

## City: Easton



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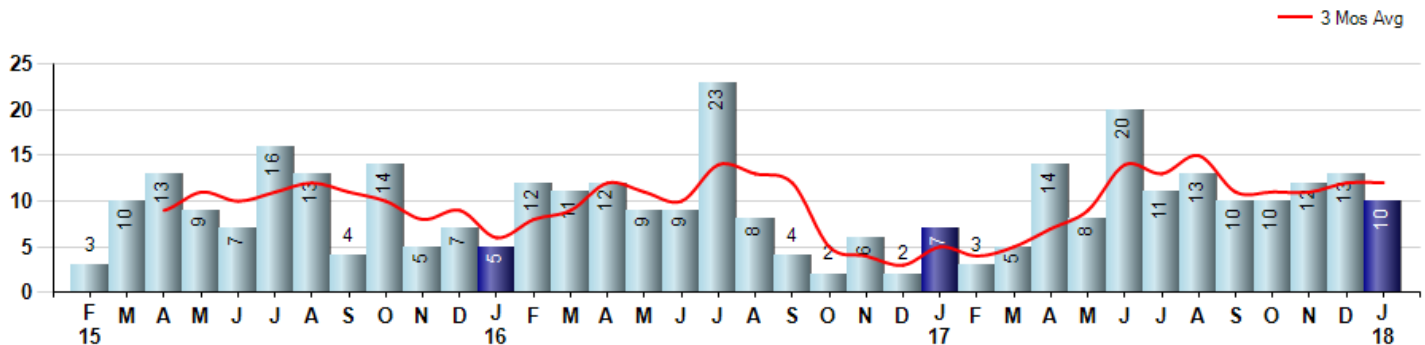
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,000	2%		0%				
Average List Price of all Current Listings	\$791,791	1%		-1%				
January Median Sales Price	\$443,000	-2%	-13%	14%	-25%	\$443,000	14%	-25%
January Average Sales Price	\$495,800	-5%	-11%	26%	-19%	\$495,800	26%	-19%
Total Properties Currently for Sale (Inventory)	79	-3%		-28%				
January Number of Properties Sold	10	-23%		43%			0%	
January Average Days on Market (Solds)	104	-25%	-6%	-29%	-21%	104	-29%	-21%
Asking Price per Square Foot (based on New Listings)	\$200	39%	14%	8%	9%	\$200	8%	9%
January Sold Price per Square Foot	\$163	-10%	-8%	-12%	-11%	\$163	-12%	-11%
January Month's Supply of Inventory	7.9	27%	6%	-50%	-47%	7.9	-50%	-47%
January Sale Price vs List Price Ratio	91.5%	3.4%	2%	8%	91.5%	8.2%		

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

### Property Sales

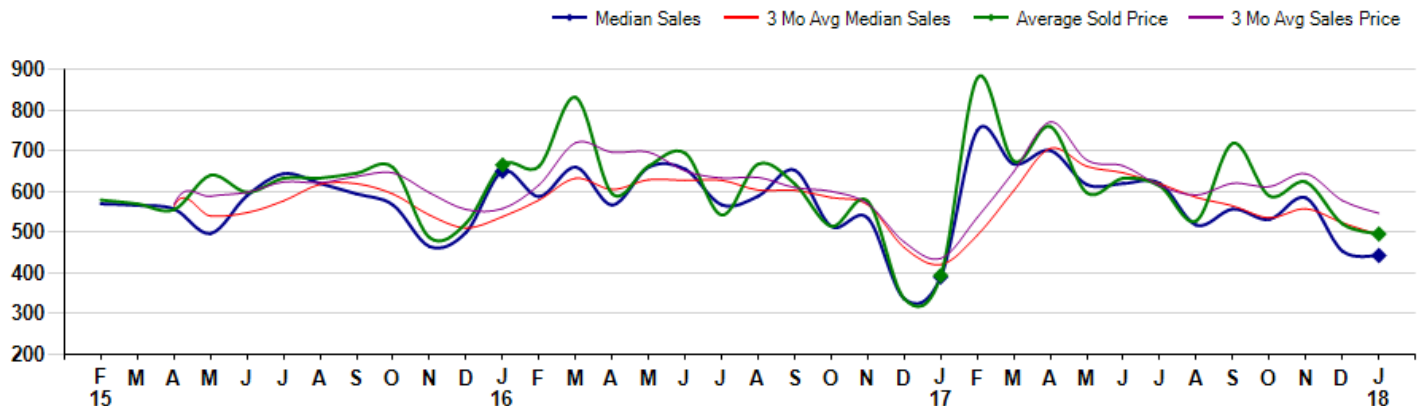
January Property sales were 10, up 42.9% from 7 in January of 2017 and -23.1% lower than the 13 sales last month. January 2018 sales were at their highest level compared to January of 2017 and 2016. January YTD sales of 10 are running 42.9% ahead of last year's year-to-date sales of 7.



