

AREA REPORT

EASTON

FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

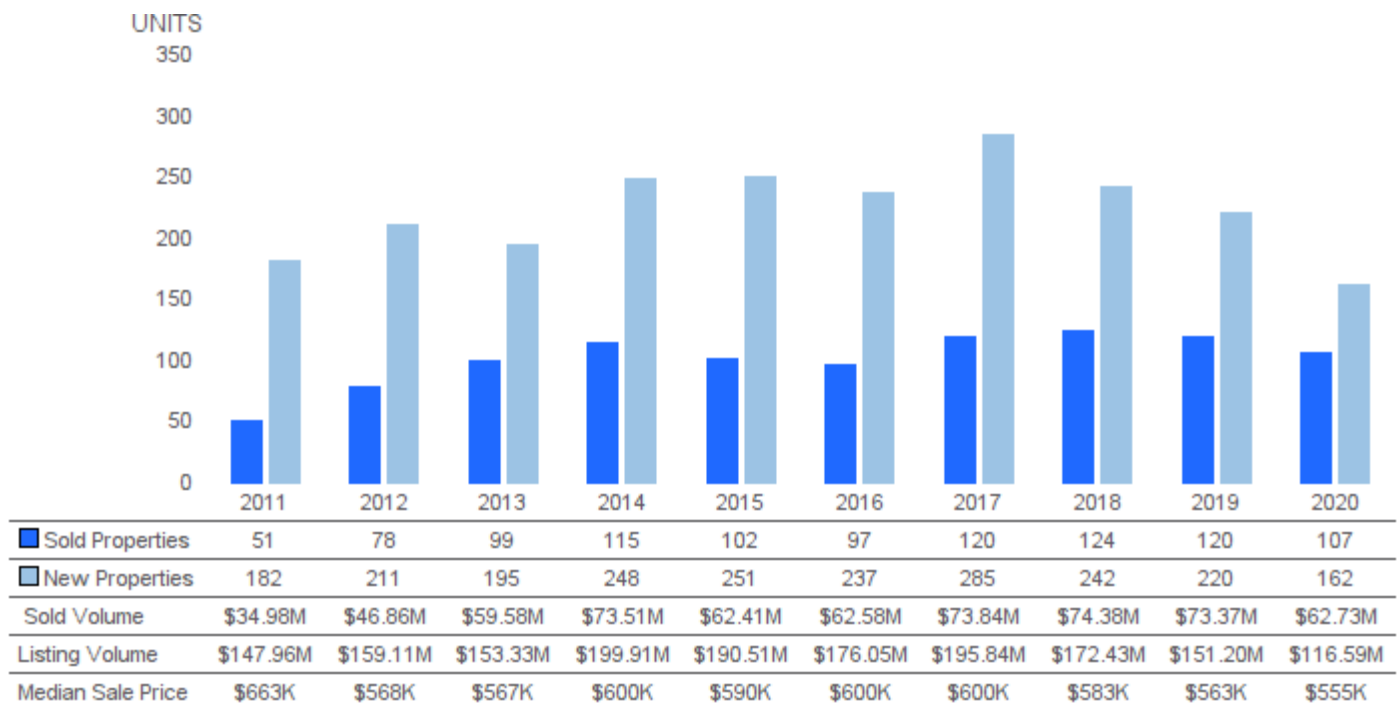
	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	26	14	85.71% ↑	160	170	-5.88% ↓
Sold Listings	19	15	26.67% ↑	106	89	19.1% ↑
Median List Price (Solds)	\$569,000	\$572,500	-0.61% ↓	\$571,500	\$589,000	-2.97% ↓
Median Sold Price	\$564,000	\$560,000	0.71% ↑	\$555,000	\$560,000	-0.89% ↓
Median Days on Market	57	56	1.79% ↑	79	96	-17.71% ↓
Average List Price (Solds)	\$696,405	\$628,213	10.85% ↑	\$598,092	\$624,821	-4.28% ↓
Average Sold Price	\$692,626	\$603,466	14.77% ↑	\$584,171	\$597,640	-2.25% ↓
Average Days on Market	92	111	-17.12% ↓	105	130	-19.23% ↓
List/Sold Price Ratio	99.3%	96.6%	2.75% ↑	98%	95.7%	2.45% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

