Local Market Update – January 2021

A Research Tool Provided by SmartMLS

SMARTMLS

Darien

Fairfield County

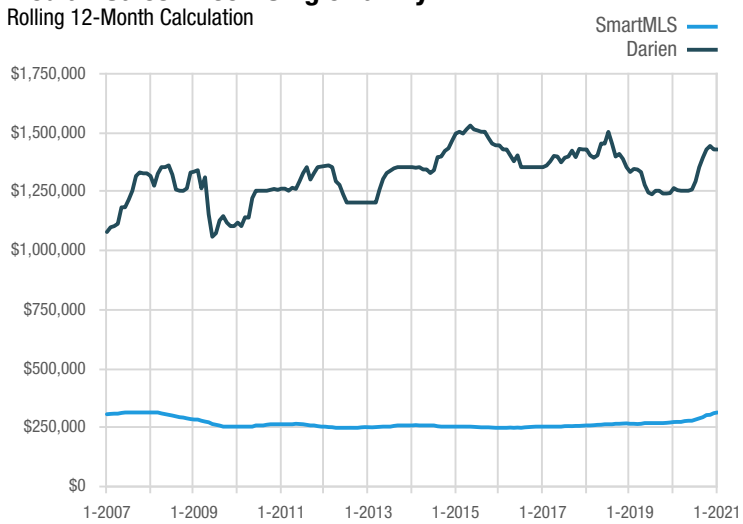
Single Family	January			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 1-2020**	**Thru 1-2021**	**% Change**
New Listings	40	**32**	- 20.0%	40	**32**	- 20.0%
Pending Sales	17	**27**	+ 58.8%	17	**27**	+ 58.8%
Closed Sales	23	**28**	+ 21.7%	23	**28**	+ 21.7%
Days on Market Until Sale	163	**74**	- 54.6%	163	**74**	- 54.6%
Median Sales Price*	$1,290,000	**$1,314,498**	+ 1.9%	$1,290,000	**$1,314,498**	+ 1.9%
Average Sales Price*	$1,270,511	**$1,492,487**	+ 17.5%	$1,270,511	**$1,492,487**	+ 17.5%
Percent of List Price Received*	96.1%	**97.5%**	+ 1.5%	96.1%	**97.5%**	+ 1.5%
Inventory of Homes for Sale	185	**98**	- 47.0%	—	**—**	—
Months Supply of Inventory	7.7	**2.6**	- 66.2%	—	**—**	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 1-2020**	**Thru 1-2021**	**% Change**
New Listings	2	**4**	+ 100.0%	2	**4**	+ 100.0%
Pending Sales	0	**3**	—	0	**3**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	16	**4**	- 75.0%	—	**—**	—
Months Supply of Inventory	6.2	**1.6**	- 74.2%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

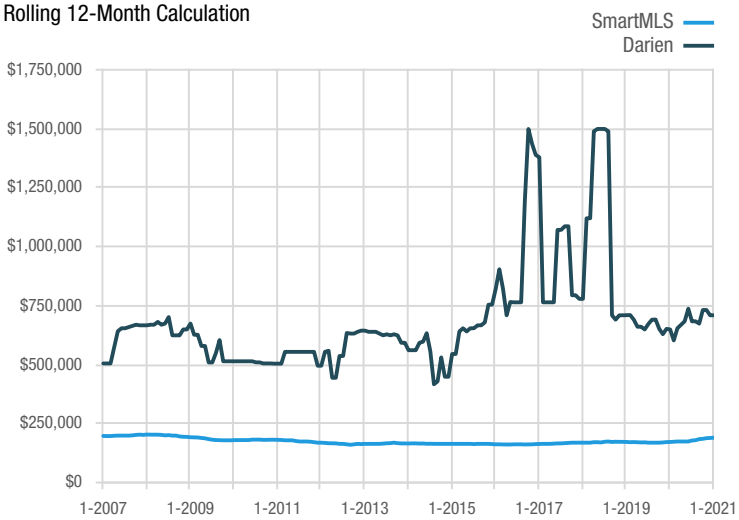
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of February 13, 2021. All data from SmartMLS. Report © 2021 ShowingTime.