

AREA REPORT

EASTON

FULL MARKET SUMMARY

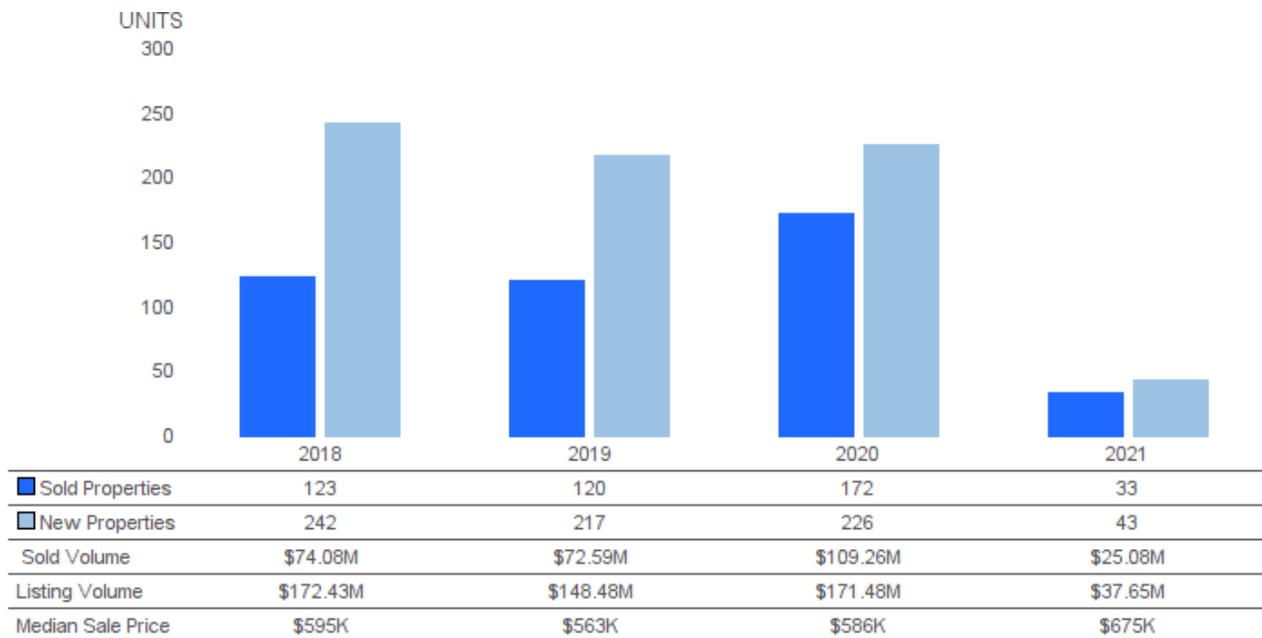
March 2021 | All Property Types ?

	Month to Date			Year to Date		
	March 2021	March 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	14	21	-33.33% ↓	41	55	-25.45% ↓
Sold Listings	10	11	-9.09% ↓	33	27	22.22% ↑
Median List Price (Solds)	\$711,950	\$499,000	42.68% ↑	\$699,000	\$499,000	40.08% ↑
Median Sold Price	\$713,500	\$480,000	48.65% ↑	\$675,000	\$480,000	40.63% ↑
Median Days on Market	75	119	-36.97% ↓	74	94	-21.28% ↓
Average List Price (Solds)	\$757,070	\$529,509	42.98% ↑	\$767,960	\$548,144	40.1% ↑
Average Sold Price	\$745,308	\$510,545	45.98% ↑	\$760,055	\$525,062	44.76% ↑
Average Days on Market	92	135	-31.85% ↓	79	116	-31.9% ↓
List/Sold Price Ratio	99.7%	96.7%	3.07% ↑	99.8%	97.4%	2.38% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2021 | All Property Types ?

