

## City: Easton



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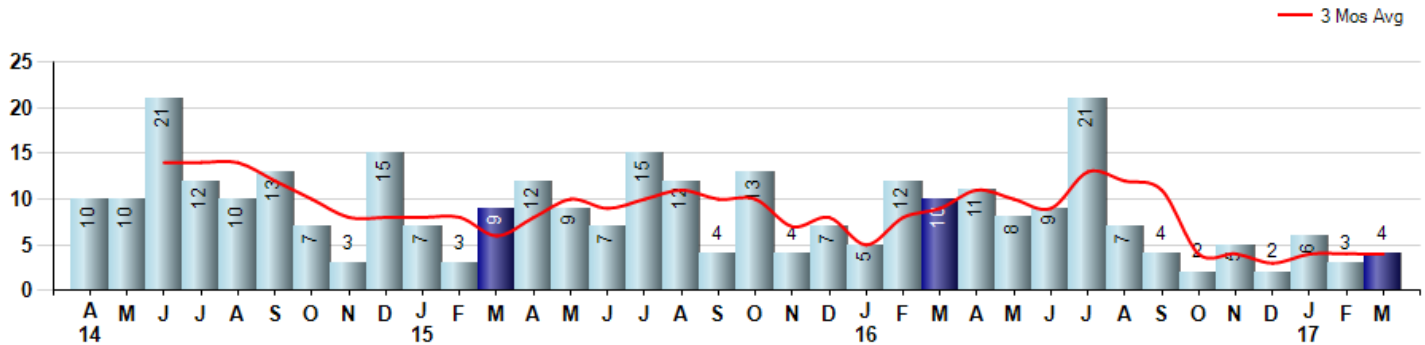
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,950	0%		0%				
Average List Price of all Current Listings	\$777,952	0%		1%				
March Median Sales Price	\$676,250	-10%	43%	2%	17%	\$500,000	-21%	-14%
March Average Sales Price	\$676,675	-23%	20%	-21%	7%	\$601,631	-18%	-5%
Total Properties Currently for Sale (Inventory)	118	12%		8%				
March Number of Properties Sold	4	33%		-60%			-52%	
March Average Days on Market (Solds)	104	-41%	-25%	-60%	-40%	145	-34%	-16%
Asking Price per Square Foot (based on New Listings)	\$224	6%	6%	11%	4%	\$212	-1%	-2%
March Sold Price per Square Foot	\$241	13%	5%	4%	13%	\$227	2%	7%
March Month's Supply of Inventory	29.5	-16%	9%	171%	29%	27.1	105%	18%
March Sale Price vs List Price Ratio	95.3%	1.7%	5%	-1%	3.3%	90.8%	-1.6%	

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

### Property Sales

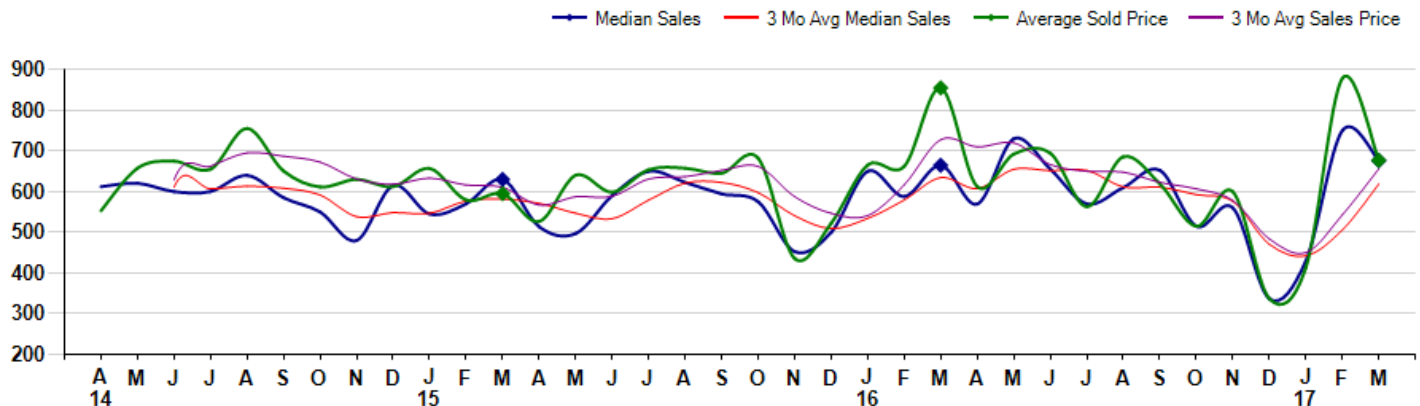
March Property sales were 4, down -60.0% from 10 in March of 2016 and 33.3% higher than the 3 sales last month. March 2017 sales were at their lowest level compared to March of 2016 and 2015. March YTD sales of 13 are running -51.9% behind last year's year-to-date sales of 27.



