



















AREA REPORT

EASTON

FULL MARKET SUMMARY

June 2020 | Single Family Homes 

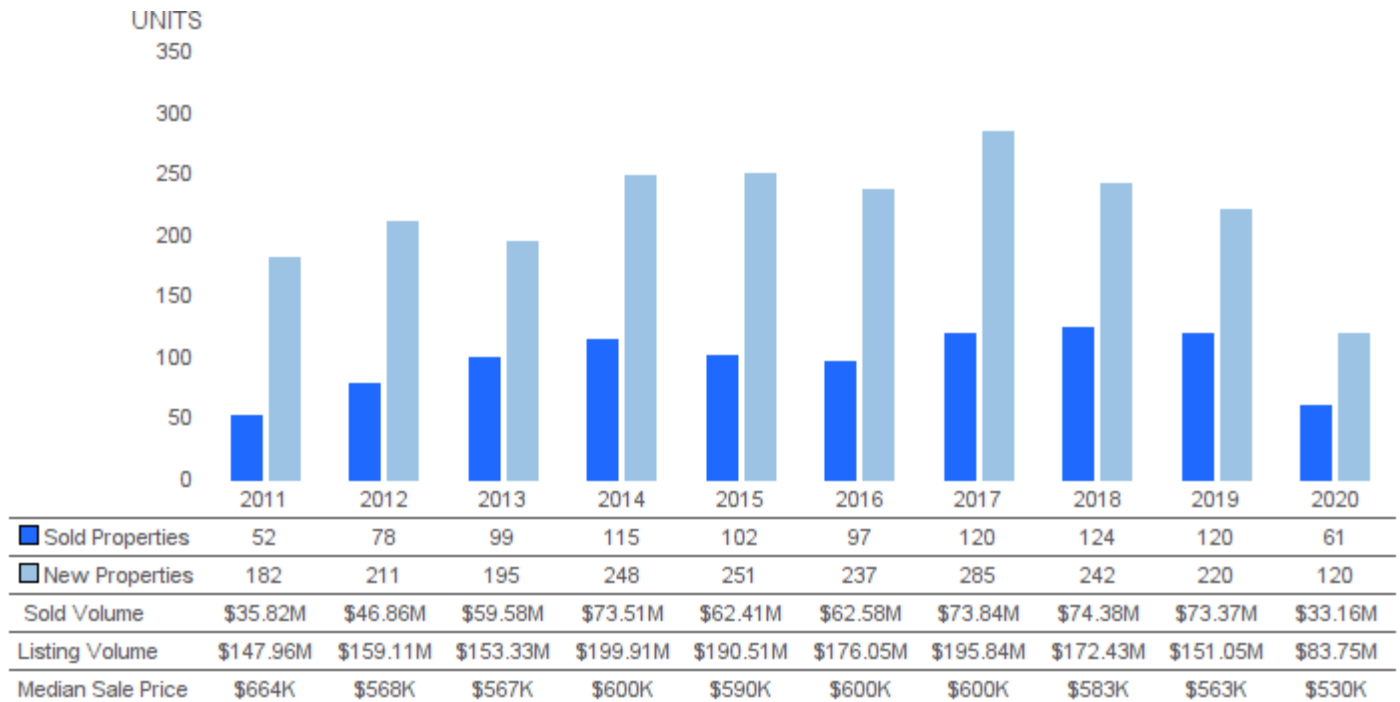
	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	28	23	21.74% 	117	138	-15.22% 
Sold Listings	13	19	-31.58% 	60	65	-7.69% 
Median Listing Price	\$595,000	\$665,000	-10.53% 	\$562,000	\$609,000	-7.72% 
Median Selling Price	\$575,000	\$650,000	-11.54% 	\$530,000	\$599,000	-11.52% 
Median Days on Market	74	96	-22.92% 	81	110	-26.36% 
Average Listing Price	\$565,600	\$667,015	-15.2% 	\$563,807	\$650,047	-13.27% 
Average Selling Price	\$553,574	\$634,944	-12.82% 	\$543,719	\$620,769	-12.41% 
Average Days on Market	100	133	-24.81% 	114	138	-17.39% 
List/Sell Price Ratio	98%	95.1%	3.1% 	97.2%	95.5%	1.81% 