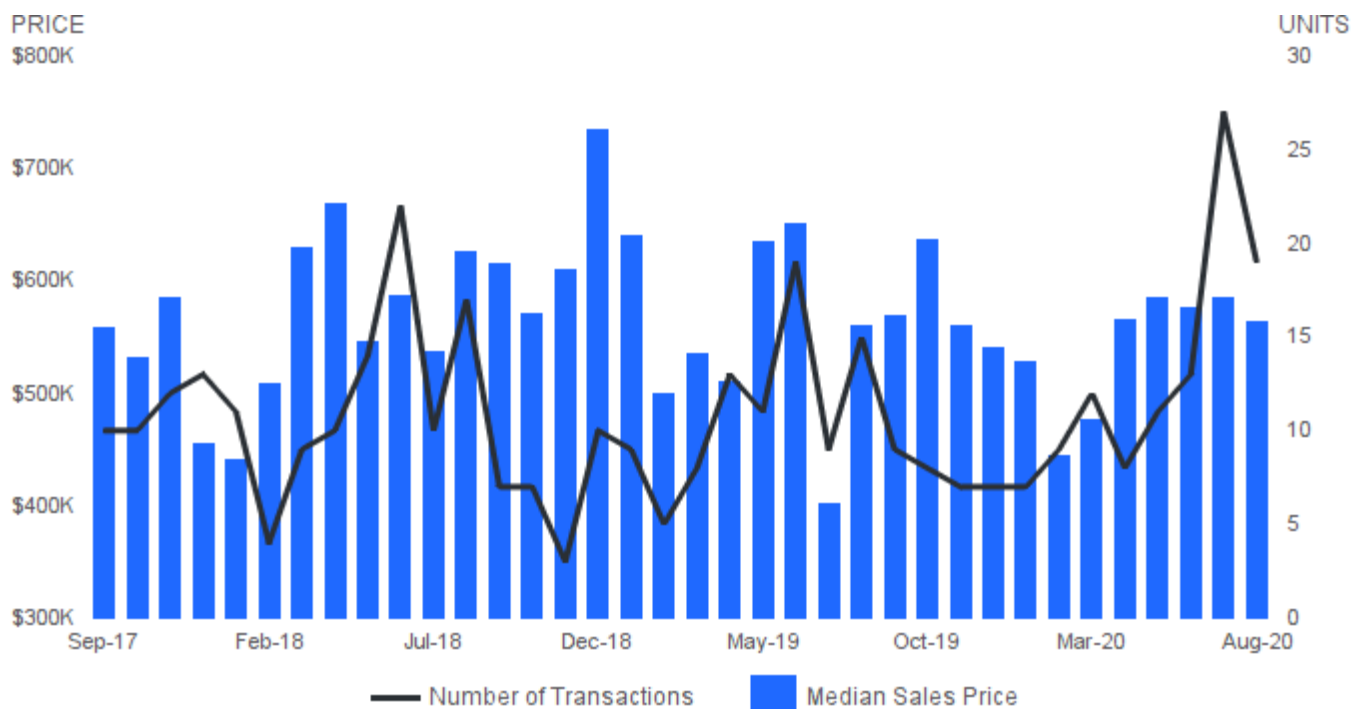


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

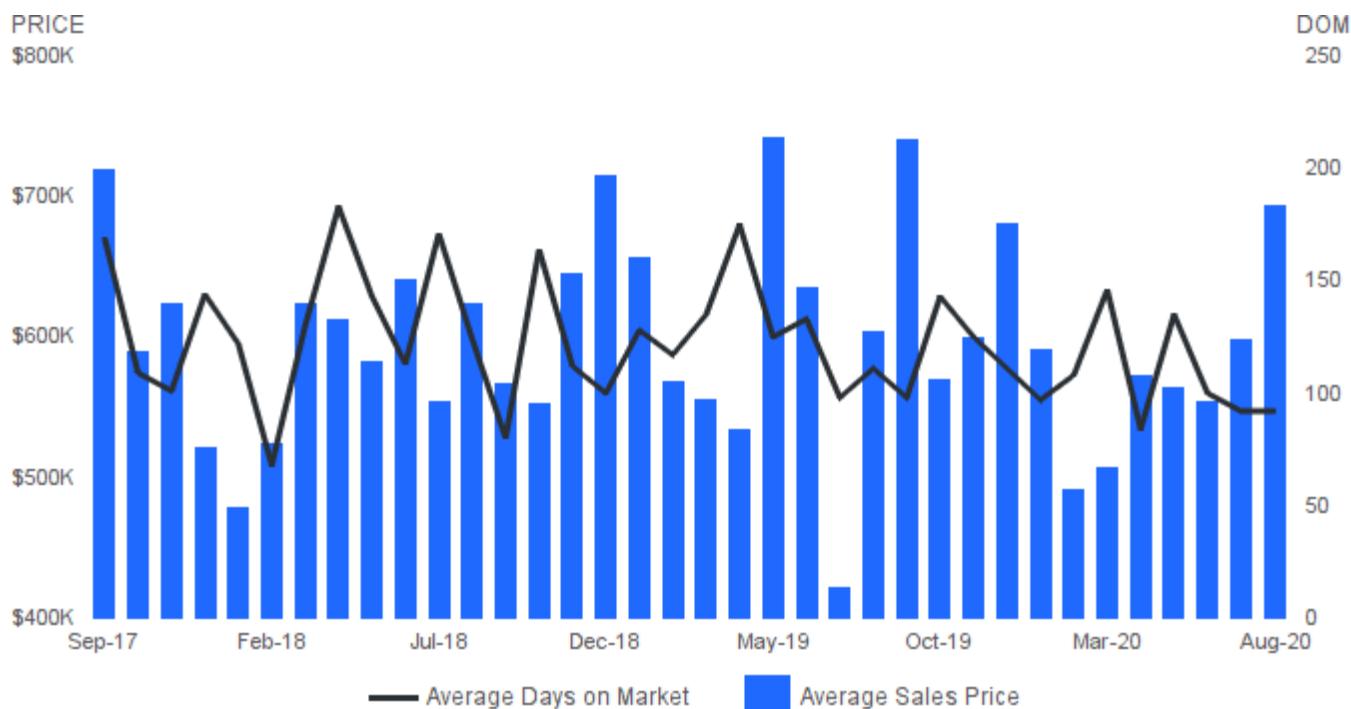


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2020 | Single Family Homes [?]