### Prices

The Median Sales Price in March was \$676,250, up 1.7% from \$664,700 in March of 2016 and down -9.8% from \$750,000 last month. The Average Sales Price in March was \$676,675, down -20.8% from \$854,779 in March of 2016 and down -23.0% from \$878,333 last month. March 2017 ASP was at a mid range compared to March of 2016 and 2015.

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



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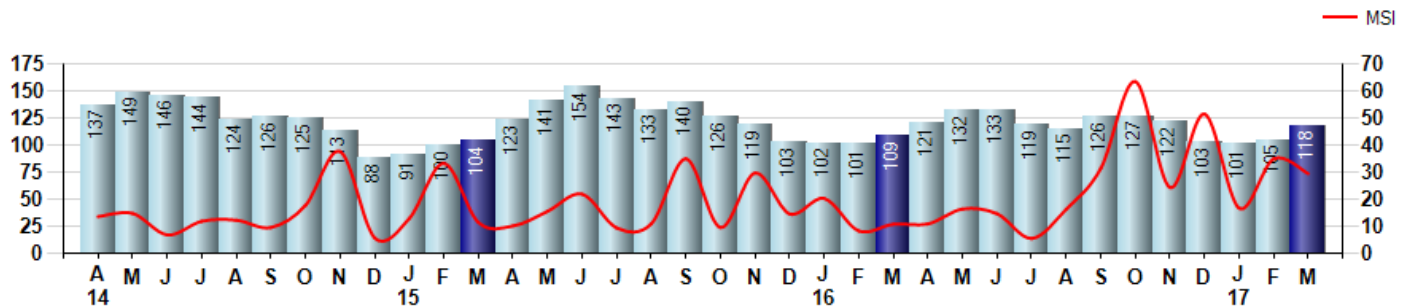


### Inventory & MSI

The Total Inventory of Properties available for sale as of March was 118, up 12.4% from 105 last month and up 8.3% from 109 in March of last year. March 2017 Inventory was at highest level compared to March of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2017 MSI of 29.5 months was at its highest level compared with March of 2016 and 2015.

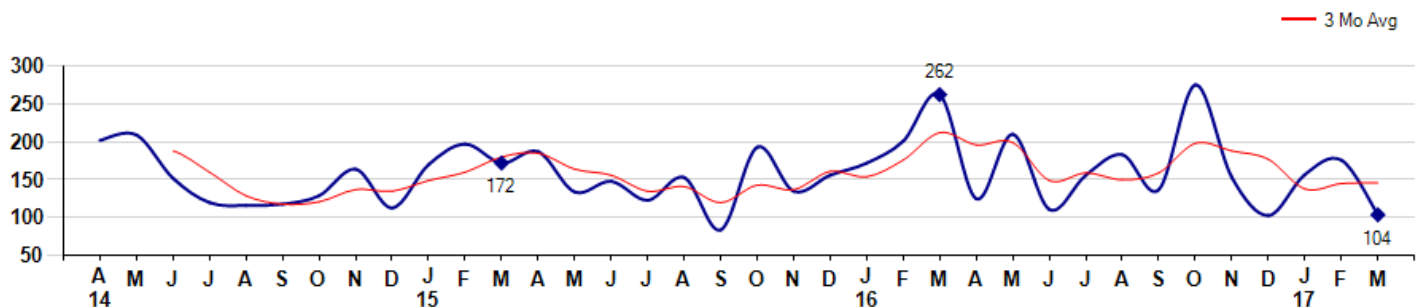
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 March was 104, down -40.9% from 176 days last month and down -60.3% from 262 days in March of last year. The March 2017 DOM was at its lowest level compared with March of 2016 and 2015.

