

AREA REPORT

EASTON

FULL MARKET SUMMARY

December 2020 | Single Family Homes ?

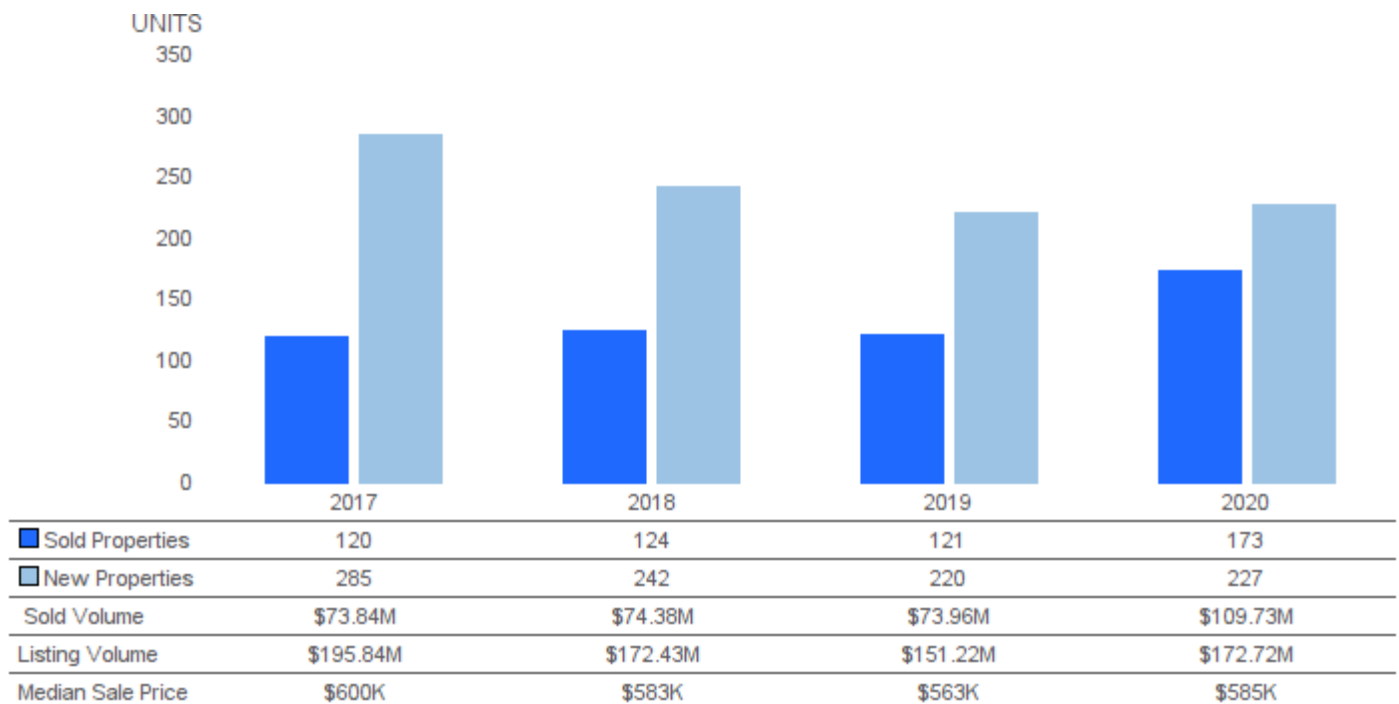
	Month to Date			Year to Date		
	December 2020	December 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	7	3	133.33% ↑	227	220	3.18% ↑
Sold Listings	21	7	200% ↑	173	121	42.98% ↑
Median List Price (Solds)	\$700,000	\$599,000	16.86% ↑	\$599,900	\$595,000	0.82% ↑
Median Sold Price	\$720,000	\$540,000	33.33% ↑	\$585,000	\$562,500	4% ↑
Median Days on Market	51	126	-59.52% ↓	64	98	-34.69% ↓
Average List Price (Solds)	\$802,980	\$705,700	13.78% ↑	\$647,206	\$639,495	1.21% ↑
Average Sold Price	\$778,666	\$679,857	14.53% ↑	\$634,249	\$611,221	3.77% ↑
Average Days on Market	74	111	-33.33% ↓	90	127	-29.13% ↓
List/Sold Price Ratio	97.4%	96.6%	0.89% ↑	98.2%	95.7%	2.56% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