### Prices

The Median Sales Price in January was \$443,000, up 13.6% from \$390,000 in January of 2017 and down -2.4% from \$454,000 last month. The Average Sales Price in January was \$495,800, up 26.0% from \$393,500 in January of 2017 and down -4.8% from \$520,962 last month. January 2018 ASP was at a mid range compared to January of 2017 and 2016.

Median means Middle (the same # of properties sold above and below Median) (000's)



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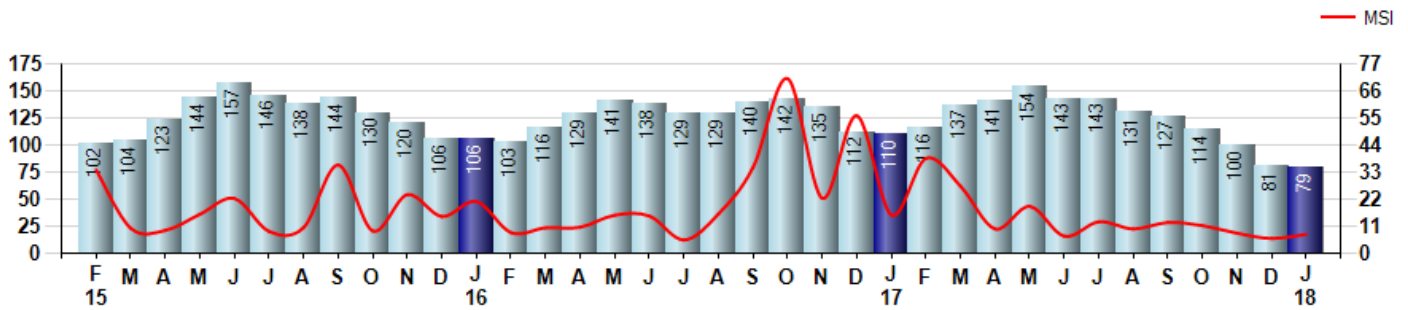
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### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 79, down -2.5% from 81 last month and down -28.2% from 110 in January of last year. January 2018 Inventory was at the lowest level compared to January of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2018 MSI of 7.9 months was at its lowest level compared with January of 2017 and 2016.

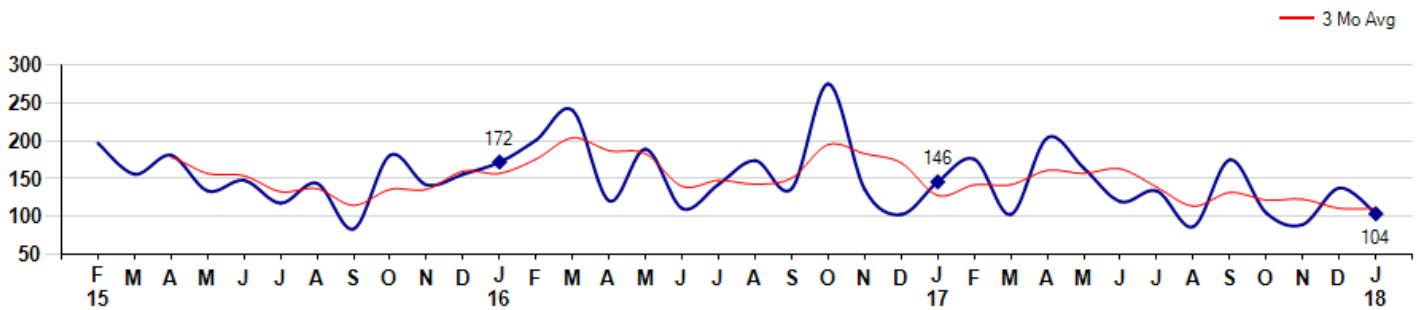
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for January was 104, down -24.6% from 138 last month and down -28.8% from 146 days in January of last year. The January 2018 DOM was at its lowest level compared with January of 2017 and 2016.

