

AREA REPORT

EASTON

FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

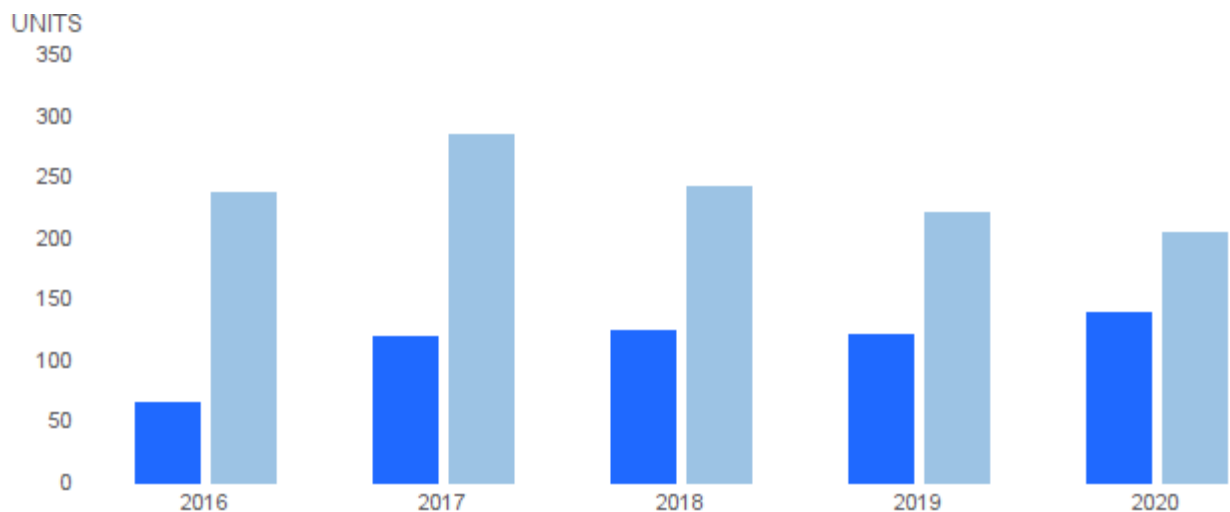
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	20	11	81.82% ↑	204	208	-1.92% ↓
Sold Listings	13	9	44.44% ↑	139	107	29.91% ↑
Median List Price (Solds)	\$619,000	\$629,000	-1.59% ↓	\$589,000	\$595,000	-1.01% ↓
Median Sold Price	\$619,000	\$618,000	0.16% ↑	\$570,000	\$569,000	0.18% ↑
Median Days on Market	43	108	-60.19% ↓	69	93	-25.81% ↓
Average List Price (Solds)	\$668,146	\$600,422	11.28% ↑	\$610,844	\$636,296	-4% ↓
Average Sold Price	\$657,653	\$572,194	14.94% ↑	\$597,897	\$607,511	-1.58% ↓
Average Days on Market	72	143	-49.65% ↓	95	128	-25.78% ↓
List/Sold Price Ratio	98.5%	95.8%	2.88% ↑	98.1%	95.6%	2.59% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