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | Single Family Homes 

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

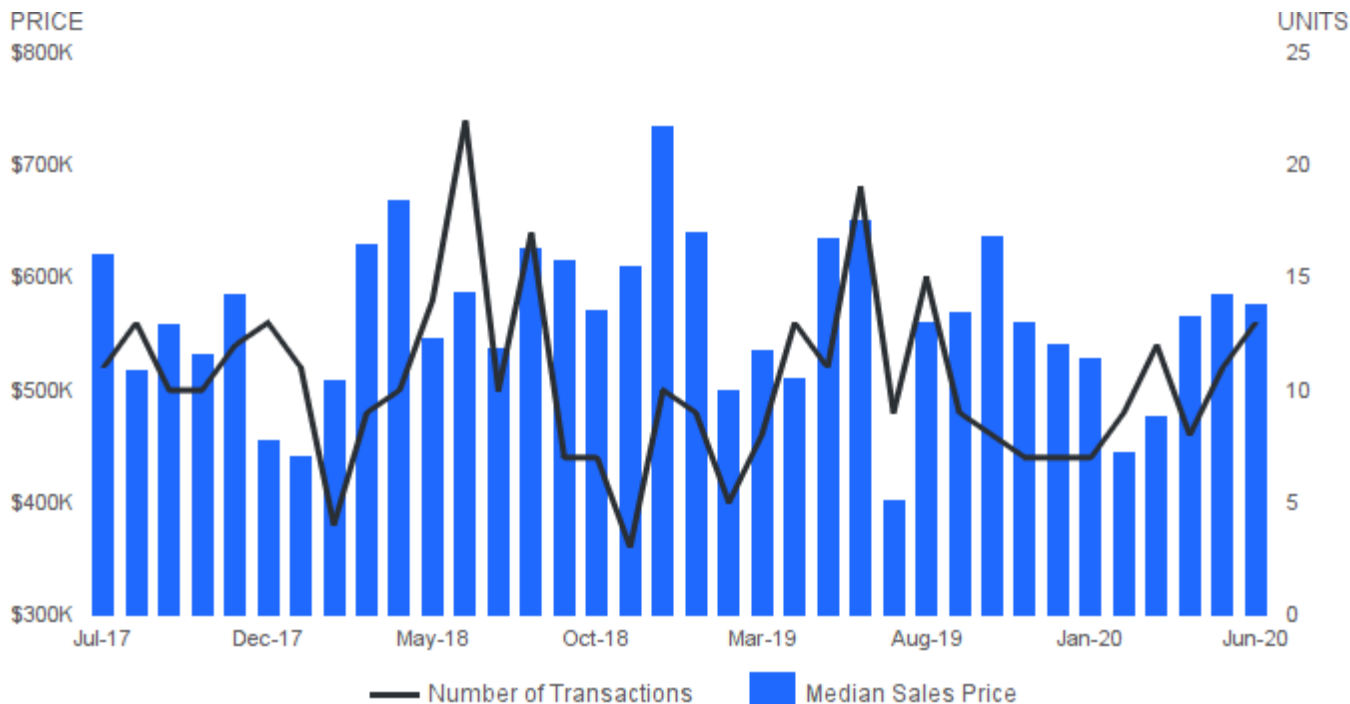


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2020 | 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.

