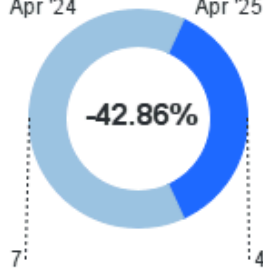


EASTON | April 2025

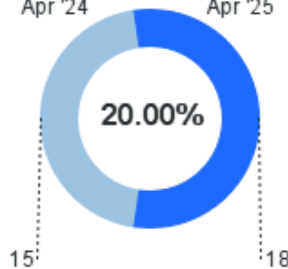
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

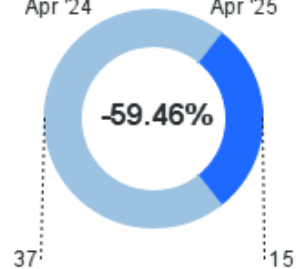
NUMBER OF SALES
Apr '24 Apr '25



NEW LISTINGS
Apr '24 Apr '25



AVERAGE DOM
Apr '24 Apr '25



52.94% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

35.96% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

56.94% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

37.02% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Apr '24  Apr '25

AREA REPORT

EASTON

FULL MARKET SUMMARY

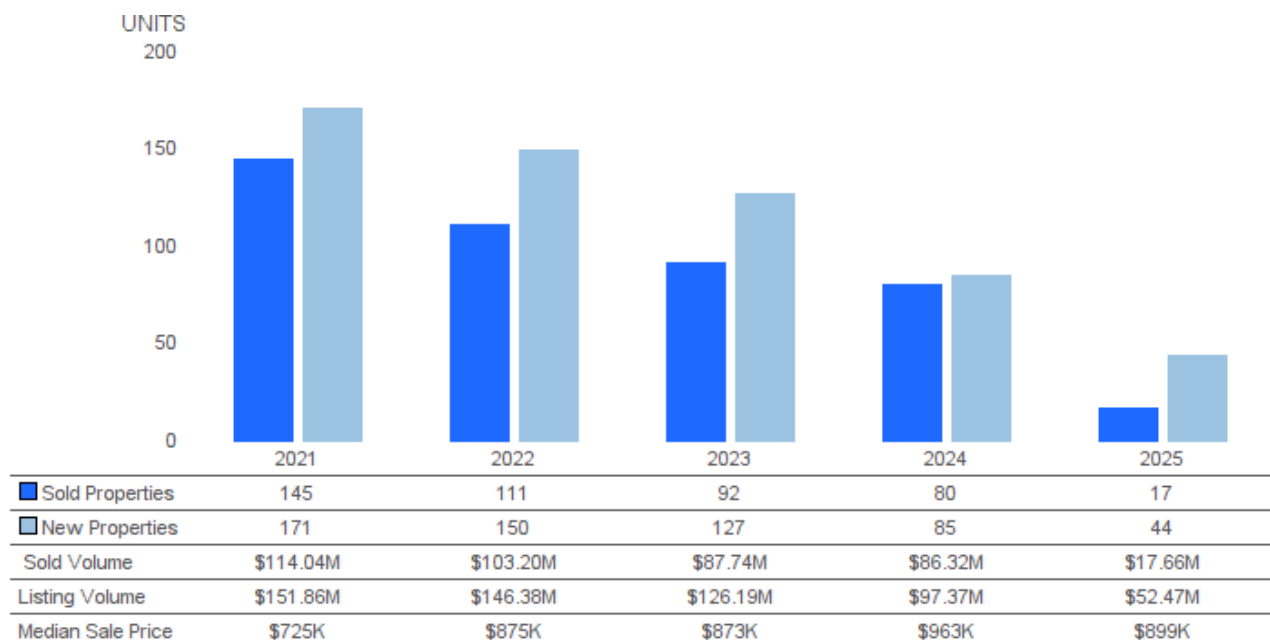
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	18	15	20%	44	33	33.33%
Sold Listings	4	7	-42.86%	17	21	-19.05%
Median List Price (Solds)	\$1,097,000	\$699,000	56.94%	\$899,000	\$850,000	5.76%
Median Sold Price	\$1,145,500	\$749,000	52.94%	\$899,000	\$895,900	0.35%
Median Days on Market	17	15	13.33%	13	20	-35%
Average List Price (Solds)	\$1,158,000	\$845,128	37.02%	\$1,030,588	\$933,133	10.44%
Average Sold Price	\$1,179,000	\$867,142	35.96%	\$1,038,529	\$921,471	12.7%
Average Days on Market	15	37	-59.46%	50	49	2.04%
List/Sold Price Ratio	101.5%	101.9%	-0.35%	101.5%	99.1%	2.41%

