

Darien 06820

ZIP code · CT · Connecticut > Western Connecticut

BALANCED MARKET

\$3M

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

221

SALES (12 MO)

\$2.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

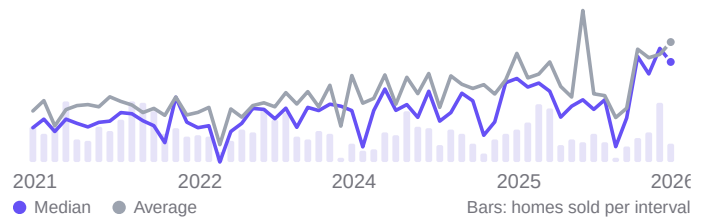
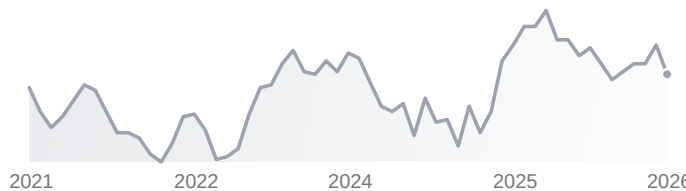
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$3M · Average \$3.4M

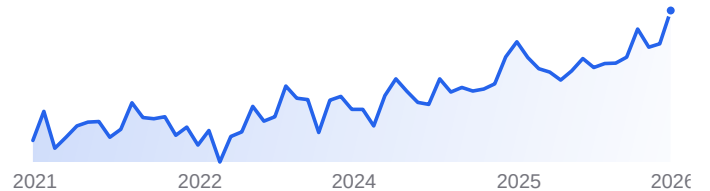
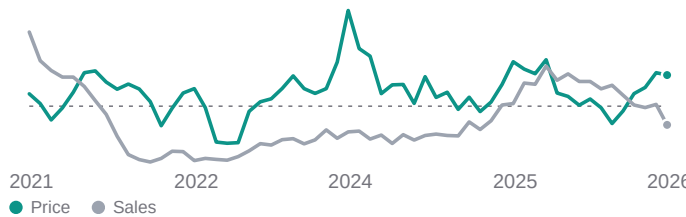


Growth (year over year)

Price +20.0% · Sales -12.0%

Price per square foot

\$970/ft²

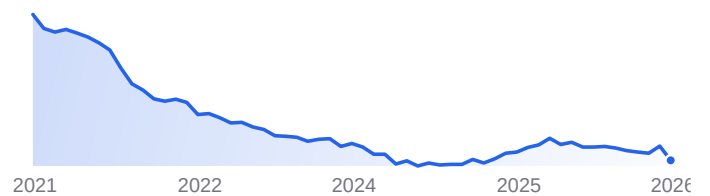
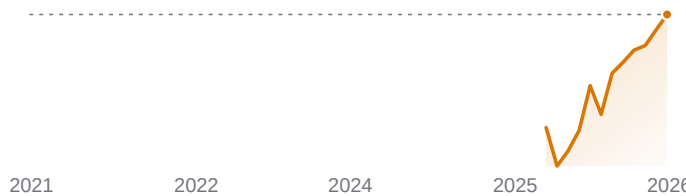


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

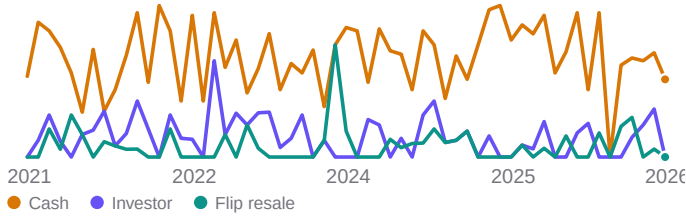
3.4%



BUYERS & OUTCOMES

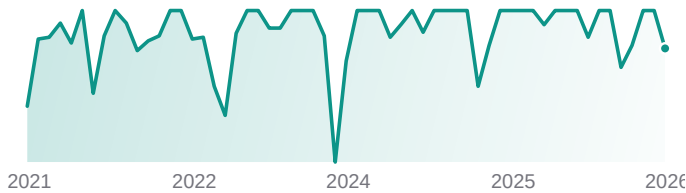
Buyer mix

Cash 23% · Investor 0% · Flip resale 0%



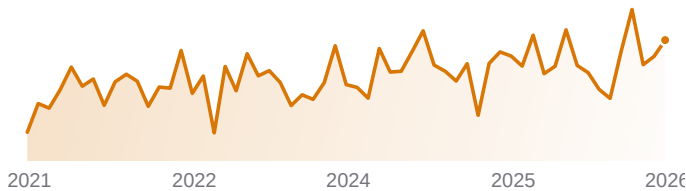
Sellers who sold at a gain

92%

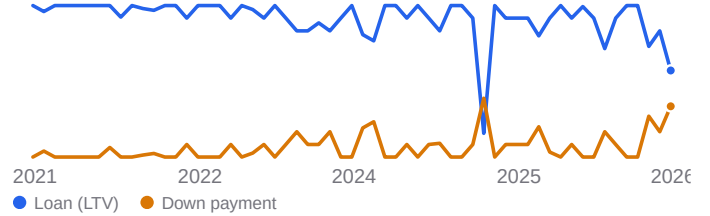


Median annualized return at resale

+6.5%

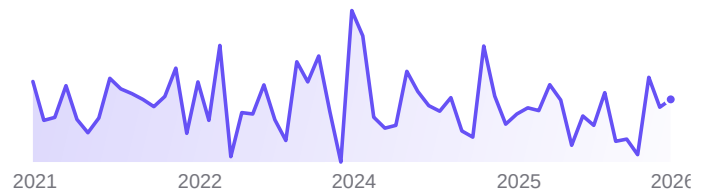


Financing (share of purchase price) Loan (LTV) 54% · Down payment 40%



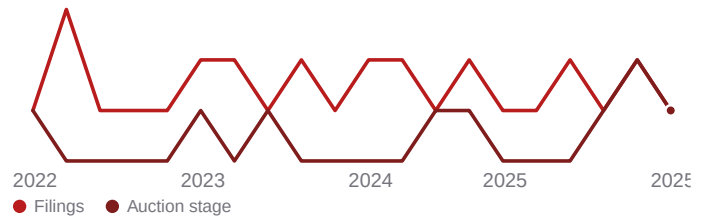
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,580
Median value (AVM)	\$2.4M
Median size	3,035 ft²
Median bedrooms	4
Median year built	1955
Single family	94%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.3%
Owner occupied	86%
Company owned	8.0%
Median loan-to-value	41%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	24,276
Density	1,613 / mi²
Median household income	\$269K
Average household income	\$412K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	92
Homes occupied	94%
Bachelor's or higher	47%
Poverty rate	6.0%
Unemployment	1.0%
Average temp	52°F
Annual precip	50 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.