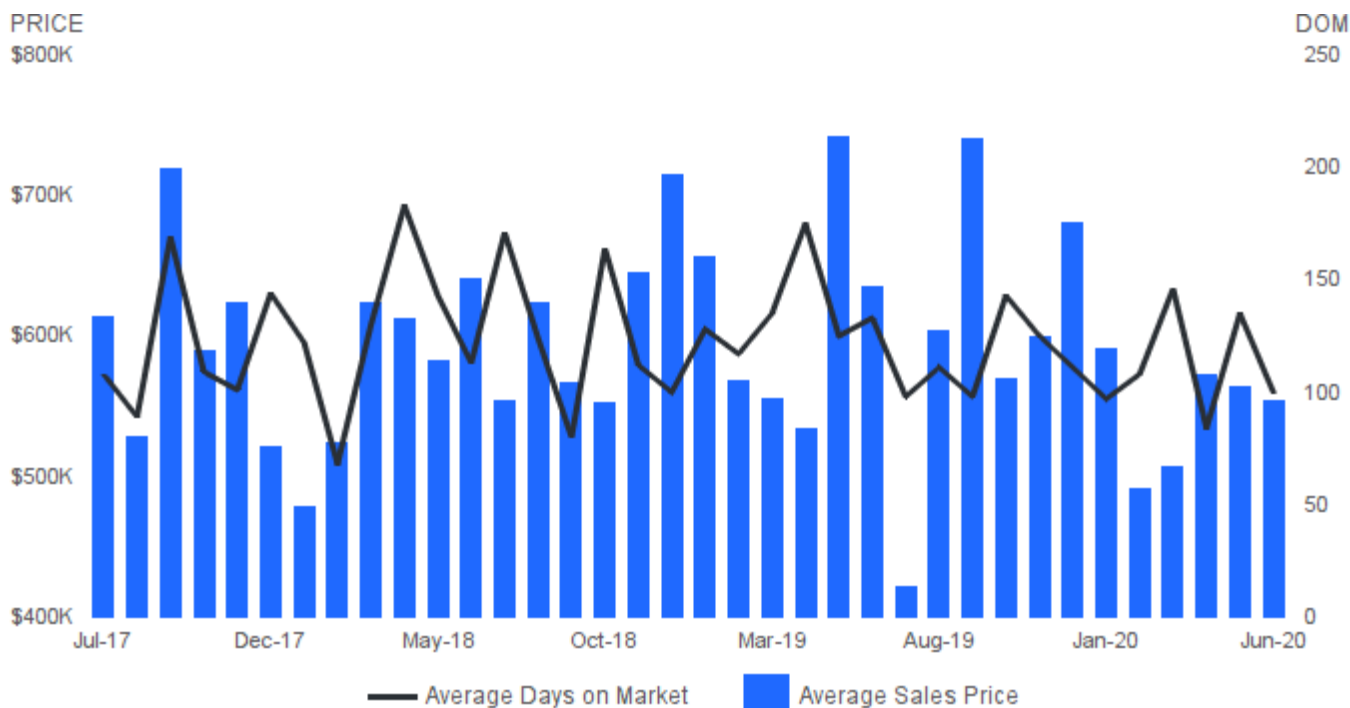


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Single Family Homes 

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

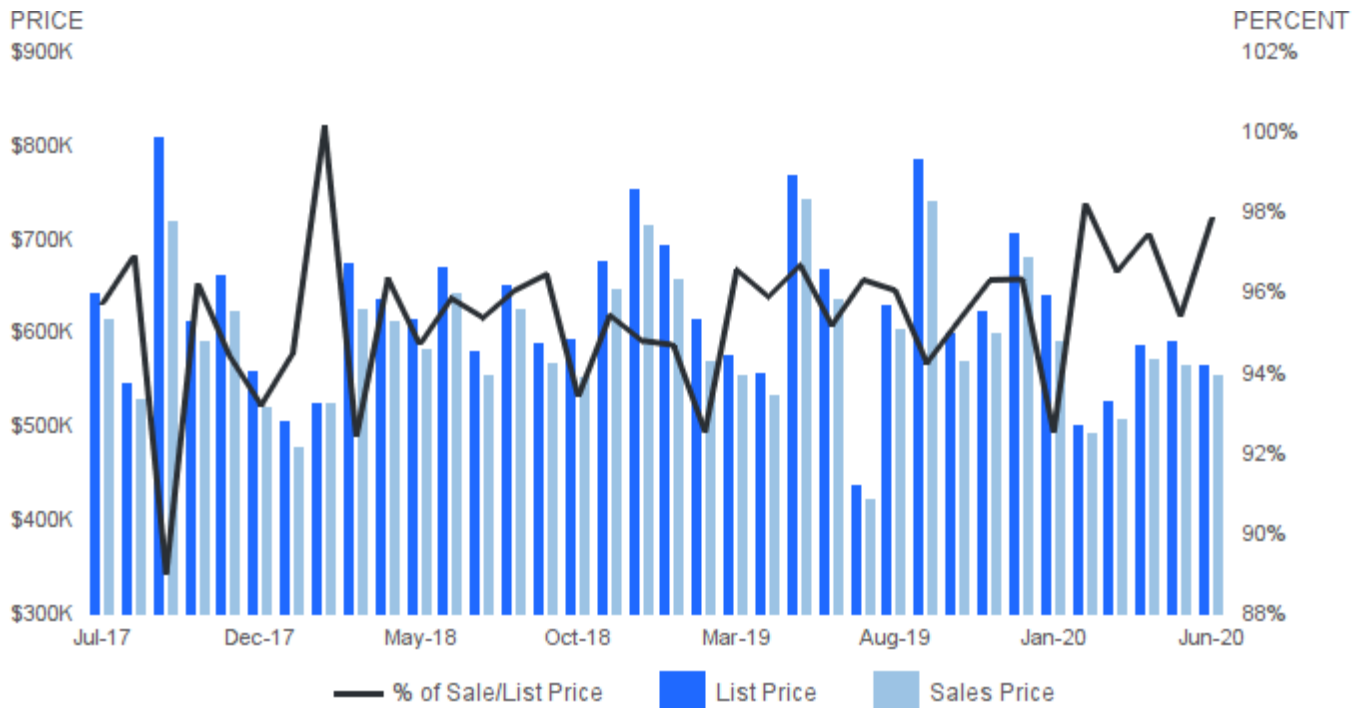
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Single Family Homes 