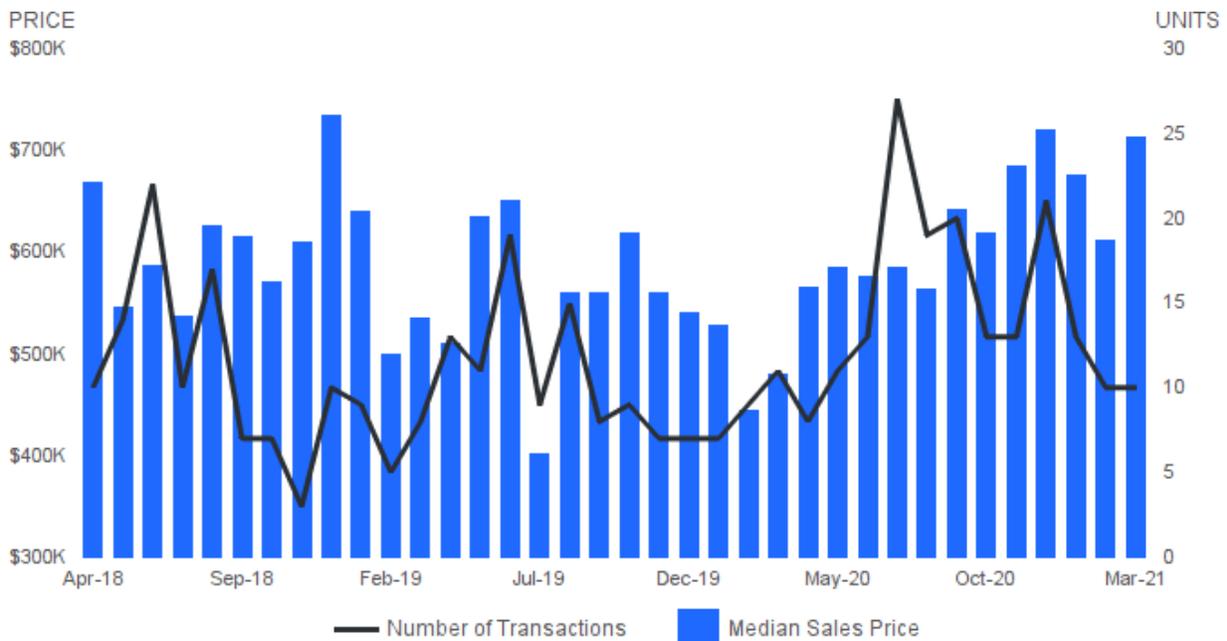
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2021 | All Property Types [?](#)

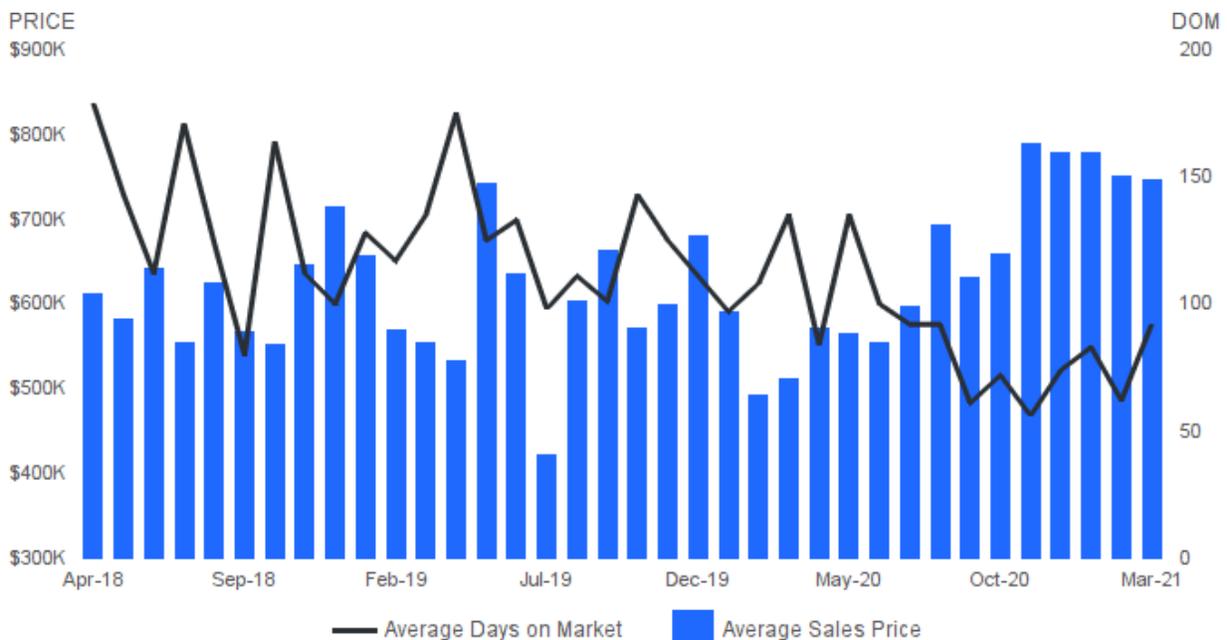
Median Sales Price | Price of the "middle" property sold - an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2021 | All Property Types [?](#)