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

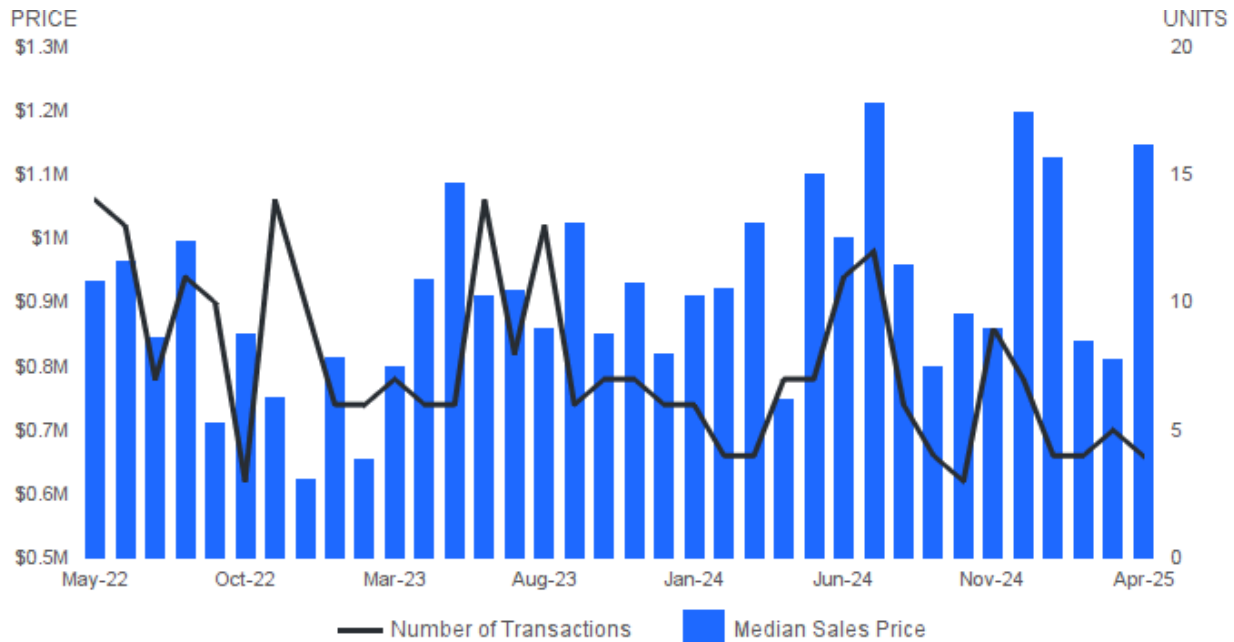
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

