

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of April 14, 2025



## Darien

- 5.9%

+ 40.0%

- 47.1%

Change in  
New Listings  
All Properties

Change in  
Closed Sales  
All Properties

Change in  
Inventory of Homes  
All Properties

### Detached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	22	17	- 22.7%	239	242	+ 1.3%
Under Contract (includes Contingent and Pending)	20	22	+ 10.0%	179	181	+ 1.1%
Closed Sales	14	17	+ 21.4%	170	182	+ 7.1%
Median Sales Price*	\$462,500	<b>\$486,000</b>	+ 5.1%	\$457,500	<b>\$481,000</b>	+ 5.1%
Average Sales Price*	\$516,993	<b>\$531,142</b>	+ 2.7%	\$482,345	<b>\$532,971</b>	+ 10.5%
Percent of Original List Price Received*	98.4%	<b>102.0%</b>	+ 3.7%	99.7%	<b>99.6%</b>	- 0.1%
Average Market Time	49	45	- 8.2%	26	32	+ 23.1%
Inventory of Homes for Sale at Month End	10	5	- 50.0%	--	--	--

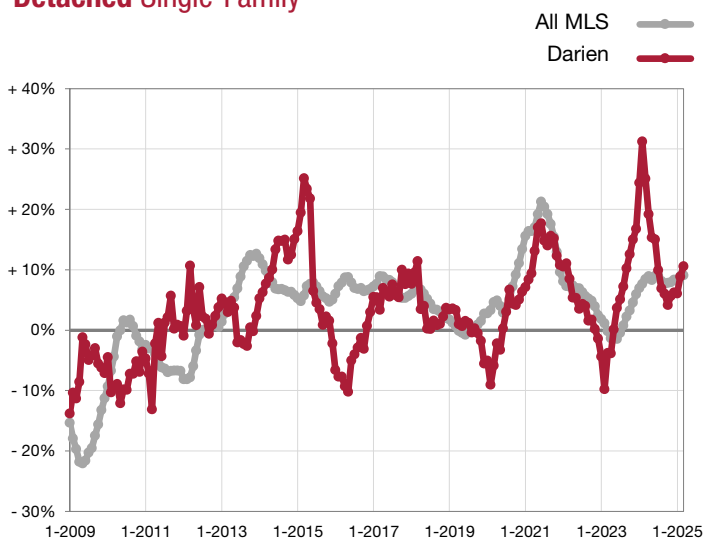
### Attached Single-Family

	March			Trailing 12 Months		
	3-2024	3-2025	+ / -	3-2024	3-2025	+ / -
New Listings	12	15	+ 25.0%	143	137	- 4.2%
Under Contract (includes Contingent and Pending)	10	13	+ 30.0%	122	107	- 12.3%
Closed Sales	6	11	+ 83.3%	124	107	- 13.7%
Median Sales Price*	\$372,250	<b>\$295,000</b>	- 20.8%	\$301,500	<b>\$325,000</b>	+ 7.8%
Average Sales Price*	\$384,583	<b>\$288,100</b>	- 25.1%	\$303,130	<b>\$327,210</b>	+ 7.9%
Percent of Original List Price Received*	101.0%	<b>101.5%</b>	+ 0.5%	99.9%	<b>100.0%</b>	+ 0.1%
Average Market Time	25	20	- 20.0%	19	23	+ 21.1%
Inventory of Homes for Sale at Month End	7	4	- 42.9%	--	--	--

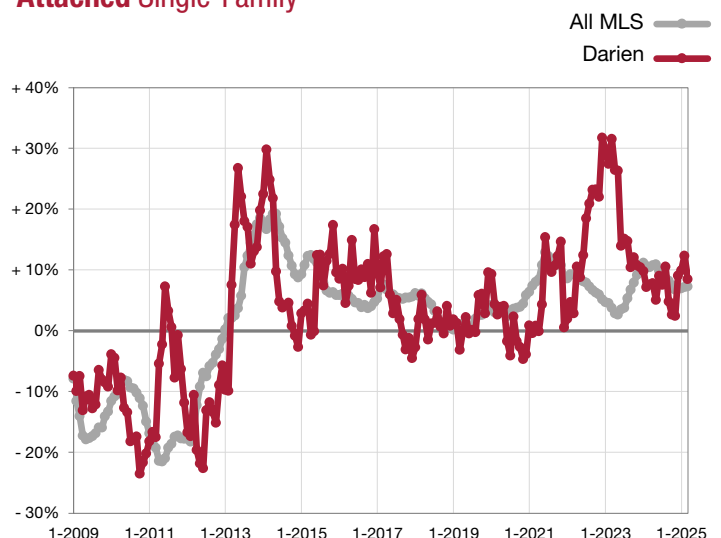
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average.  
This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.