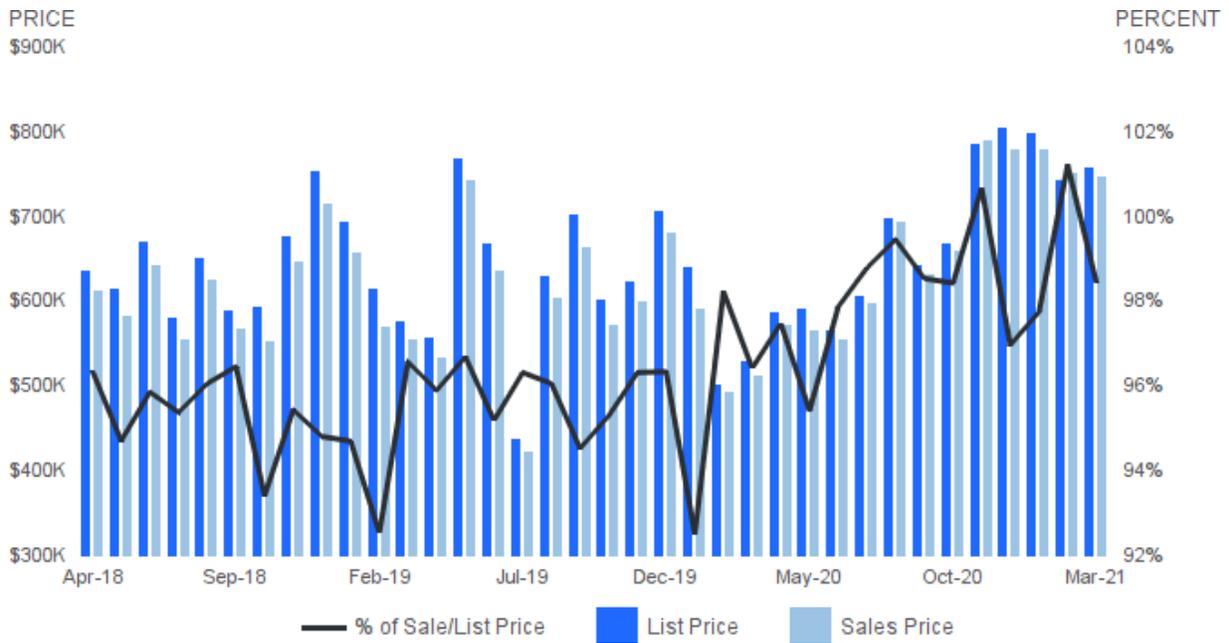
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2021 | All Property Types ?

