

# AREA REPORT

## EASTON

### FULL MARKET SUMMARY

April 2021 | Single Family Homes ?

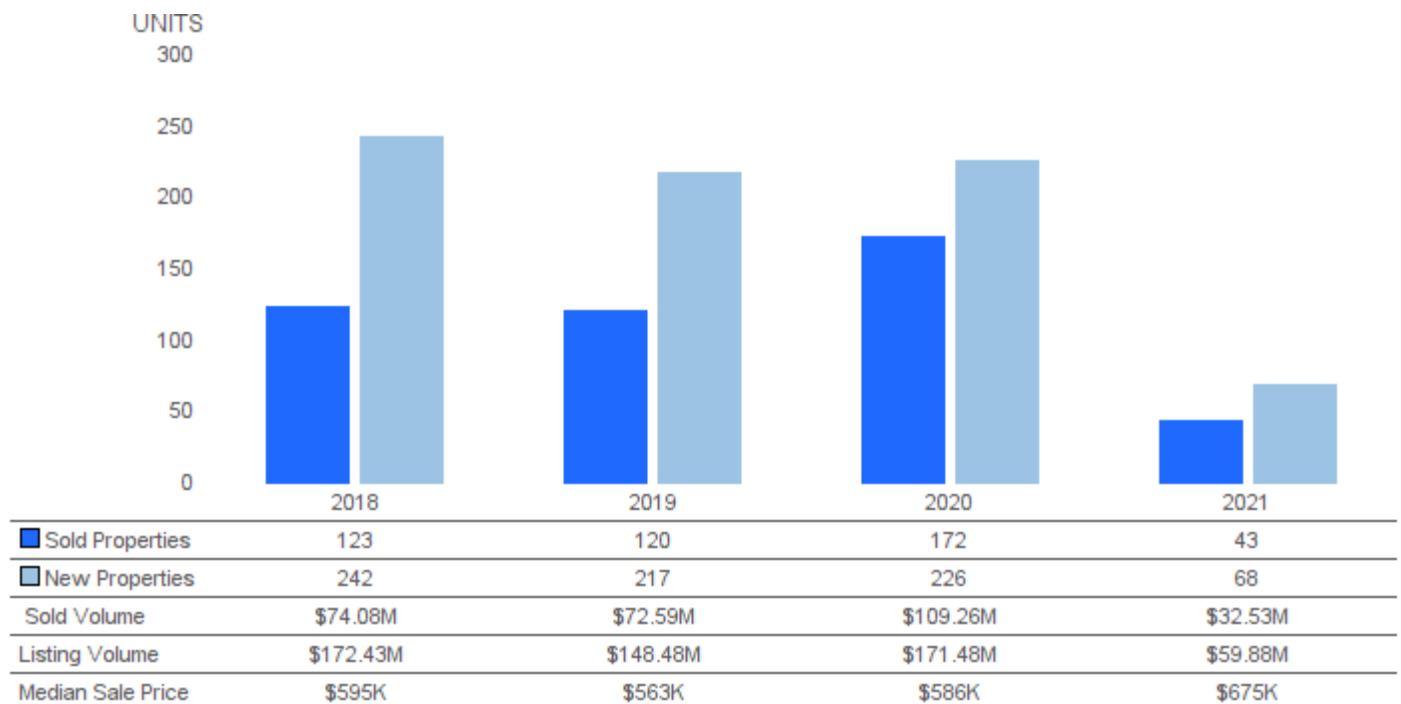
	Month to Date			Year to Date		
	April 2021	April 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	24	12	100% <span>↑</span>	67	67	0%
Sold Listings	8	8	0%	43	35	22.86% <span>↑</span>
Median List Price (Solds)	\$849,950	\$582,250	45.98% <span>↑</span>	\$699,000	\$499,000	40.08% <span>↑</span>
Median Sold Price	\$802,500	\$566,000	41.78% <span>↑</span>	\$675,000	\$500,000	35% <span>↑</span>
Median Days on Market	63	61	3.28% <span>↑</span>	74	94	-21.28% <span>↓</span>
Average List Price (Solds)	\$806,612	\$586,631	37.5% <span>↑</span>	\$766,058	\$556,941	37.55% <span>↑</span>
Average Sold Price	\$789,375	\$571,875	38.03% <span>↑</span>	\$756,438	\$535,762	41.19% <span>↑</span>
Average Days on Market	129	84	53.57% <span>↑</span>	90	109	-17.43% <span>↓</span>
List/Sold Price Ratio	97.5%	97.3%	0.26% <span>↑</span>	99.3%	97.4%	1.93% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

April 2021 | 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

April 2021 | 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

April 2021 | 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

April 2021 | Single Family Homes ?