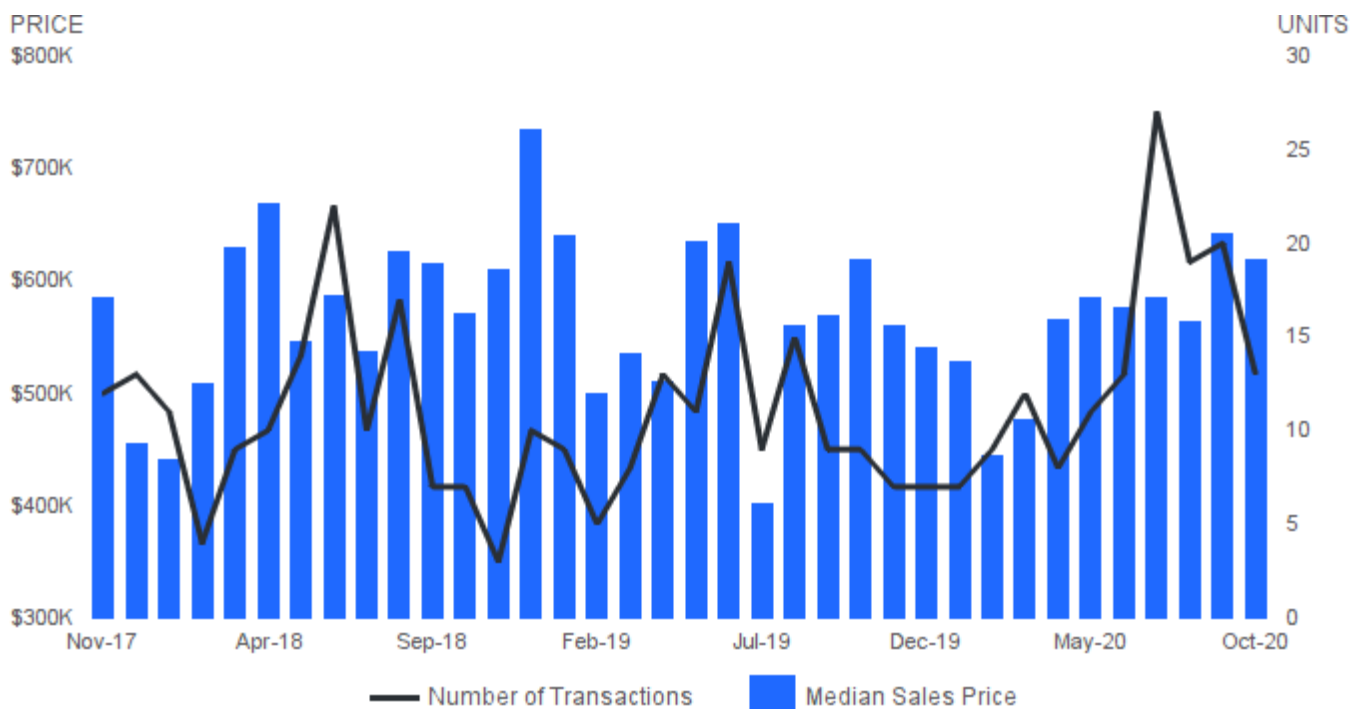
Sold Properties	66	120	124	121	139
New Properties	237	285	242	220	204
Sold Volume	\$38.69M	\$73.84M	\$74.38M	\$73.96M	\$83.11M
Listing Volume	\$176.05M	\$195.84M	\$172.43M	\$151.20M	\$153.14M
Median Sale Price	\$578K	\$600K	\$583K	\$563K	\$570K

MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

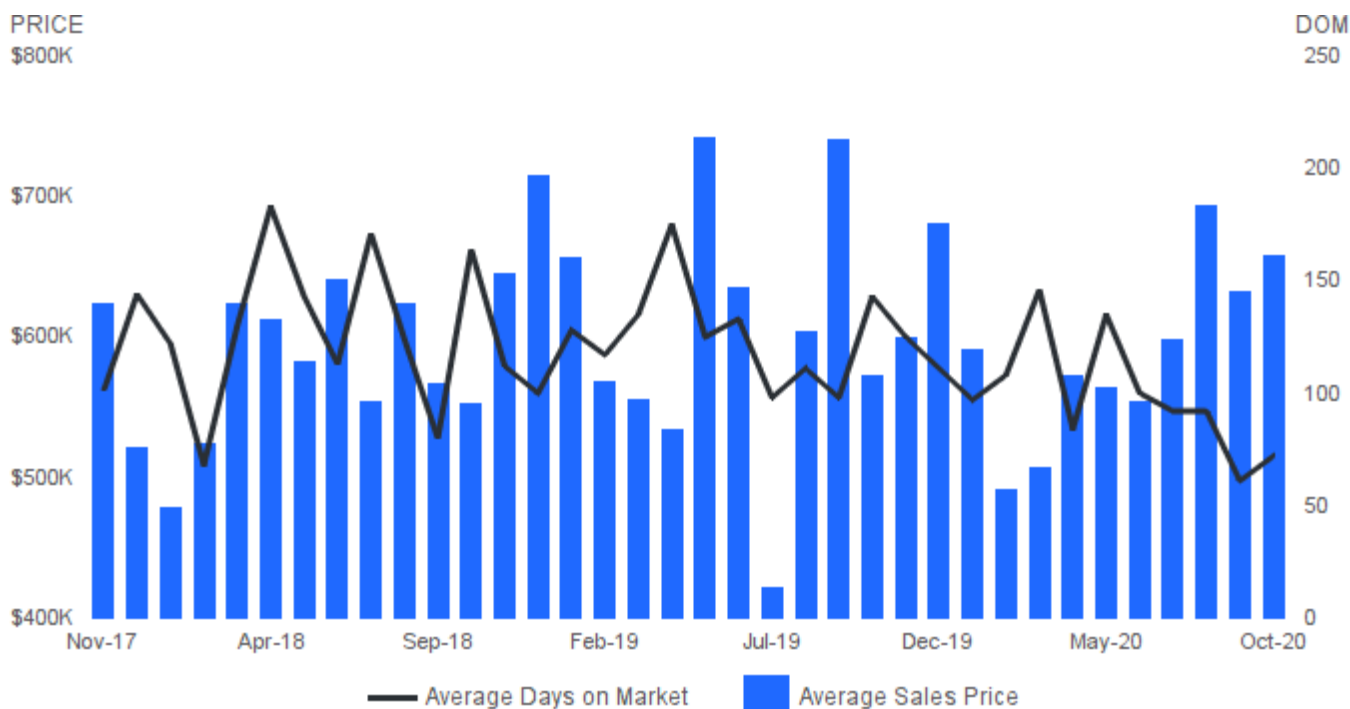


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2020 | Single Family Homes ?

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

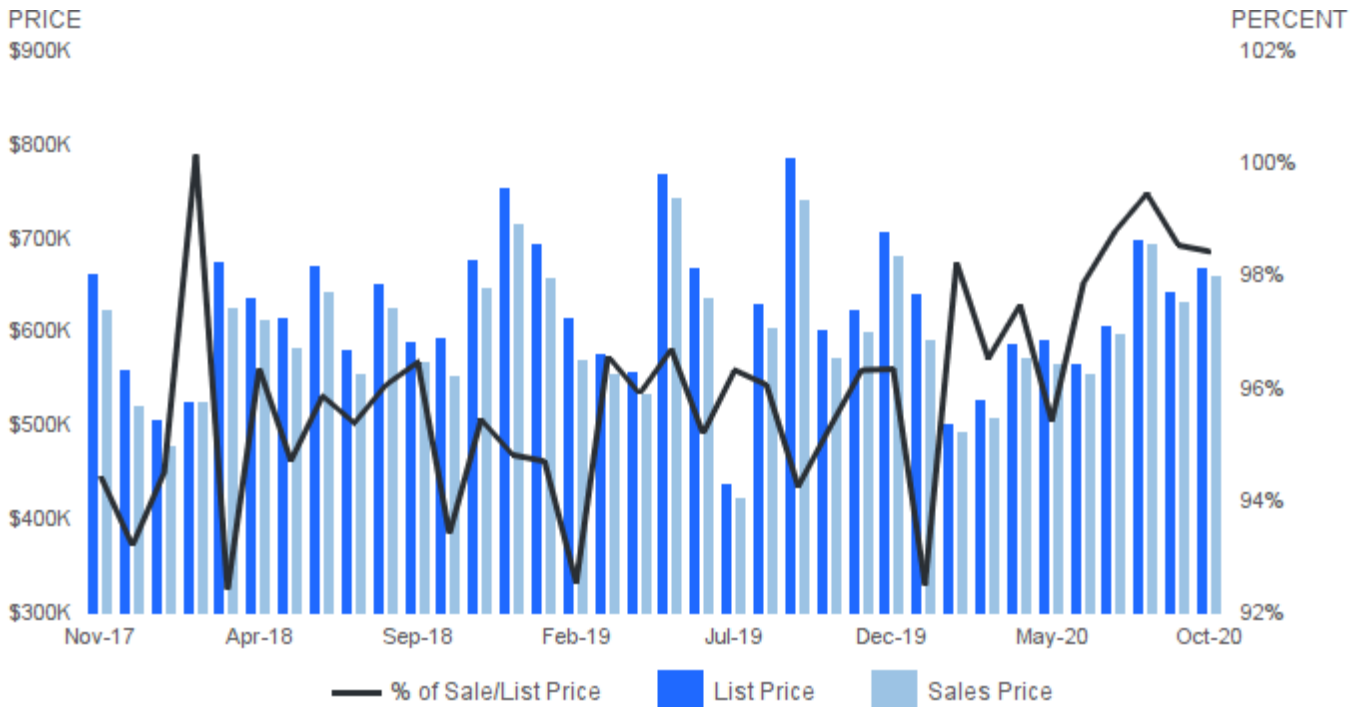
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2020 | Single Family Homes ?