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

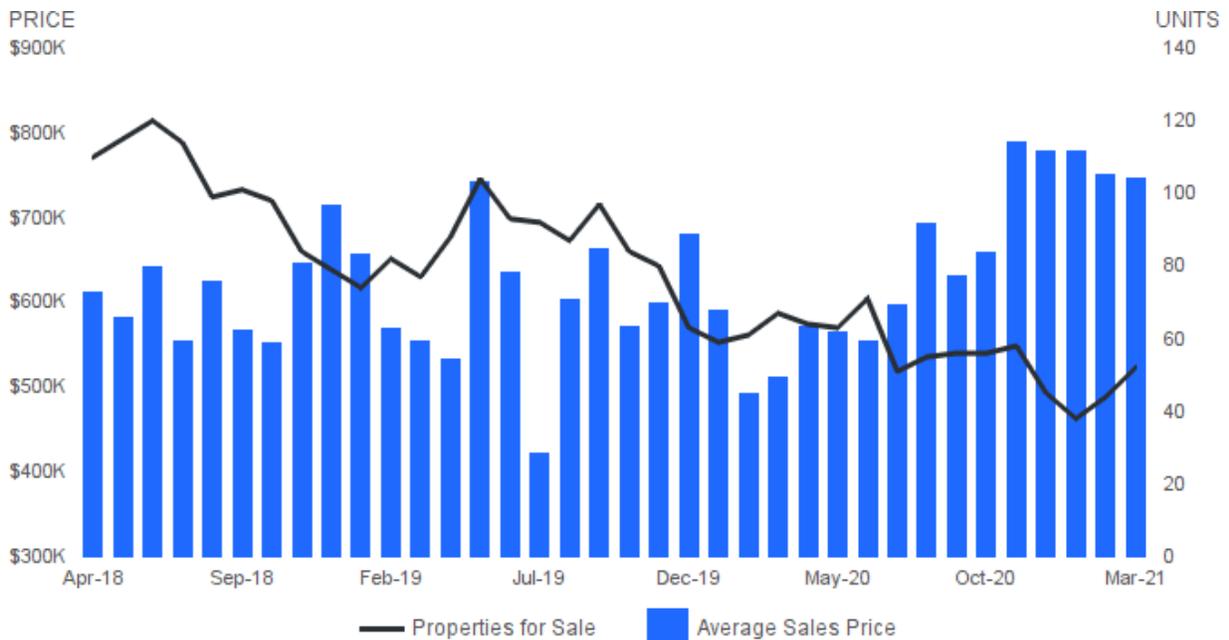


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2021 | All Property Types ?

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

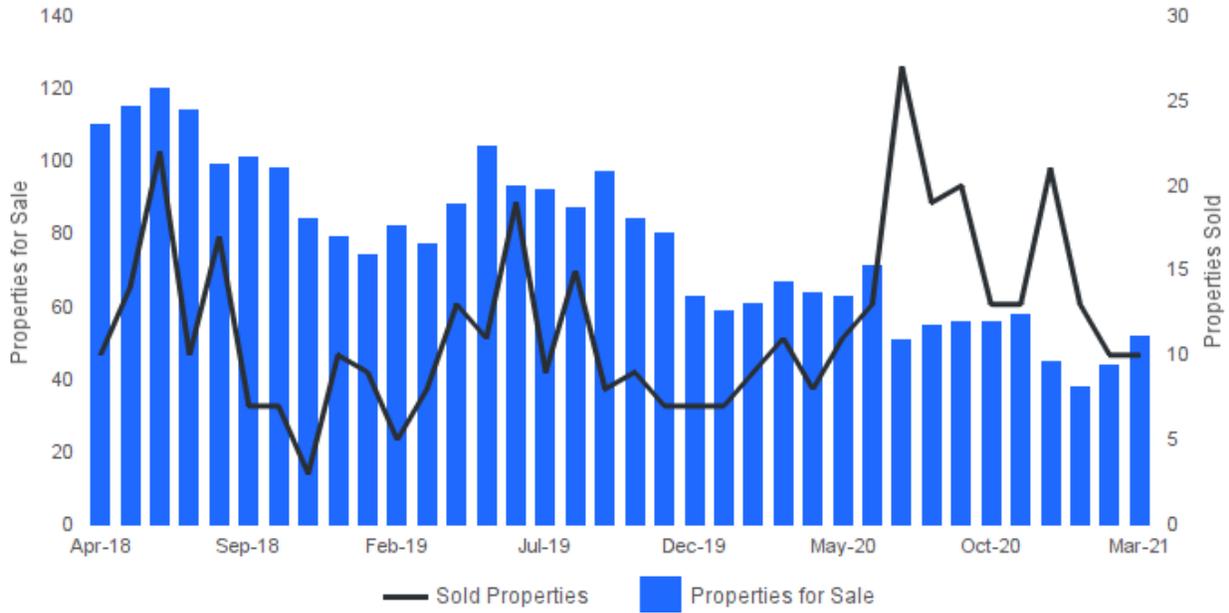
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2021 | All Property Types ?