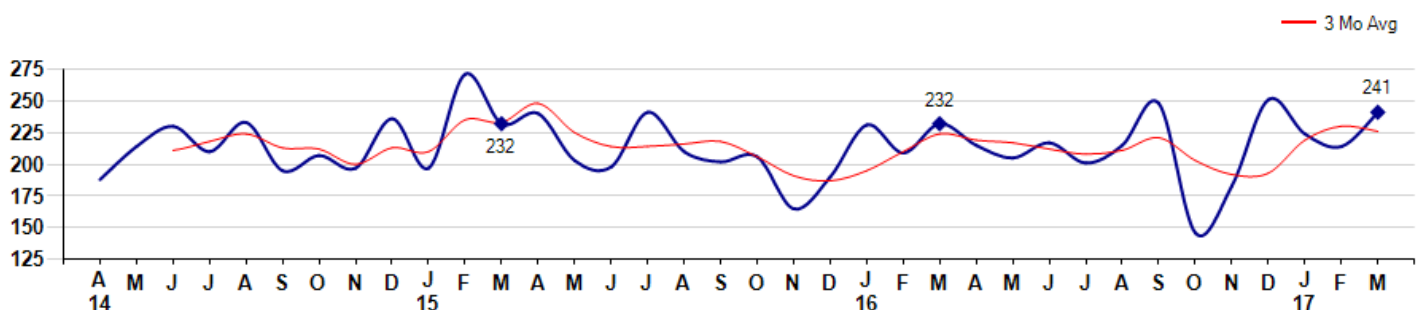
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 March 2017 Selling Price per Square Foot of \$241 was up 12.6% from \$214 last month and up 3.9% from \$232 in March of last year.

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



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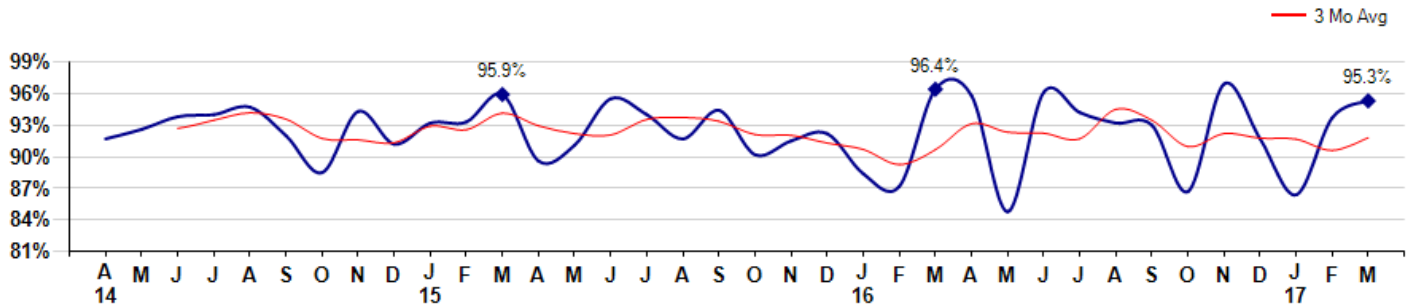


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### Selling Price vs Listing Price

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 March 2017 Selling Price vs List Price of 95.3% was up from 93.7% last month and down from 96.4% in March 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 March 2017 was 34, up 100.0% from 17 last month and up 30.8% from 26 in March of last year.

Inventory NewListings Sold