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

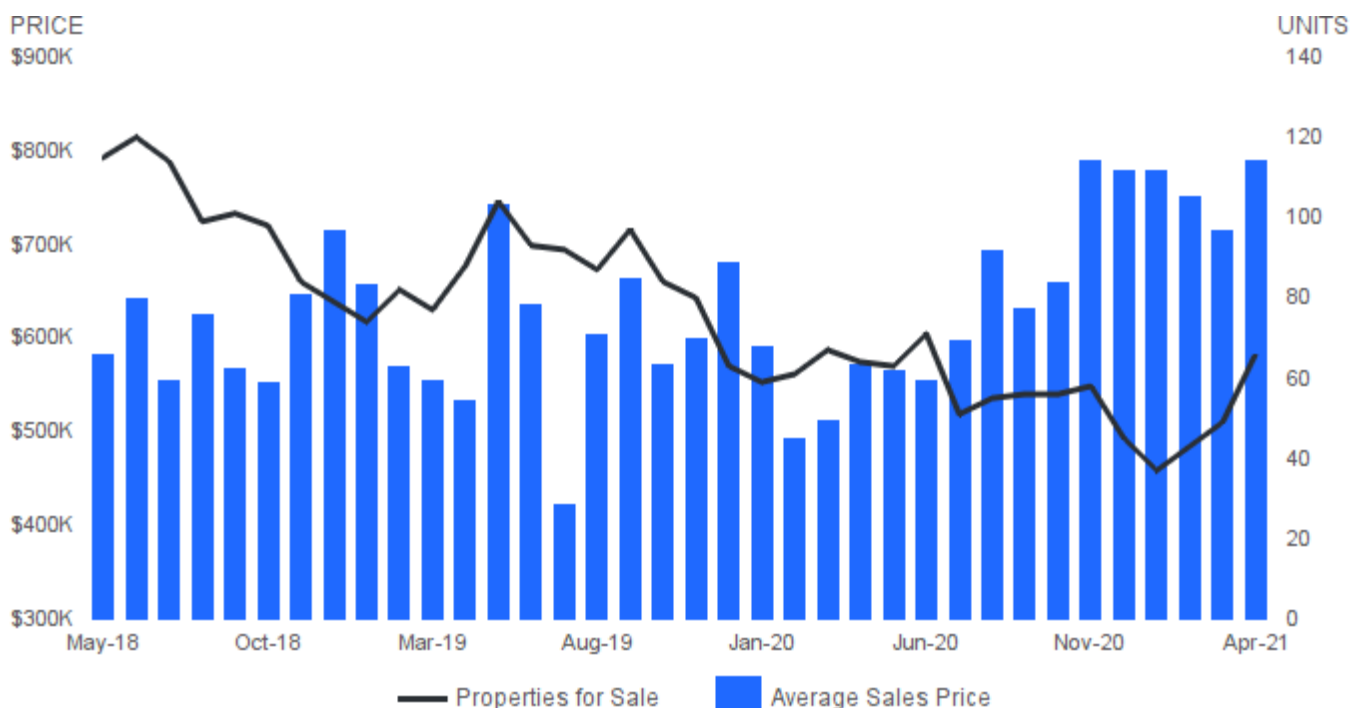


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2021 | 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.