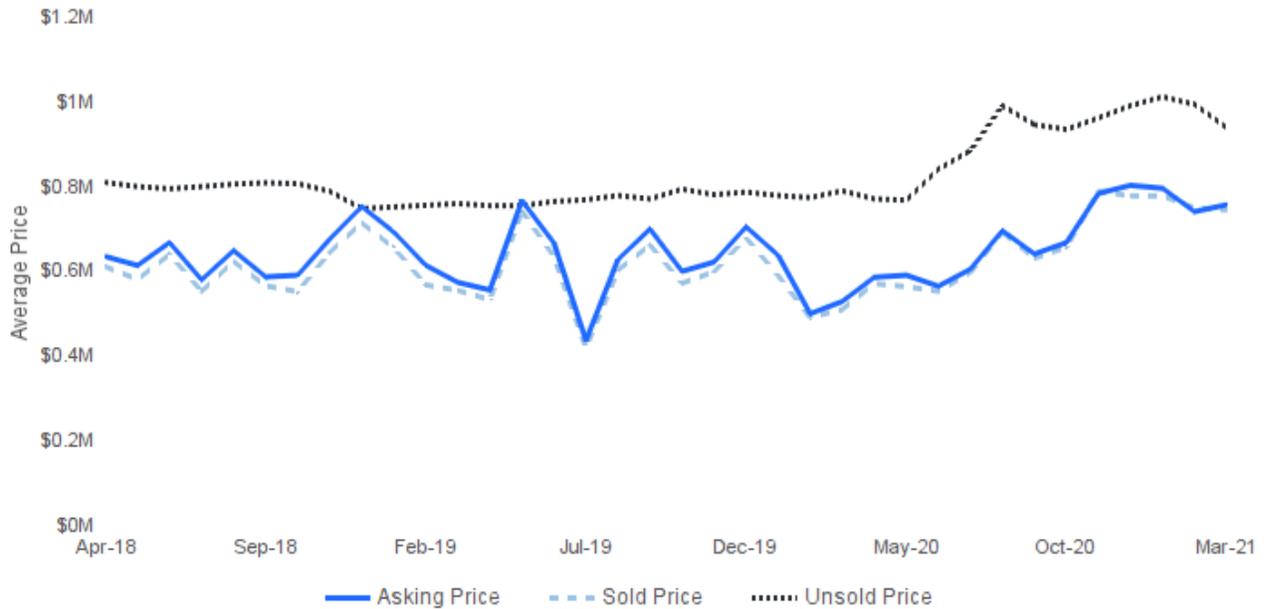
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2021 | All Property Types ?

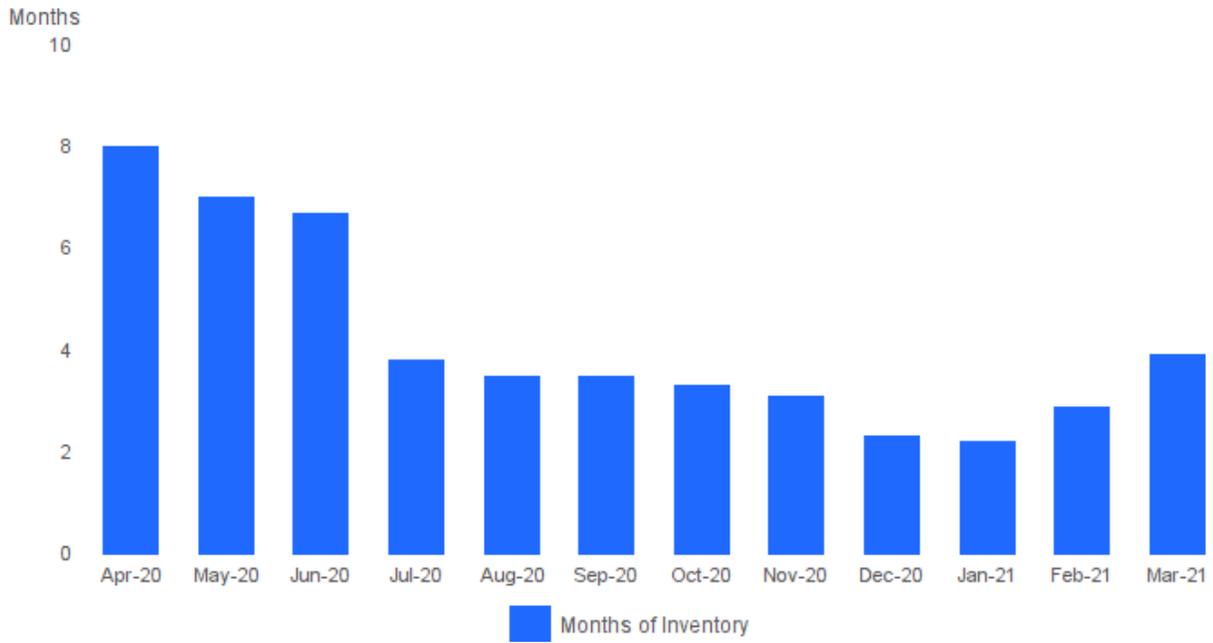
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

March 2021 | All Property Types ?

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

March 2021 | All Property Types ?

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.