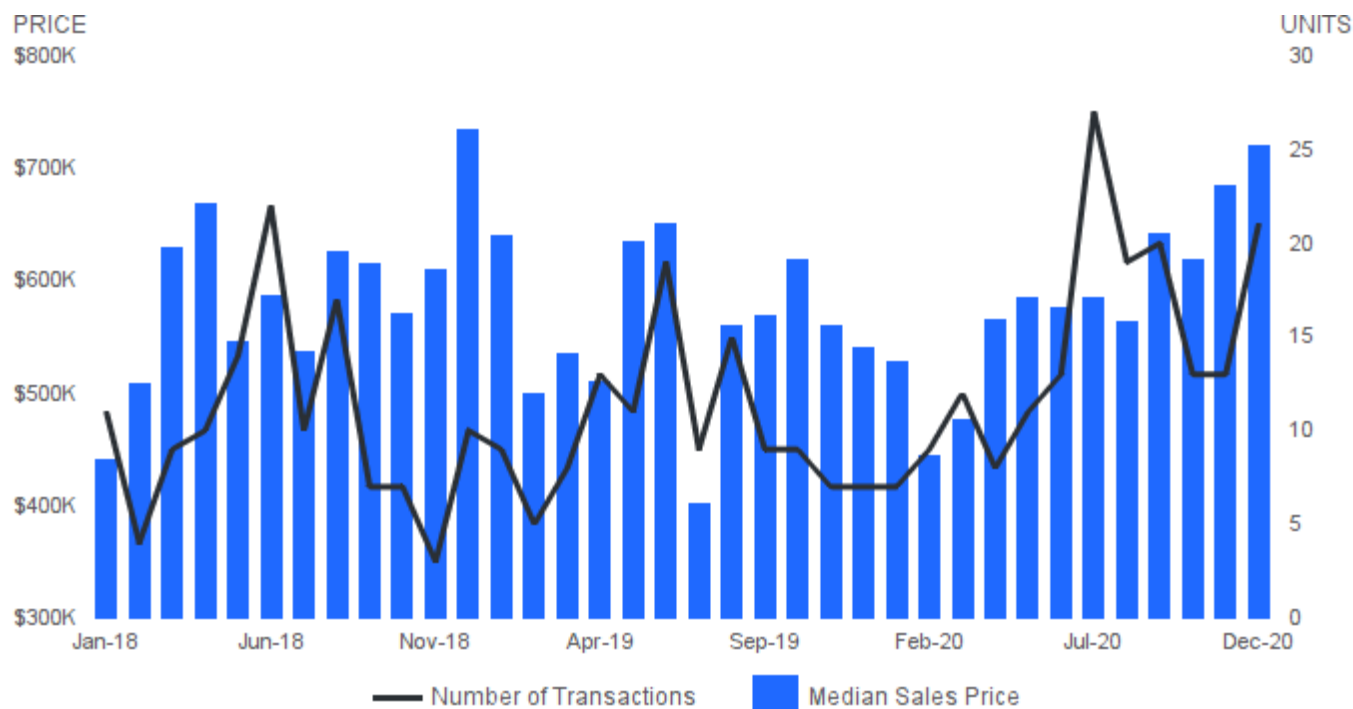


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

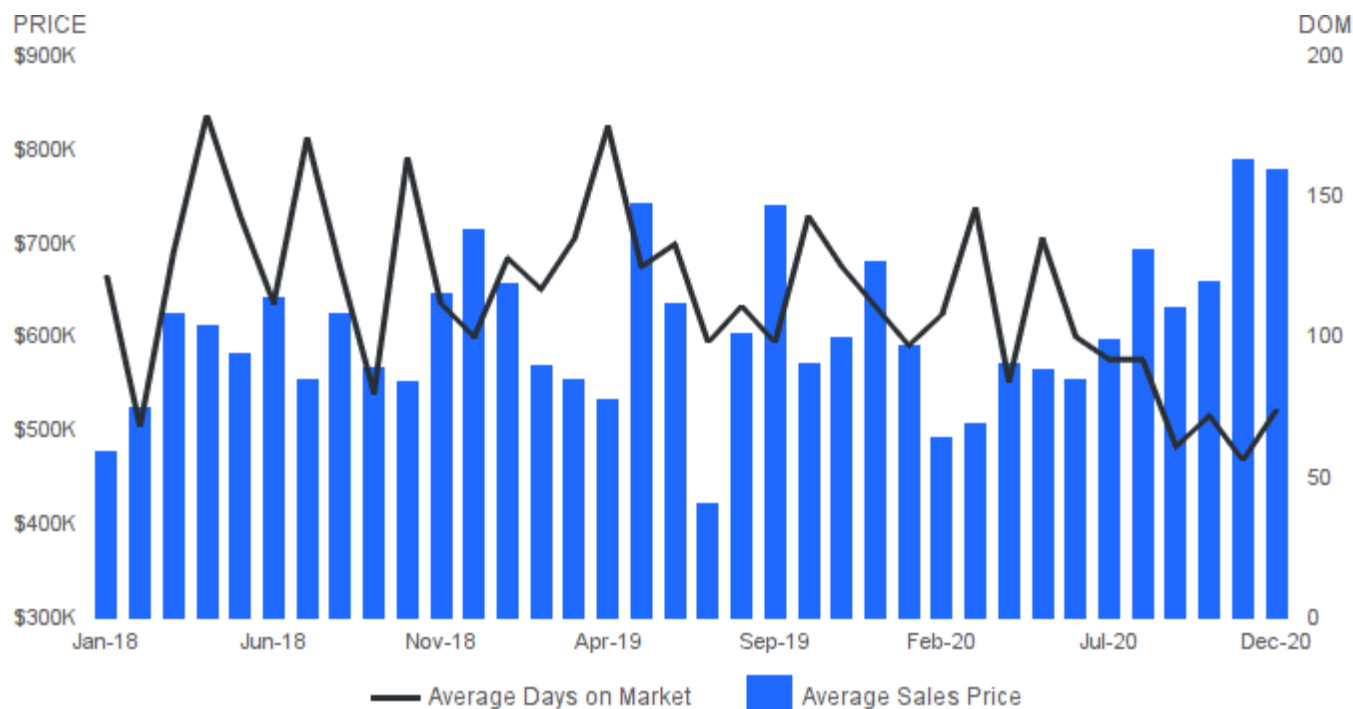


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 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

December 2020 | Single Family Homes ?