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

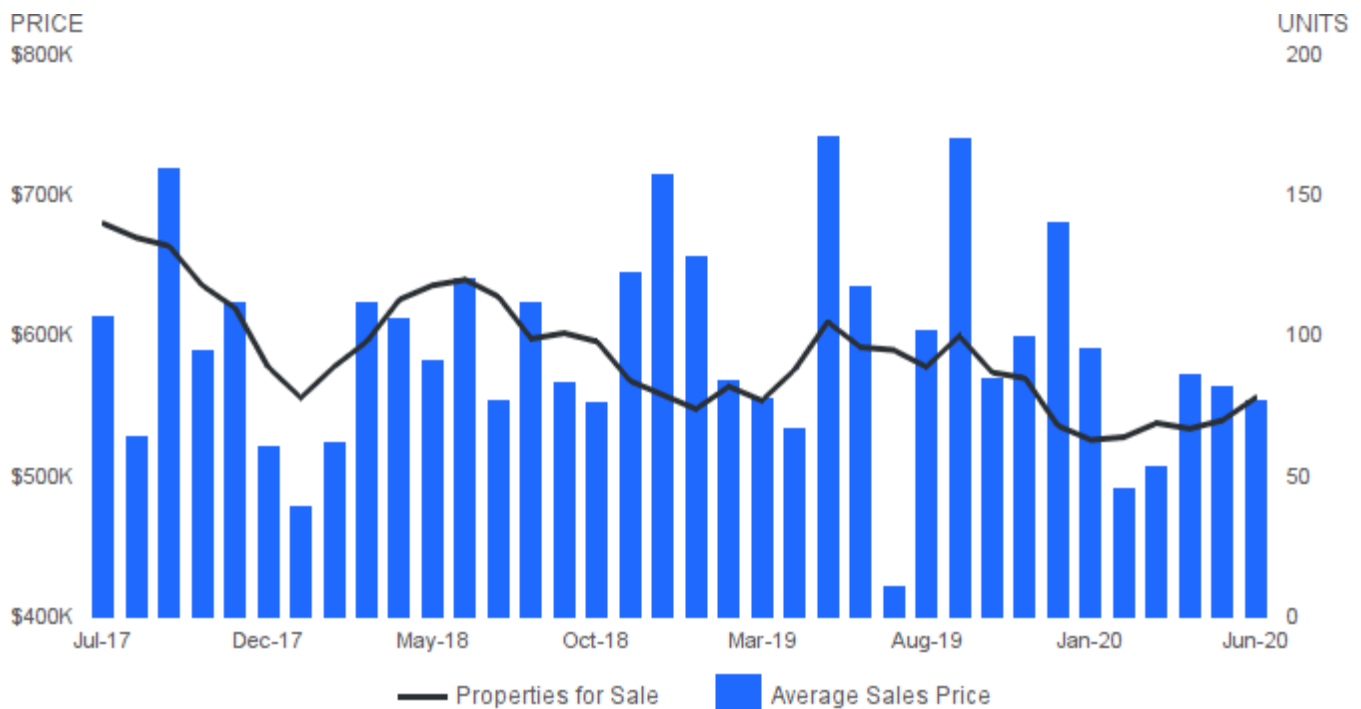


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