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

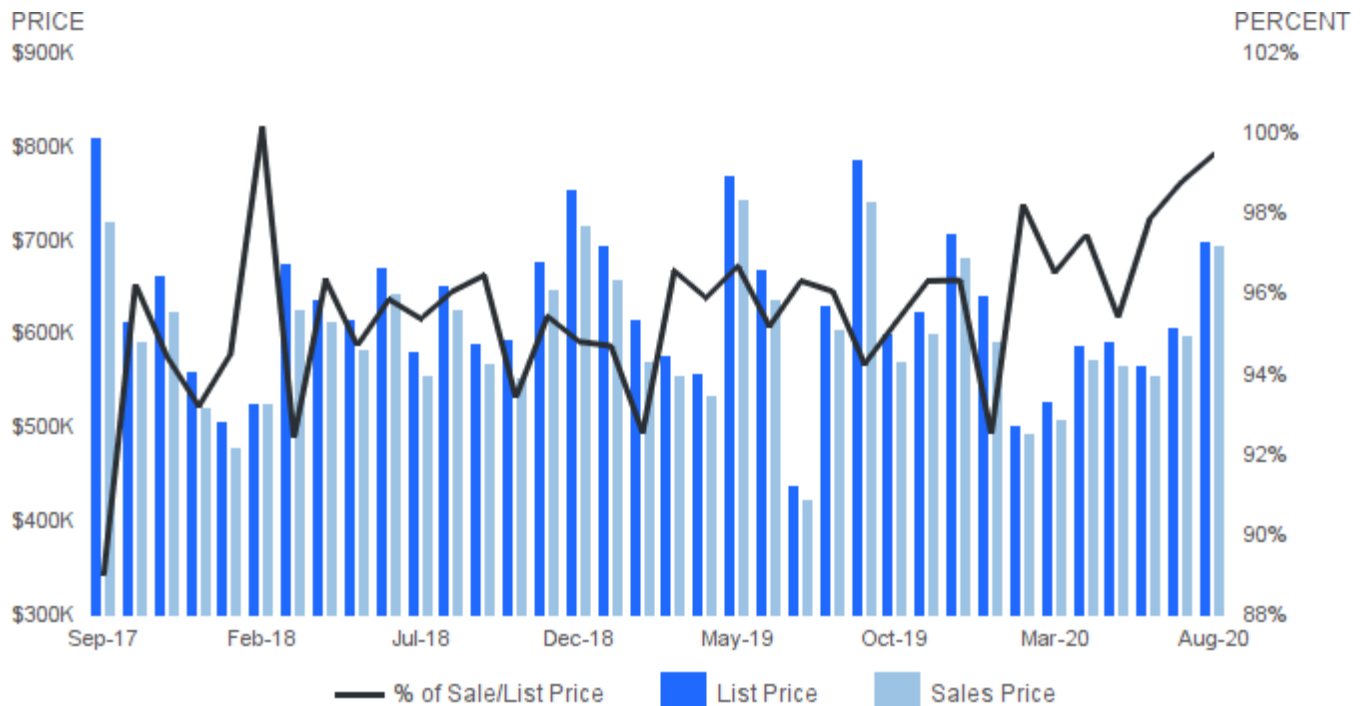
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2020 | Single Family Homes ?