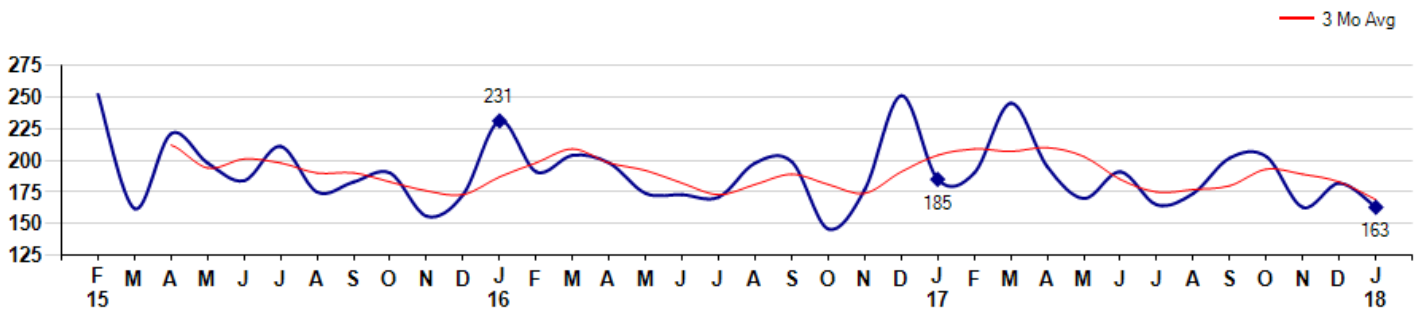
Average Days on Market(Listing to Contract) for properties sold during the month



### Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The January 2018 Selling Price per Square Foot of \$163 was down -10.4% from \$182 last month and down -11.9% from \$185 in January of last year.

Average Selling Price per Square Foot for properties that sold during the month



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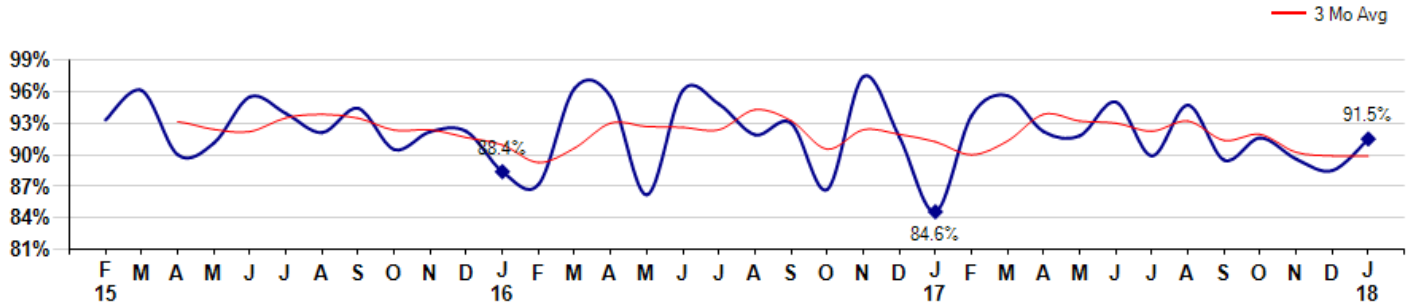


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### Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2018 Selling Price vs List Price of 91.5% was up from 88.5% last month and up from 84.6% in January of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



### Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in January 2018 was 17, up 112.5% from 8 last month and down -34.6% from 26 in January of last year.