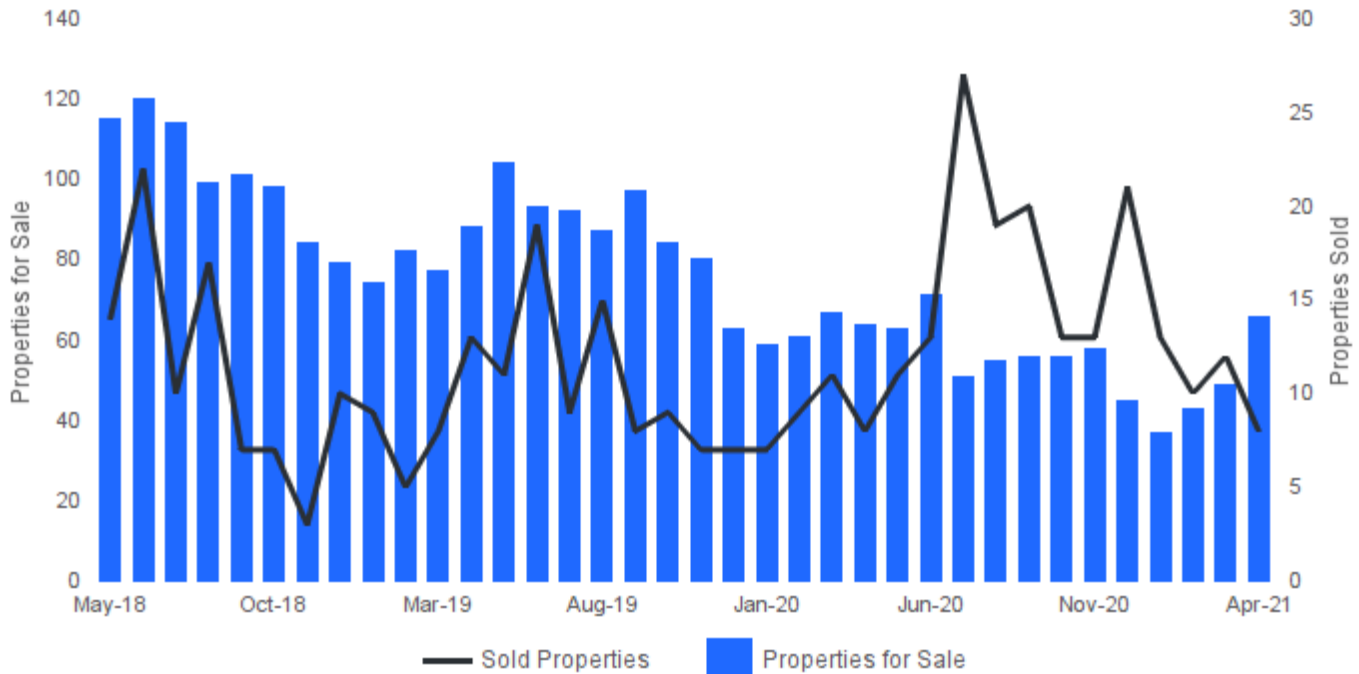


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2021 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



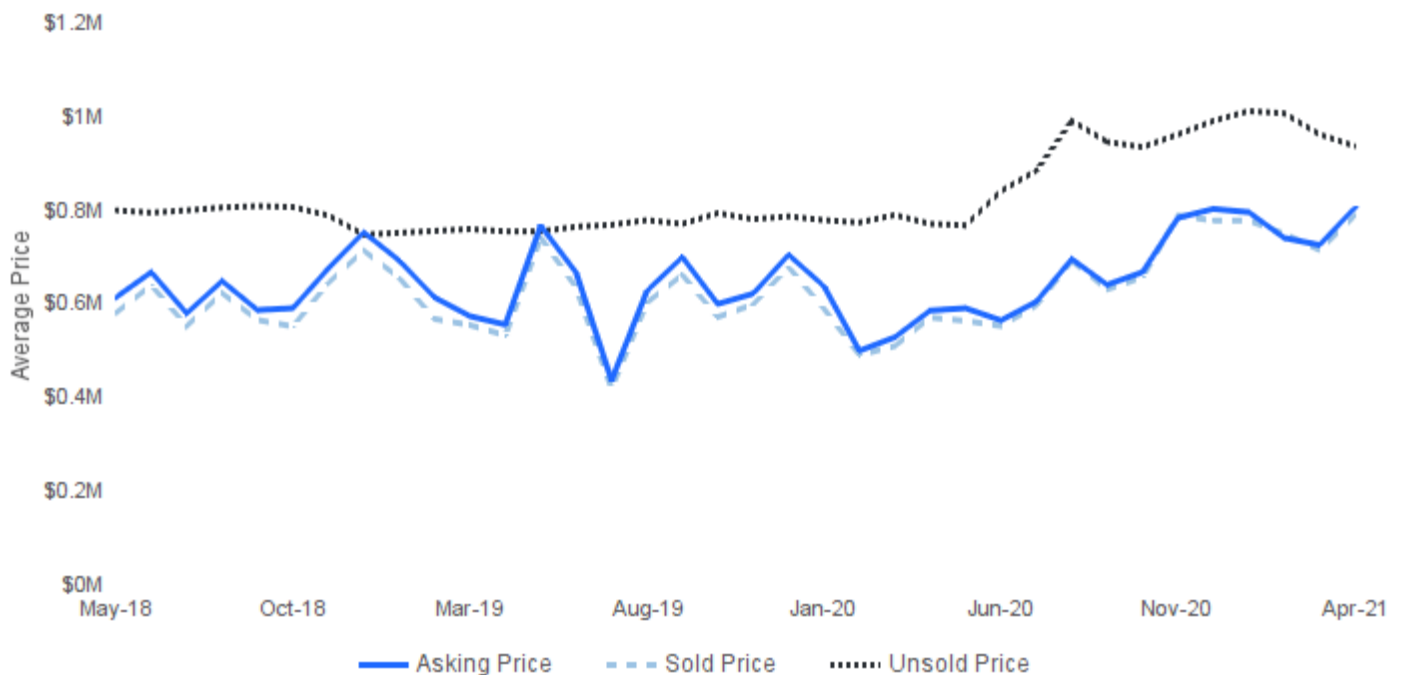
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2021 | Single Family Homes ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