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

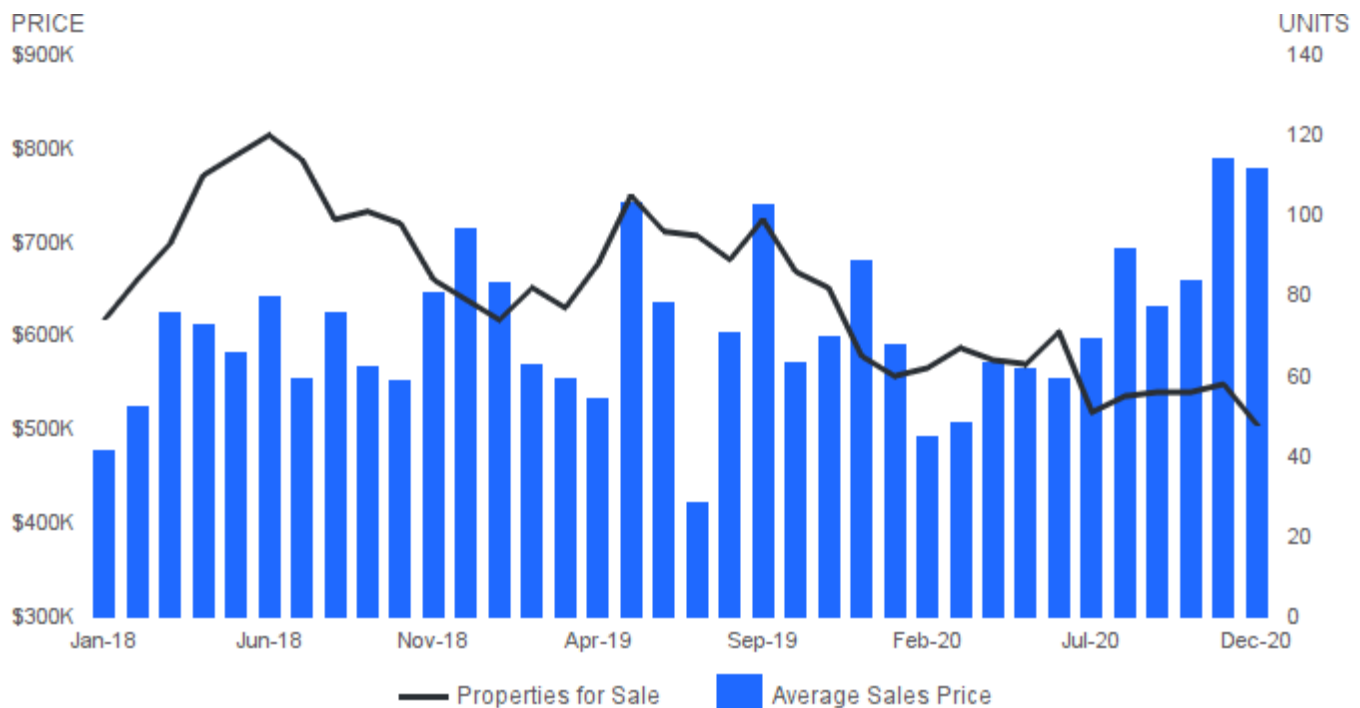


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

