOM was at a mid level compared with February 2024 and 2023.



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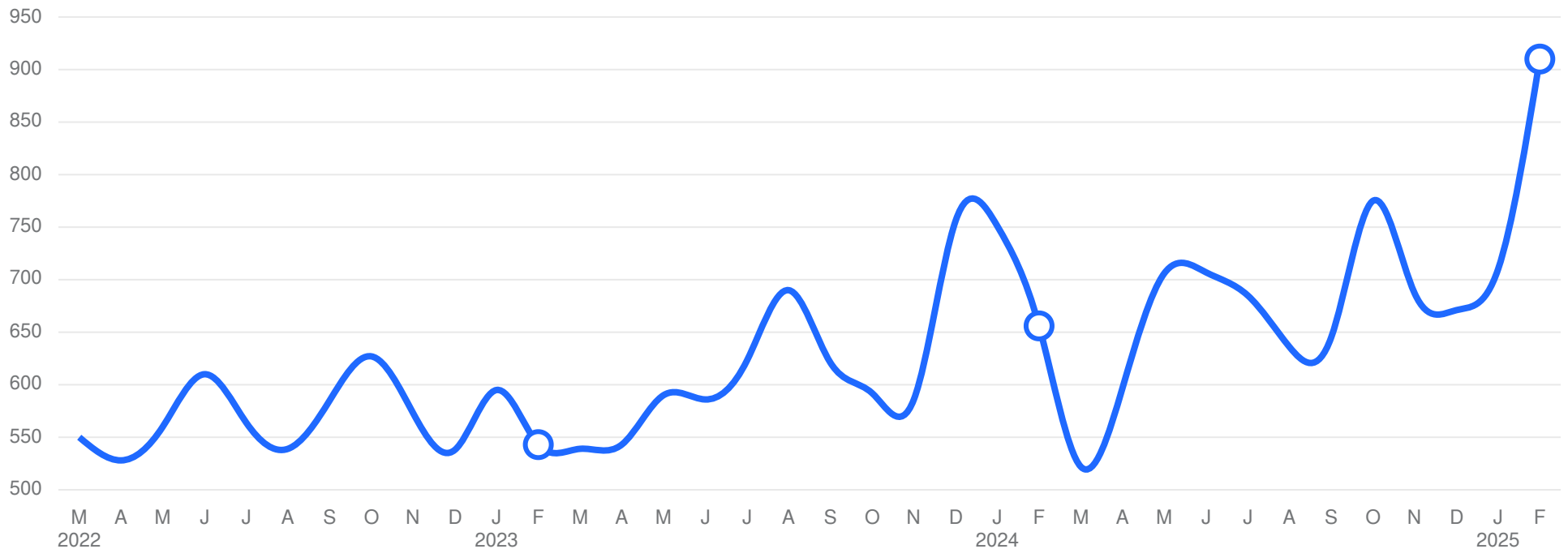
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Average Sales Price per Square Foot

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 February 2025 was \$910, up 28.17% from \$710 from the previous month and 38.72% higher than \$656 from February 2024.



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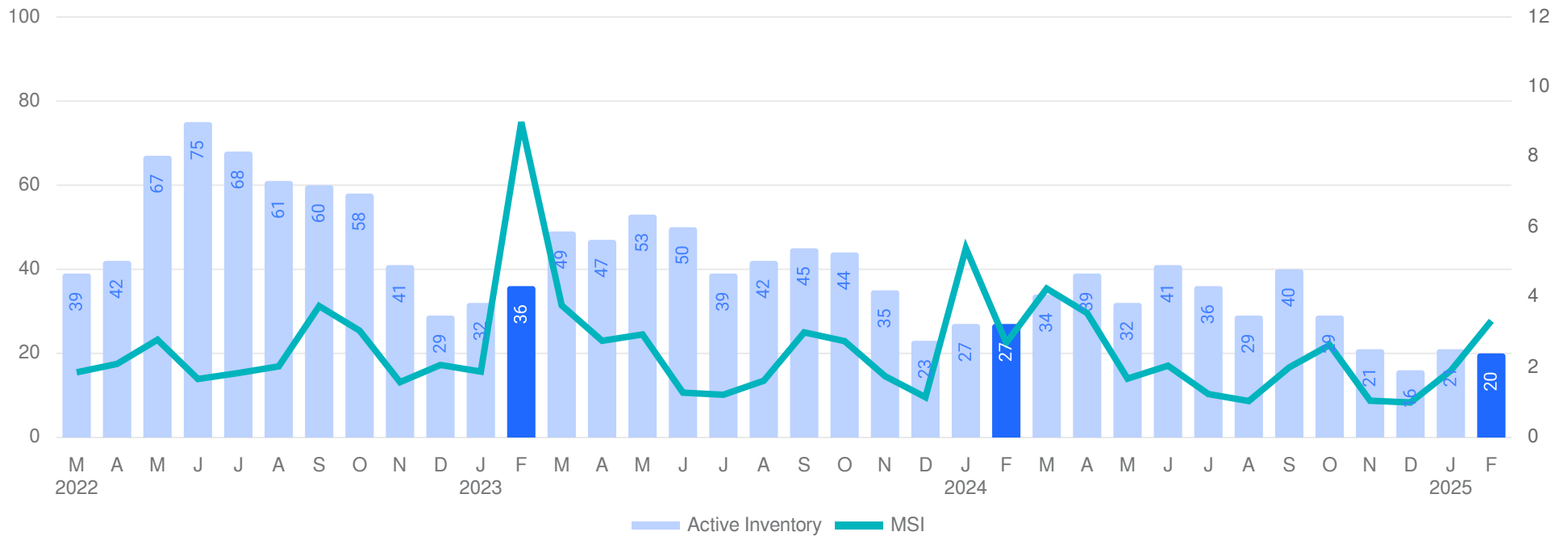
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Inventory & MSI

