Local Market Update – June 2021

A Research Tool Provided by SmartMLS

SMARTMLS

Darien

Fairfield County

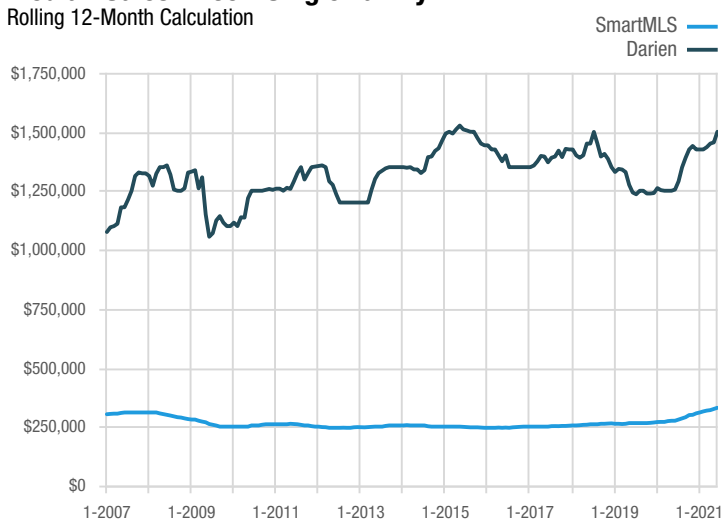
Single Family	June			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 6-2020**	**Thru 6-2021**	**% Change**
New Listings	90	**34**	- 62.2%	324	**289**	- 10.8%
Pending Sales	52	**50**	- 3.8%	173	**282**	+ 63.0%
Closed Sales	40	**71**	+ 77.5%	152	**229**	+ 50.7%
Days on Market Until Sale	145	**74**	- 49.0%	155	**84**	- 45.8%
Median Sales Price*	$1,395,000	**$1,550,000**	+ 11.1%	$1,250,000	**$1,437,500**	+ 15.0%
Average Sales Price*	$1,502,725	**$1,927,491**	+ 28.3%	$1,440,967	**$1,801,106**	+ 25.0%
Percent of List Price Received*	94.5%	**101.4%**	+ 7.3%	95.6%	**99.9%**	+ 4.5%
Inventory of Homes for Sale	259	**81**	- 68.7%	—	**—**	—
Months Supply of Inventory	10.0	**1.7**	- 83.0%	—	**—**	—

Townhouse/Condo	June			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 6-2020**	**Thru 6-2021**	**% Change**
New Listings	4	**2**	- 50.0%	16	**13**	- 18.8%
Pending Sales	2	**5**	+ 150.0%	9	**14**	+ 55.6%
Closed Sales	3	**2**	- 33.3%	8	**13**	+ 62.5%
Days on Market Until Sale	282	**40**	- 85.8%	260	**111**	- 57.3%
Median Sales Price*	$1,262,500	**$539,500**	- 57.3%	$1,281,250	**$740,000**	- 42.2%
Average Sales Price*	$1,100,833	**$539,500**	- 51.0%	$1,050,813	**$1,062,231**	+ 1.1%
Percent of List Price Received*	93.4%	**101.3%**	+ 8.5%	95.7%	**99.4%**	+ 3.9%
Inventory of Homes for Sale	13	**2**	- 84.6%	—	**—**	—
Months Supply of Inventory	4.8	**0.8**	- 83.3%	—	**—**	—

* 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.

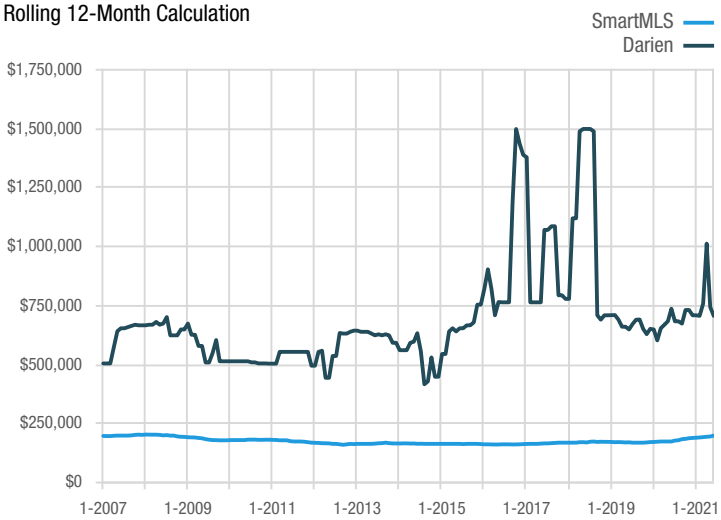
Median Sales Price - Single Family

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 July 13, 2021. All data from SmartMLS. Report © 2021 ShowingTime.