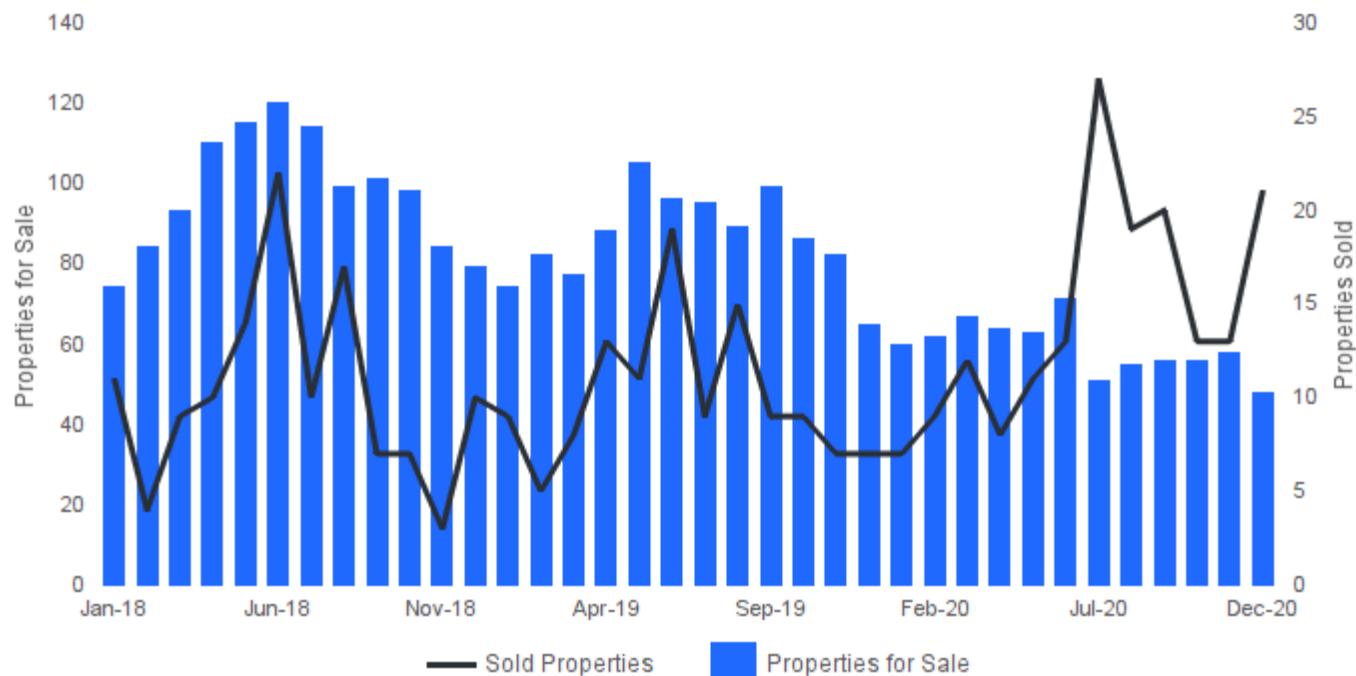


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



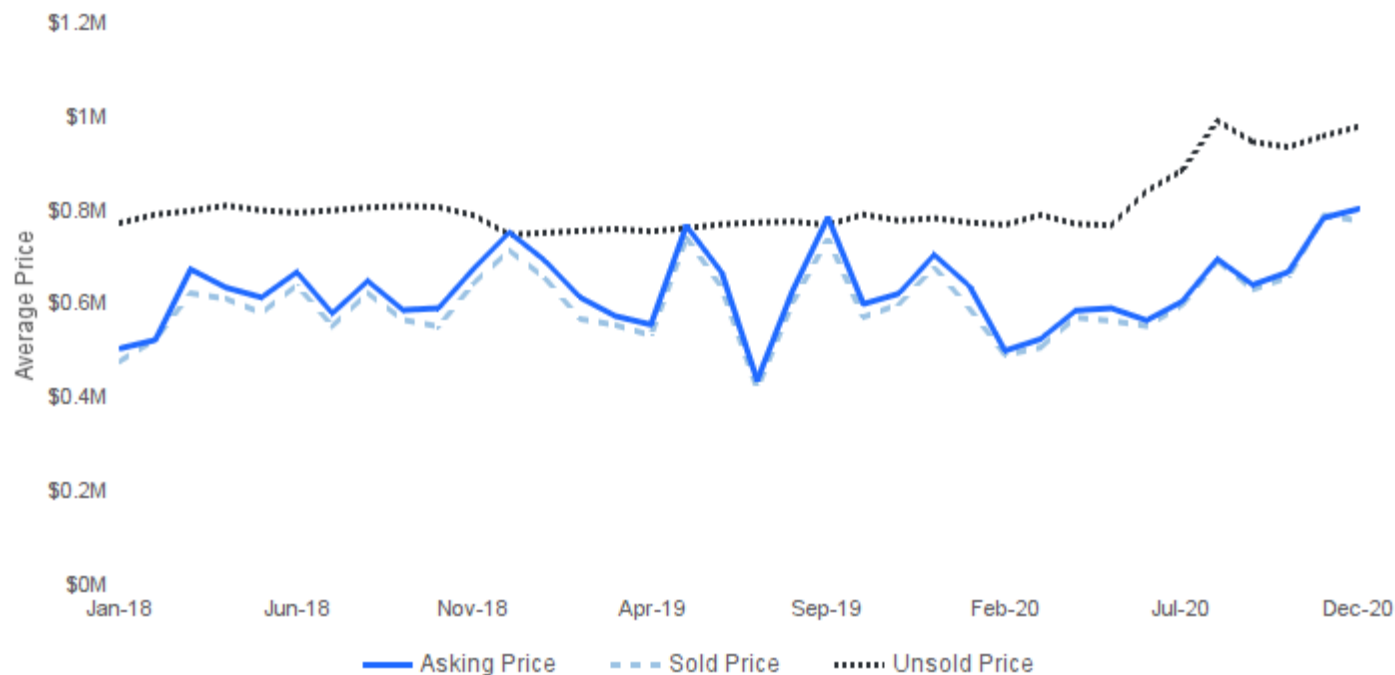
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