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

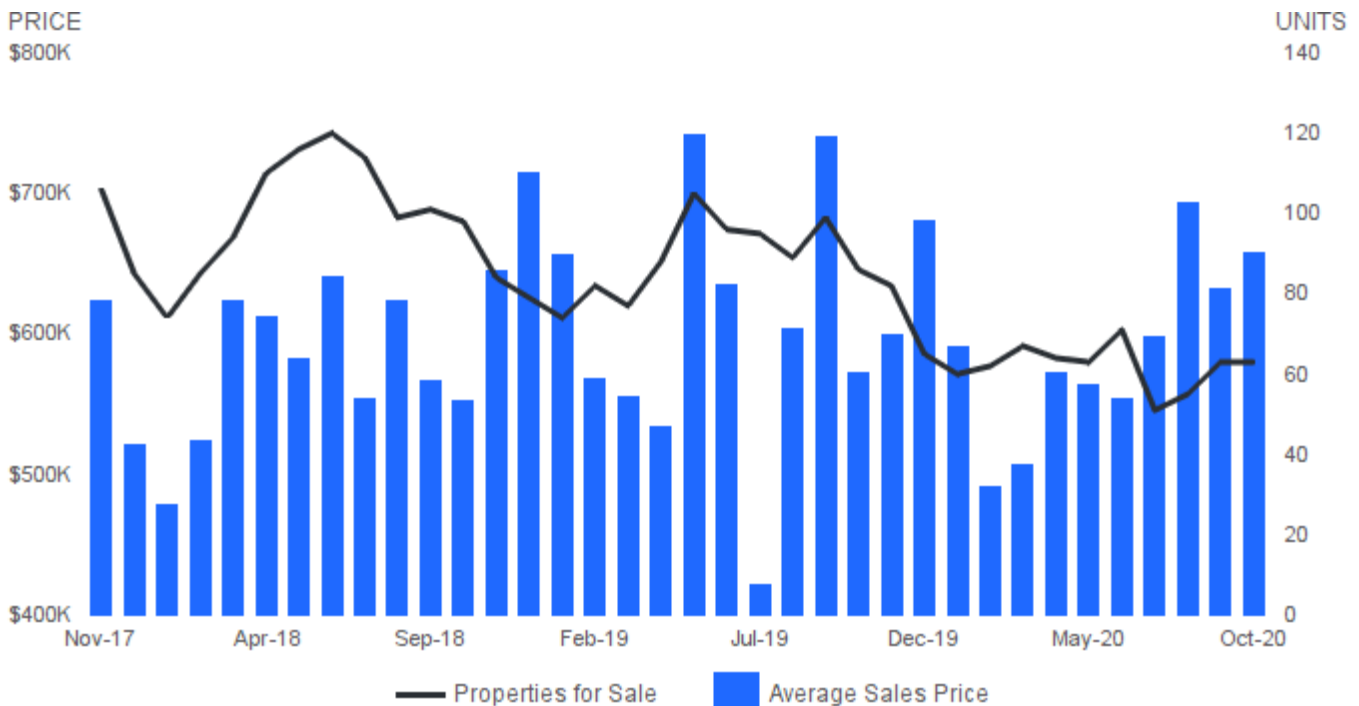


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