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

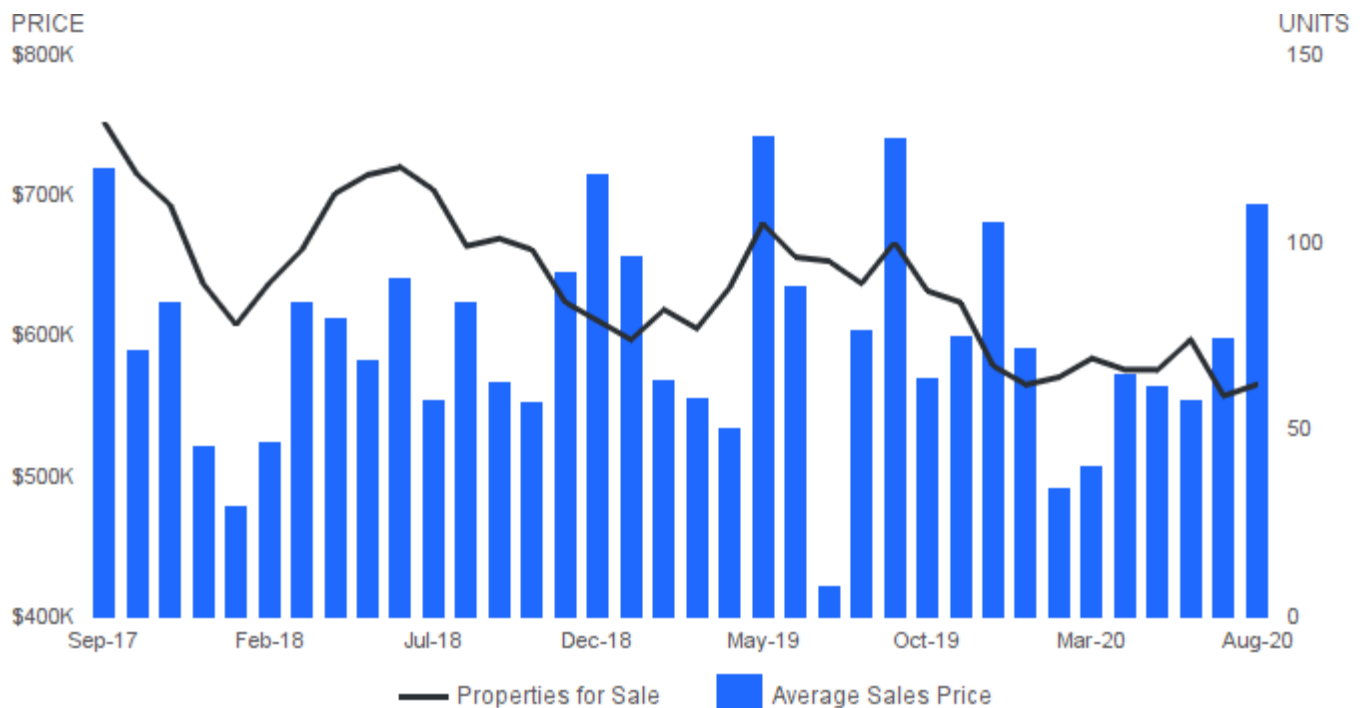


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

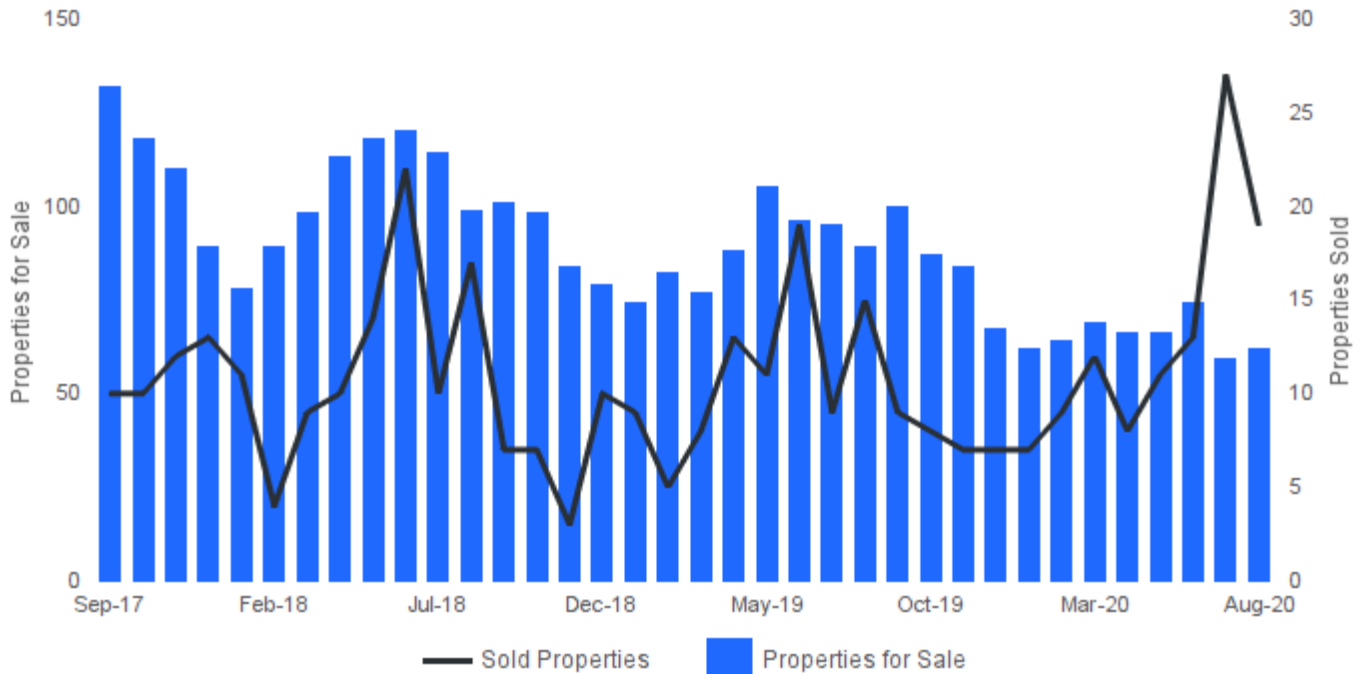


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2020 | Single Family Homes [?]

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

Sold Properties | Number of properties sold.



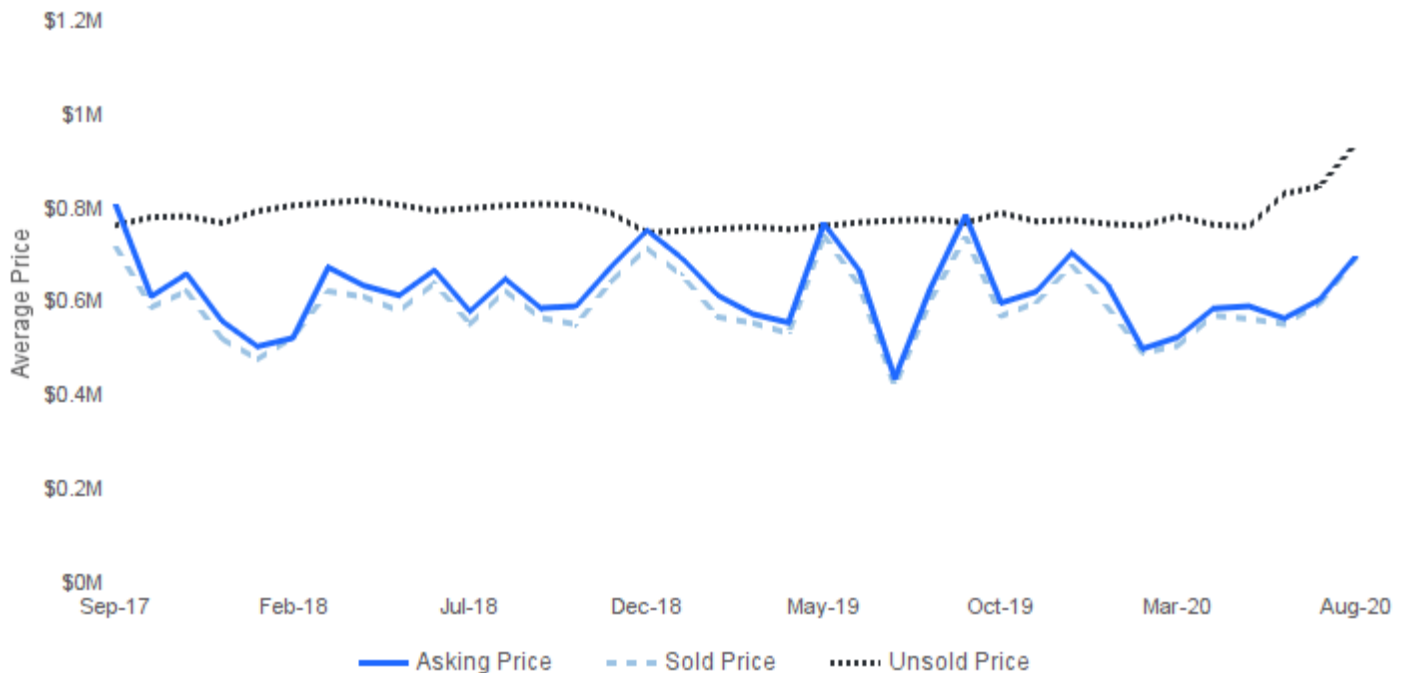
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