The number of properties for sale in February 2025 was 20, down -4.76% from 21 from the previous month and -25.93% lower than 27 from February 2024. The February 2025 inventory was at its lowest level compared with February 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2025 MSI of 3.33 months was at a mid level compared with February 2024 and 2023.



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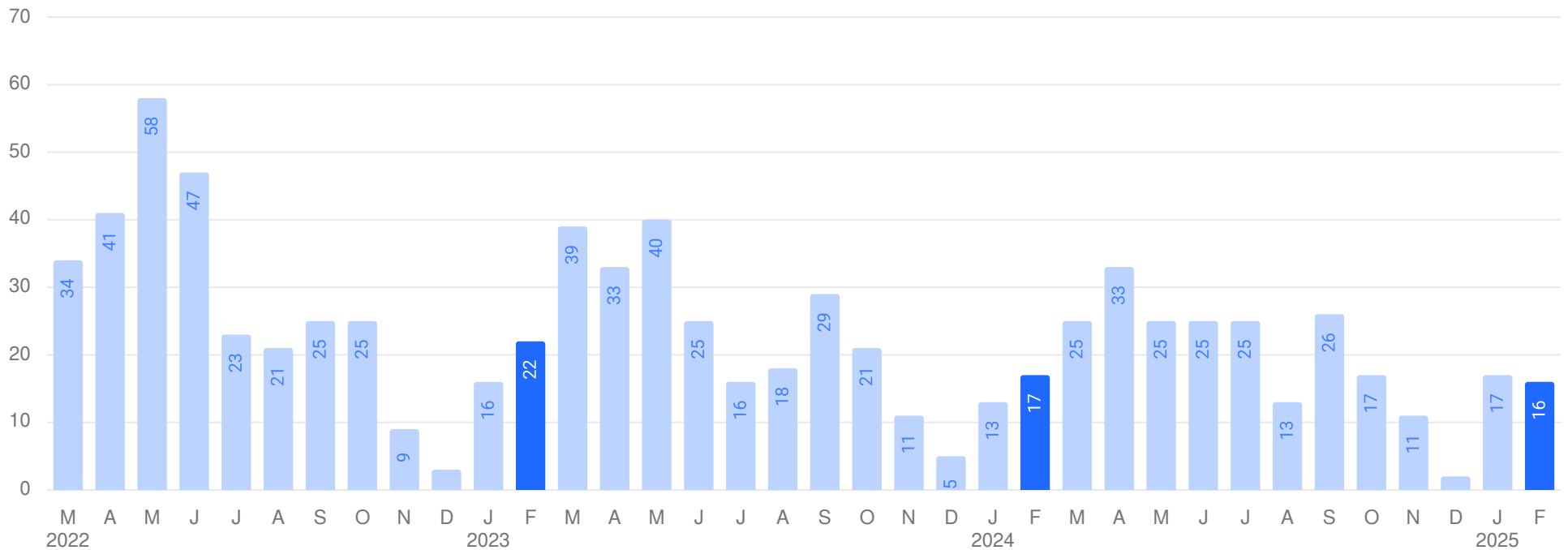
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New Listings

The number of new listings in February 2025 was 16, down -5.88% from 17 from the previous month and -5.88% lower than 17 from February 2024. The February 2025 listings were at its lowest level compared to February 2024 and 2023.



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