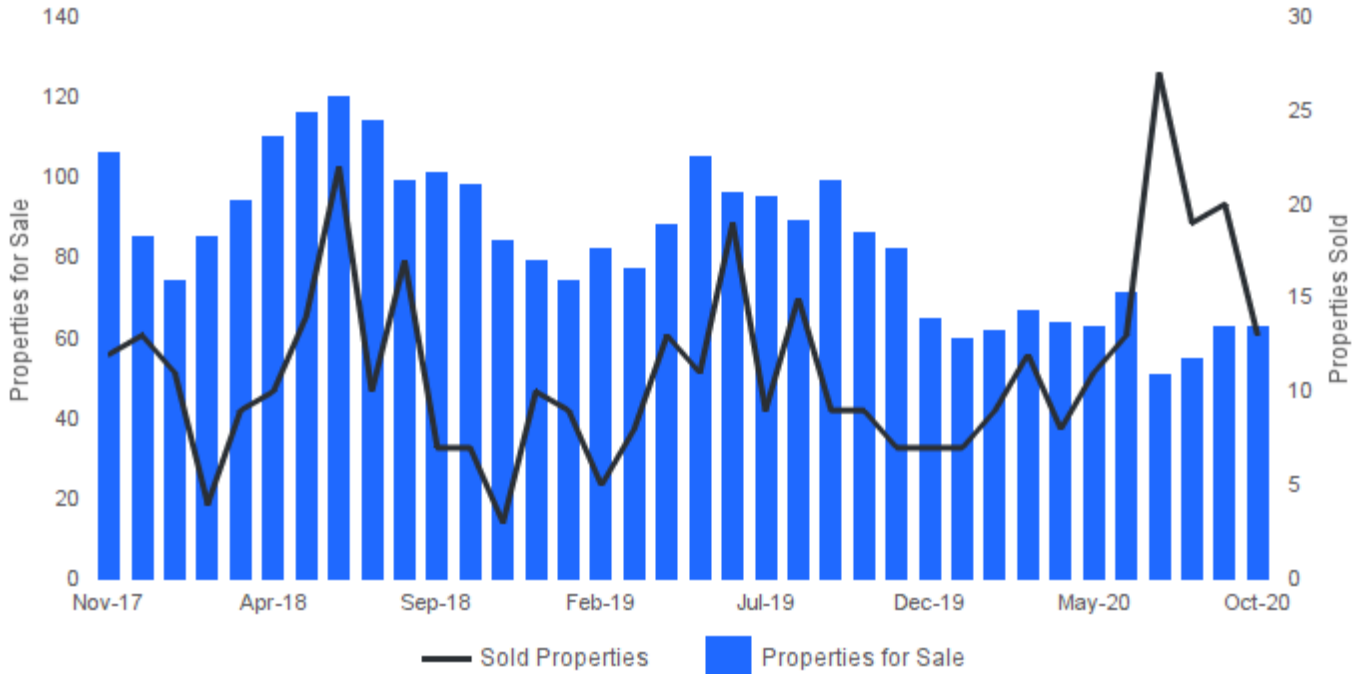


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



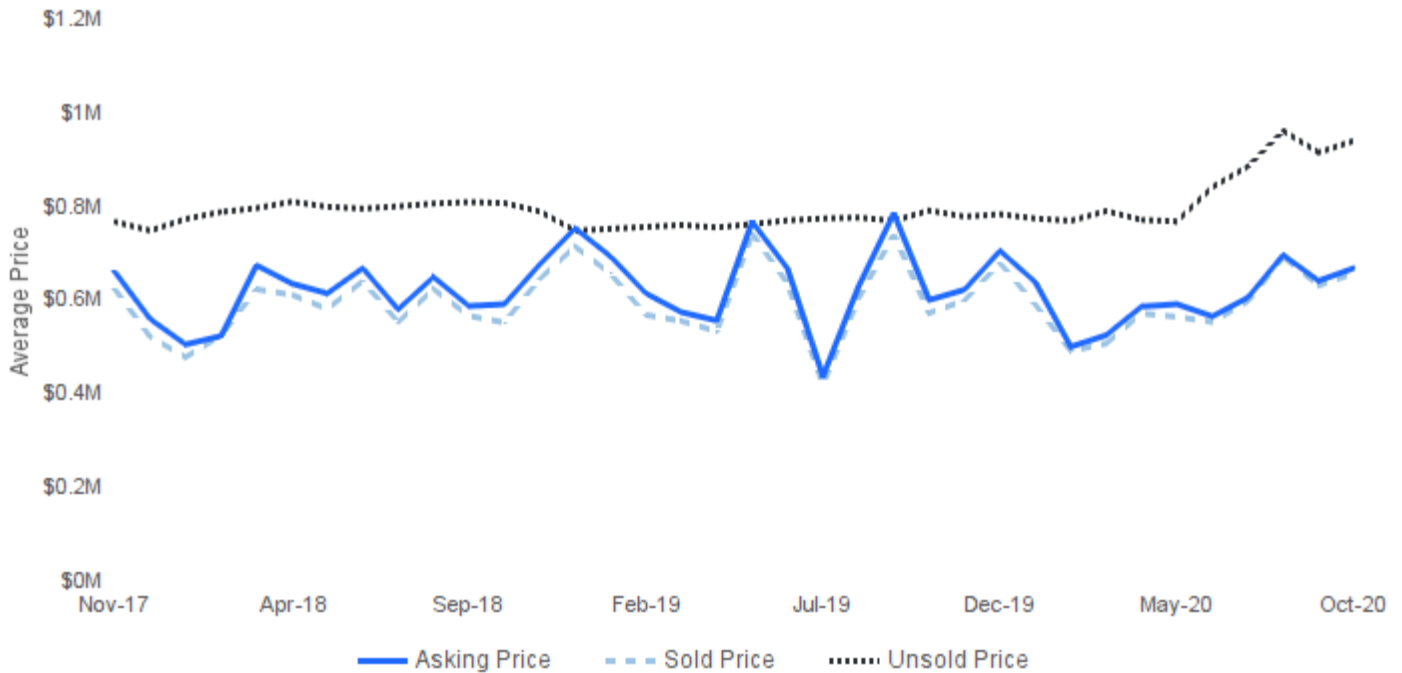
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