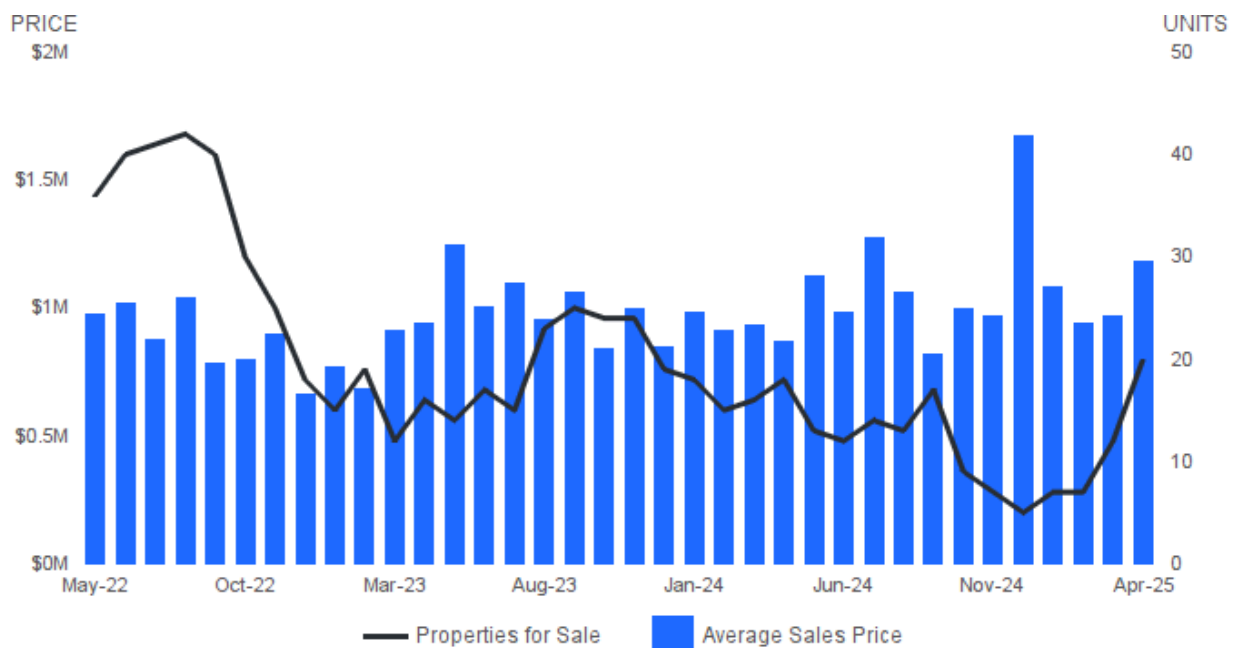


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

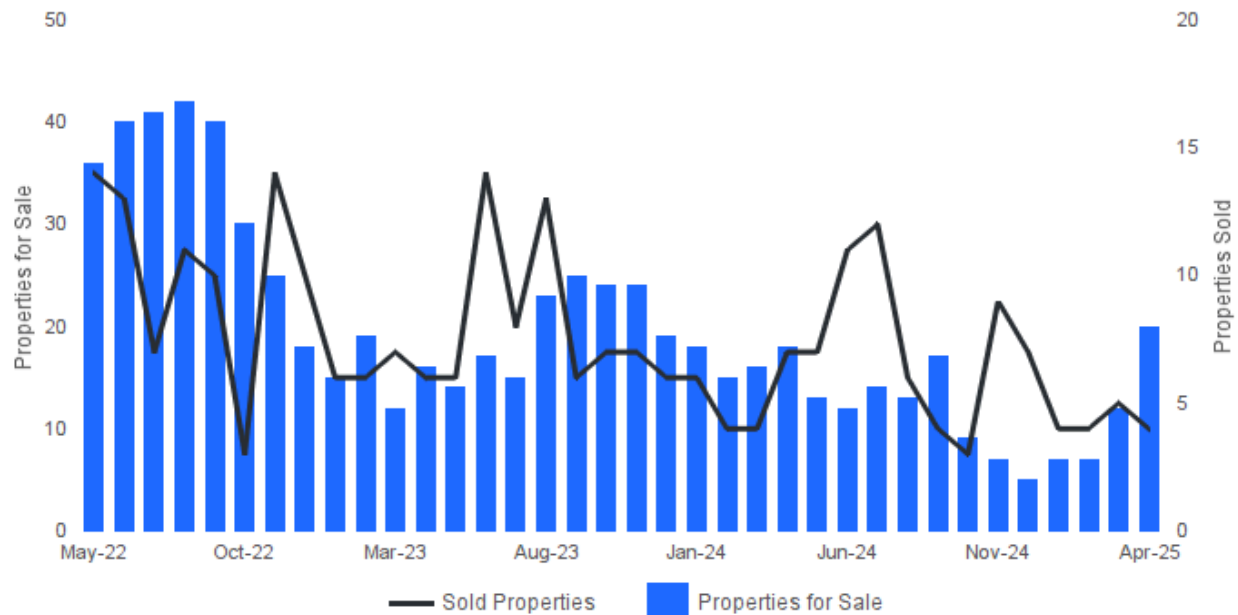


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



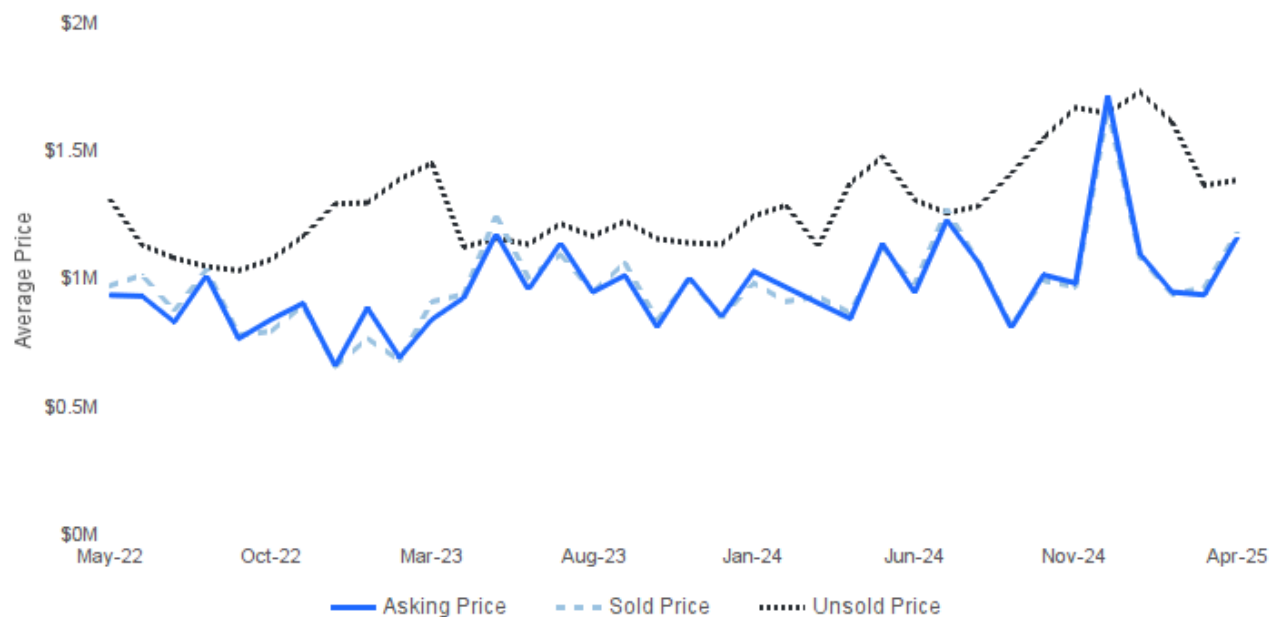