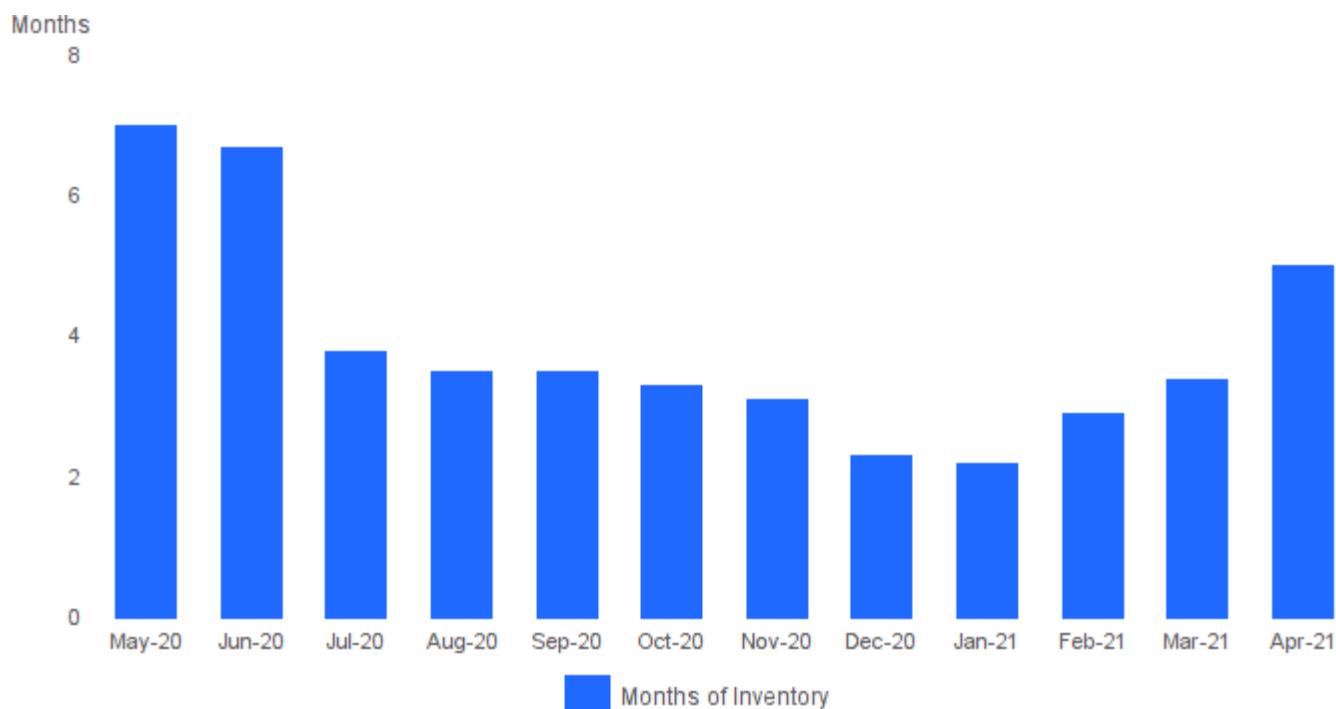
**Sold Price** | the average selling price



## ABSORPTION RATE

April 2021 | 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

April 2021 | 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.