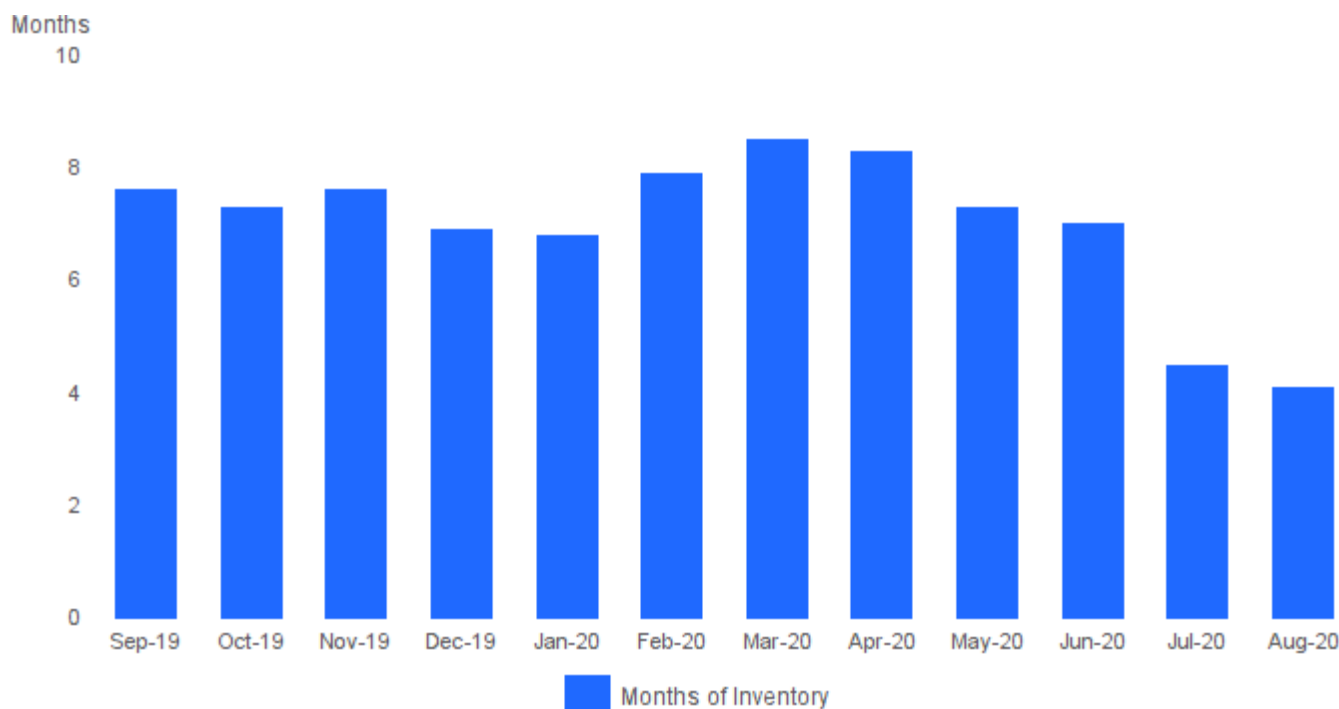
Sold Price | the average selling price



ABSORPTION RATE

August 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

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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.