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

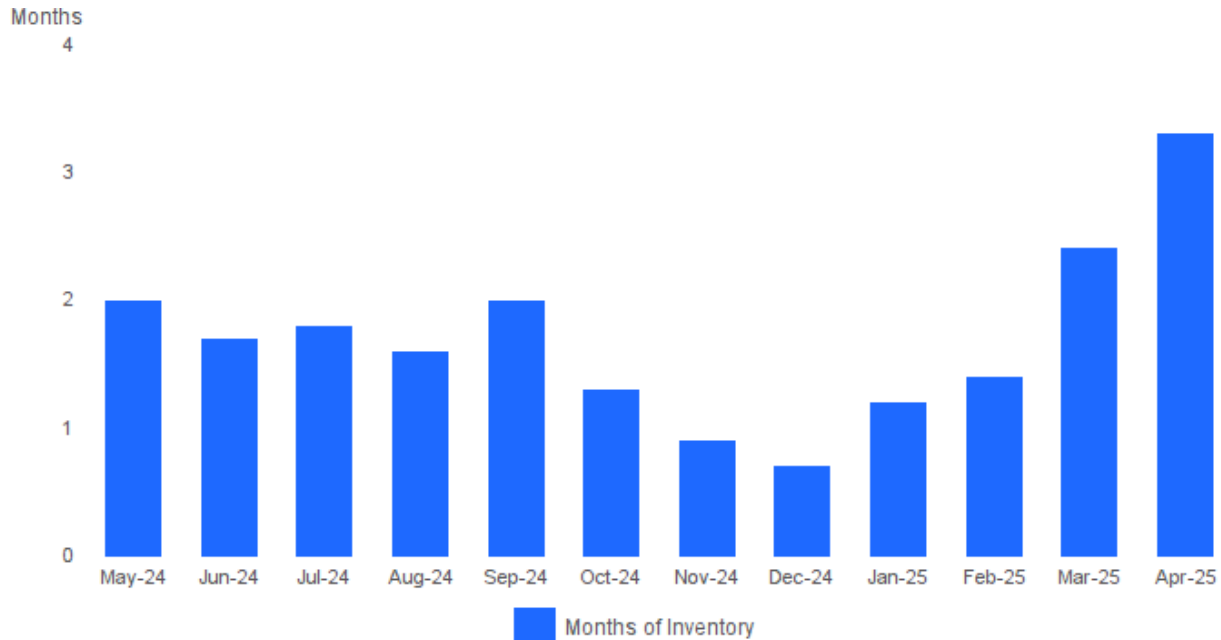
Unsold Price | the average active list price



ABSORPTION RATE

April 2025 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