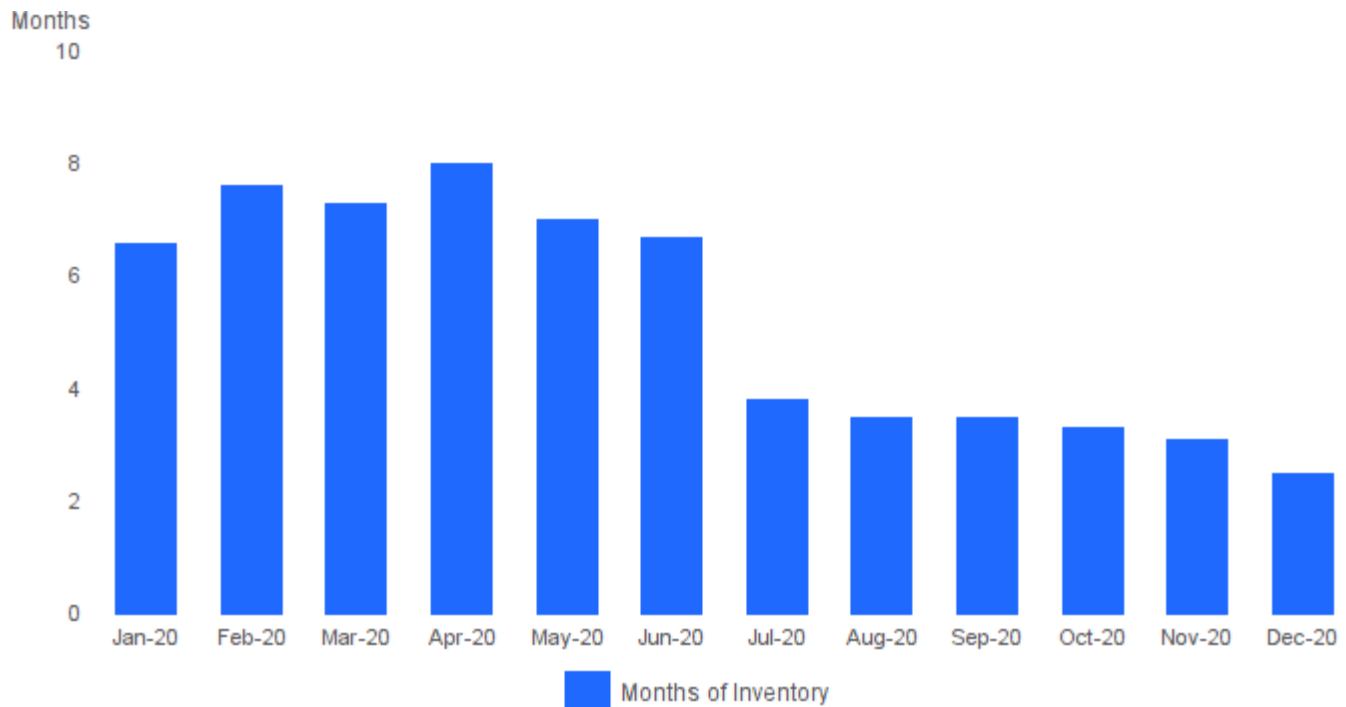
Sold Price | the average selling price



ABSORPTION RATE

December 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.