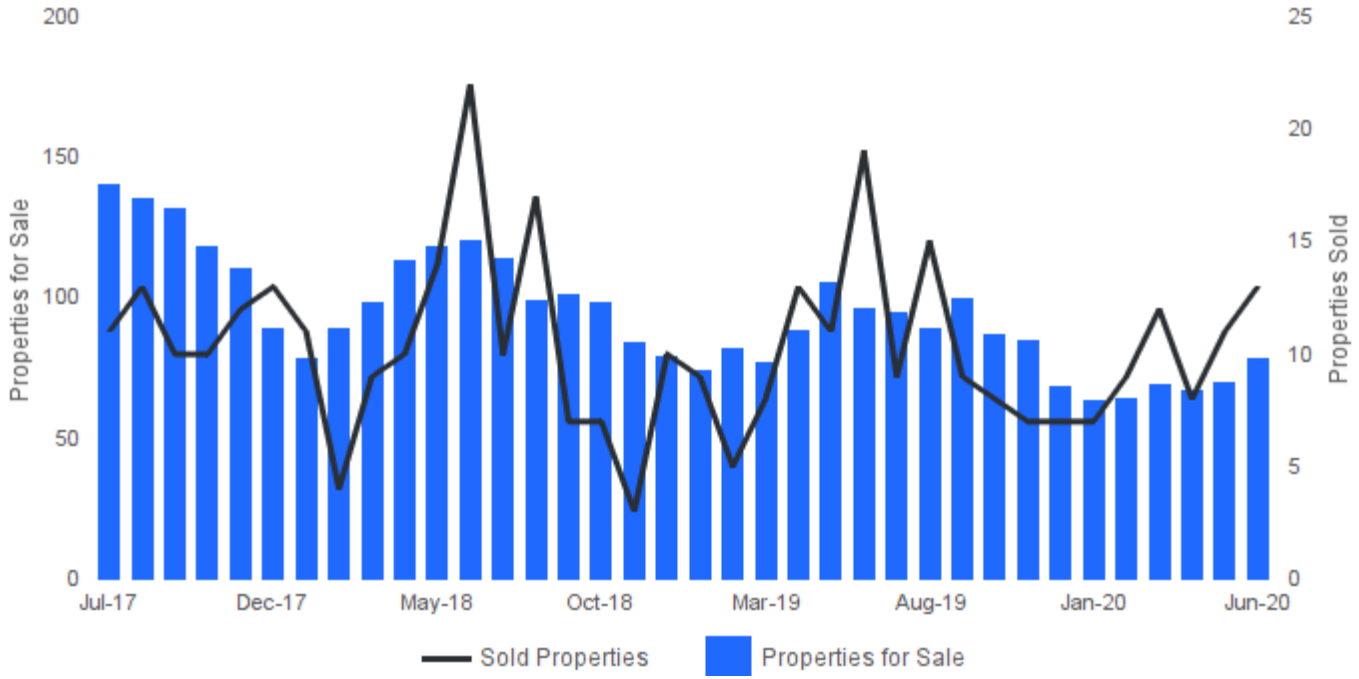


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



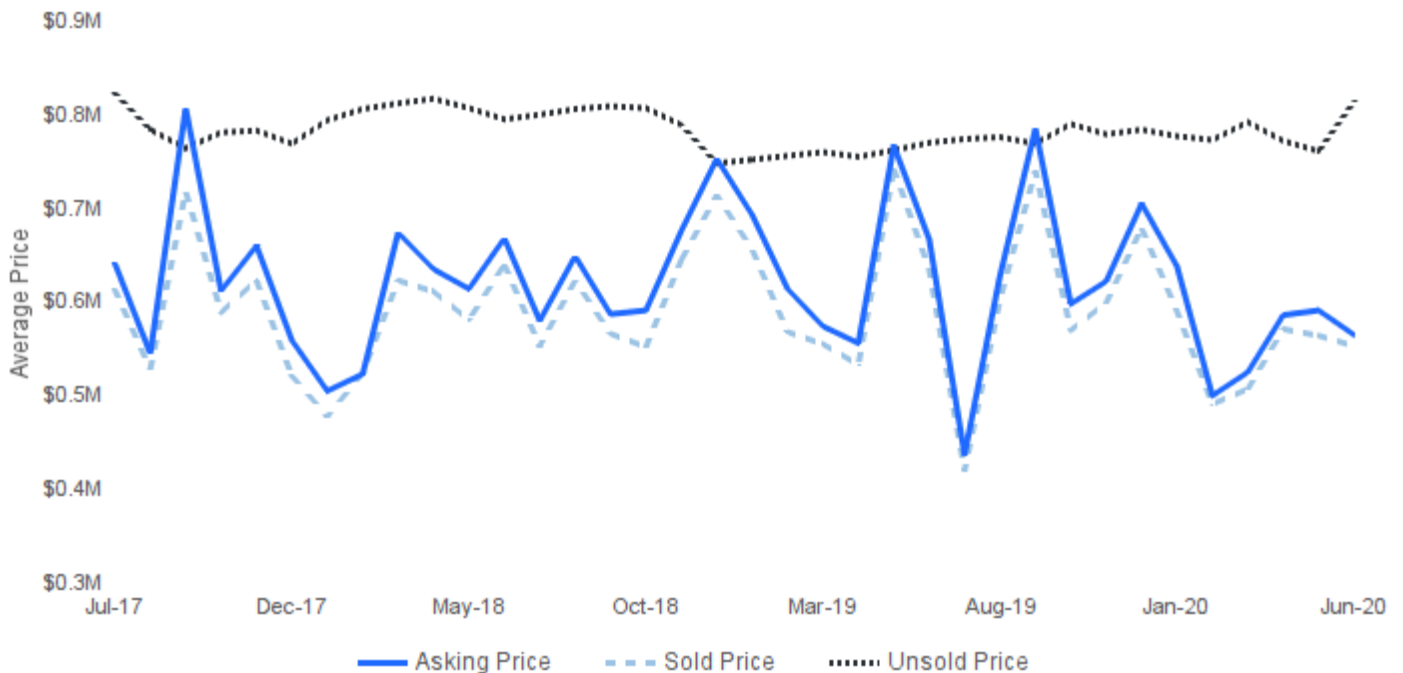
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