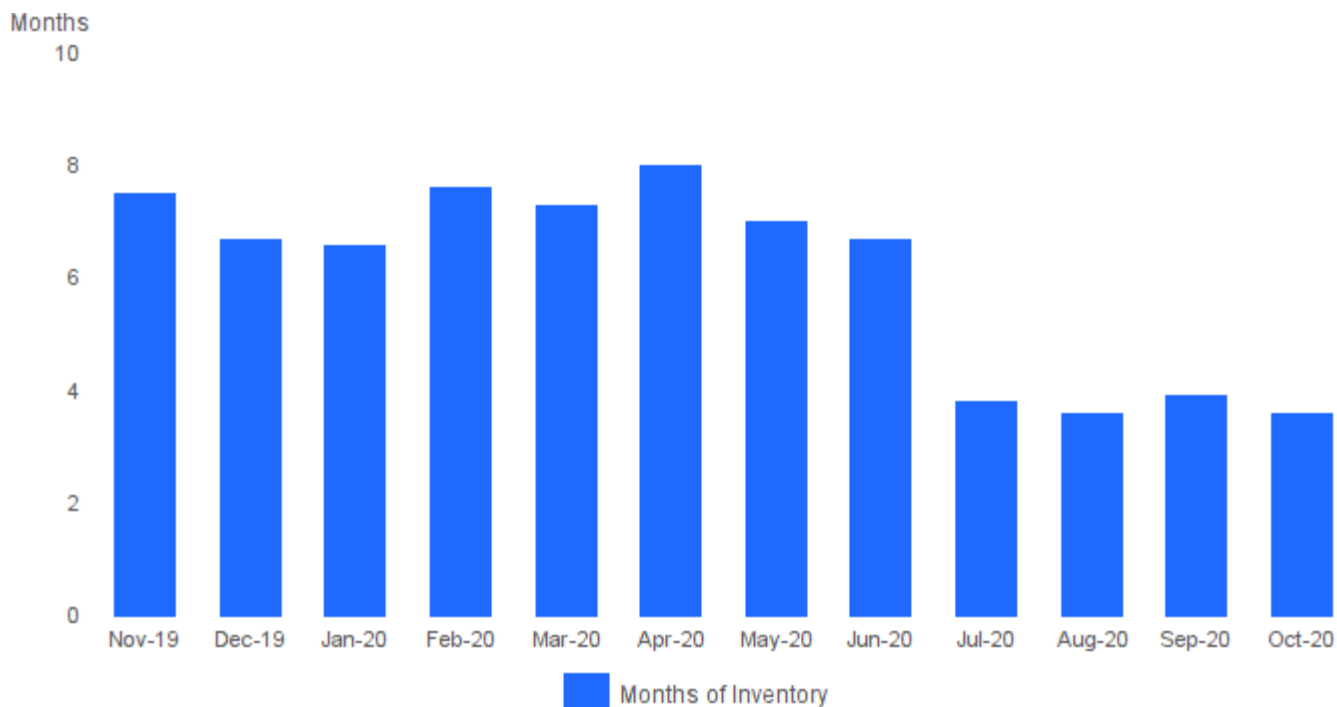
Sold Price | the average selling price



ABSORPTION RATE

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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.