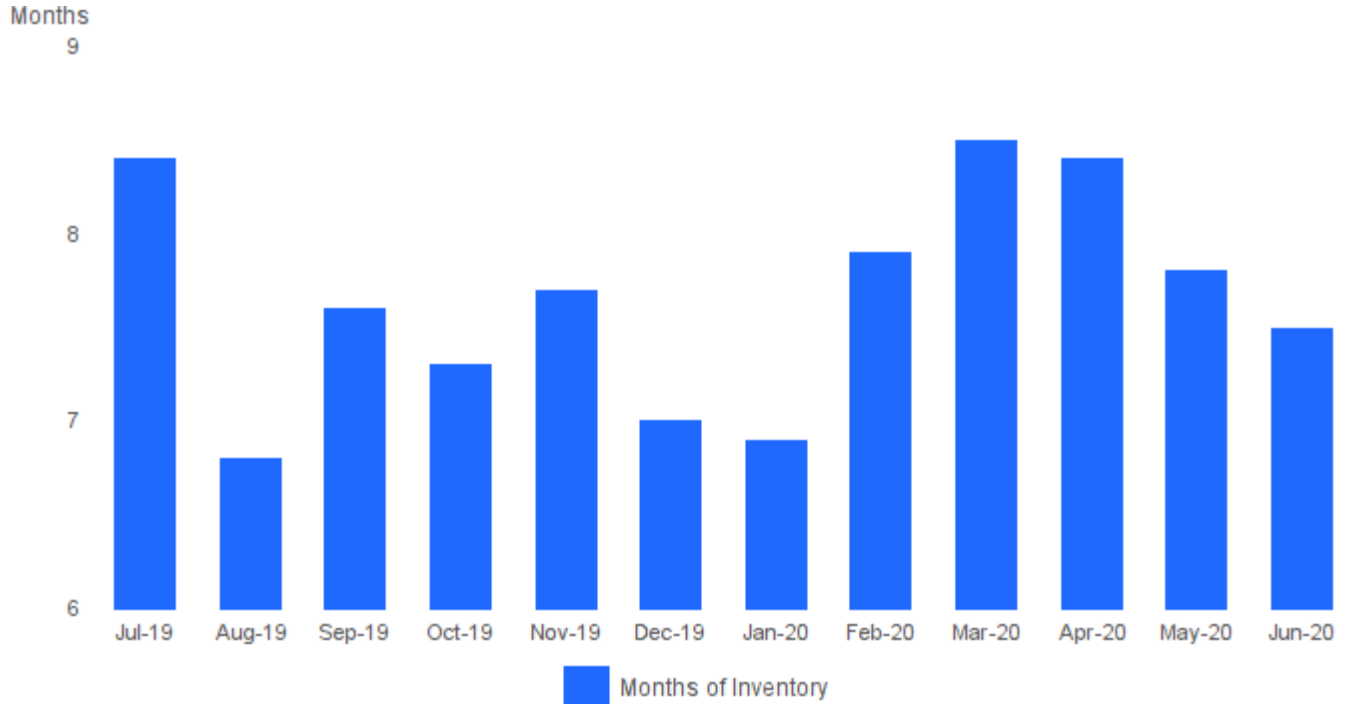
Sold Price | the average selling price



ABSORPTION RATE

June 2020 | 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

June 2020 | 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.

