

AREA REPORT

EASTON

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

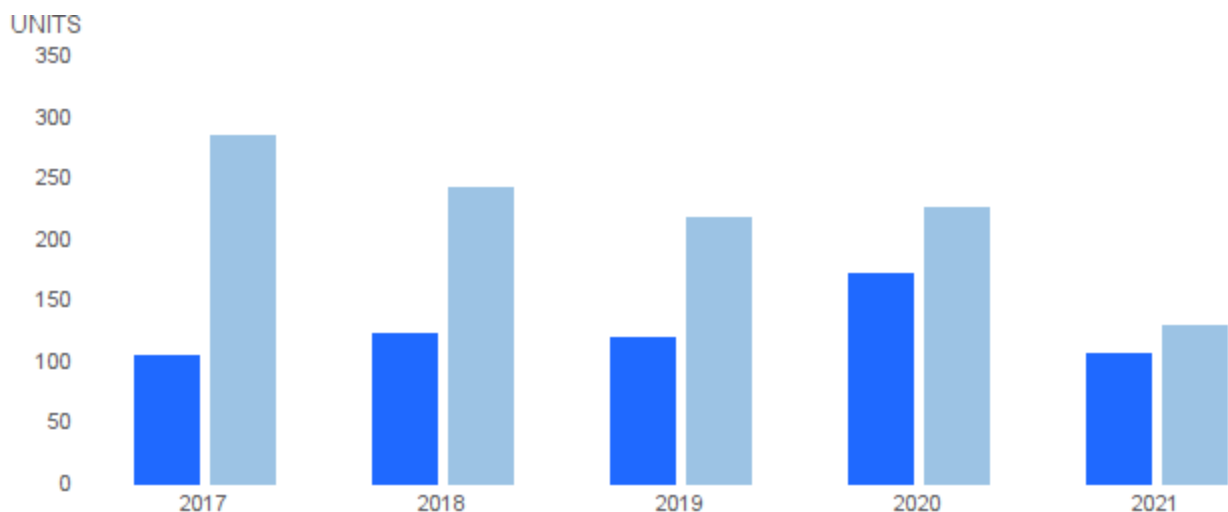
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	9	25	-64% ↓	127	158	-19.62% ↓
Sold Listings	14	19	-26.32% ↓	107	105	1.9% ↑
Median List Price (Solds)	\$767,499	\$569,000	34.89% ↑	\$735,000	\$574,000	28.05% ↑
Median Sold Price	\$775,000	\$564,000	37.41% ↑	\$729,000	\$555,000	31.35% ↑
Median Days on Market	27	57	-52.63% ↓	45	79	-43.04% ↓
Average List Price (Solds)	\$816,407	\$696,405	17.23% ↑	\$796,009	\$599,216	32.84% ↑
Average Sold Price	\$821,963	\$692,626	18.67% ↑	\$793,999	\$585,258	35.67% ↑
Average Days on Market	45	92	-51.09% ↓	63	103	-38.83% ↓
List/Sold Price Ratio	100.4%	99.3%	1.18% ↑	100.2%	98%	2.21% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



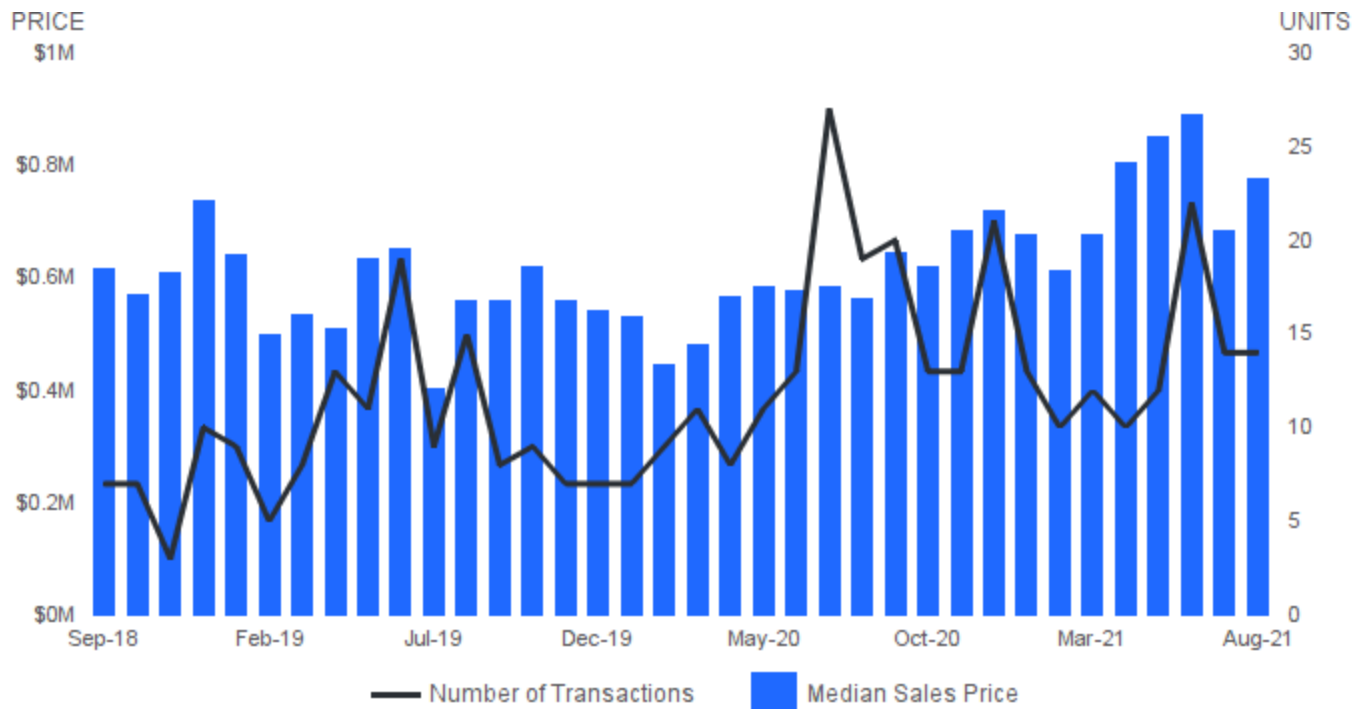
Sold Properties	105	123	120	172	107
New Properties	284	242	217	226	130
Sold Volume	\$64.37M	\$74.08M	\$72.59M	\$109.26M	\$84.96M
Listing Volume	\$195.51M	\$172.43M	\$148.48M	\$171.43M	\$114.65M
Median Sale Price	\$600K	\$595K	\$563K	\$586K	\$729K

MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

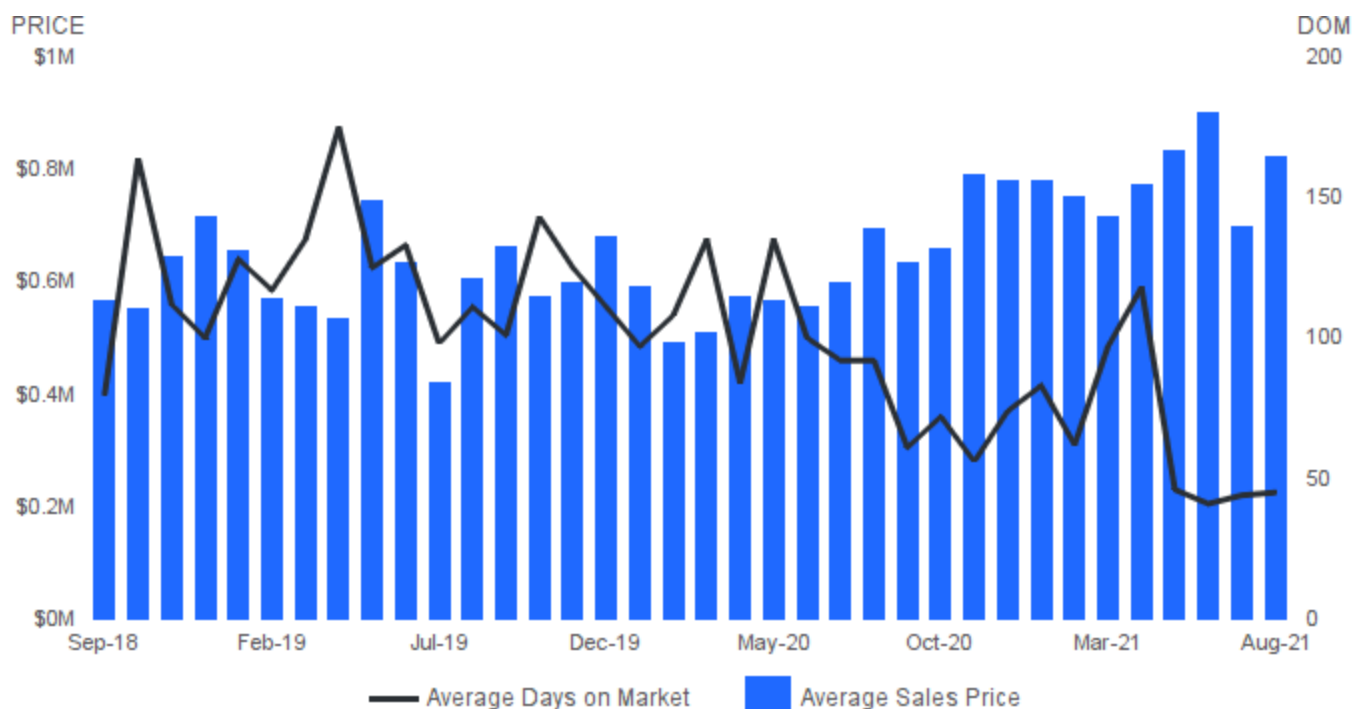


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes [?]

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

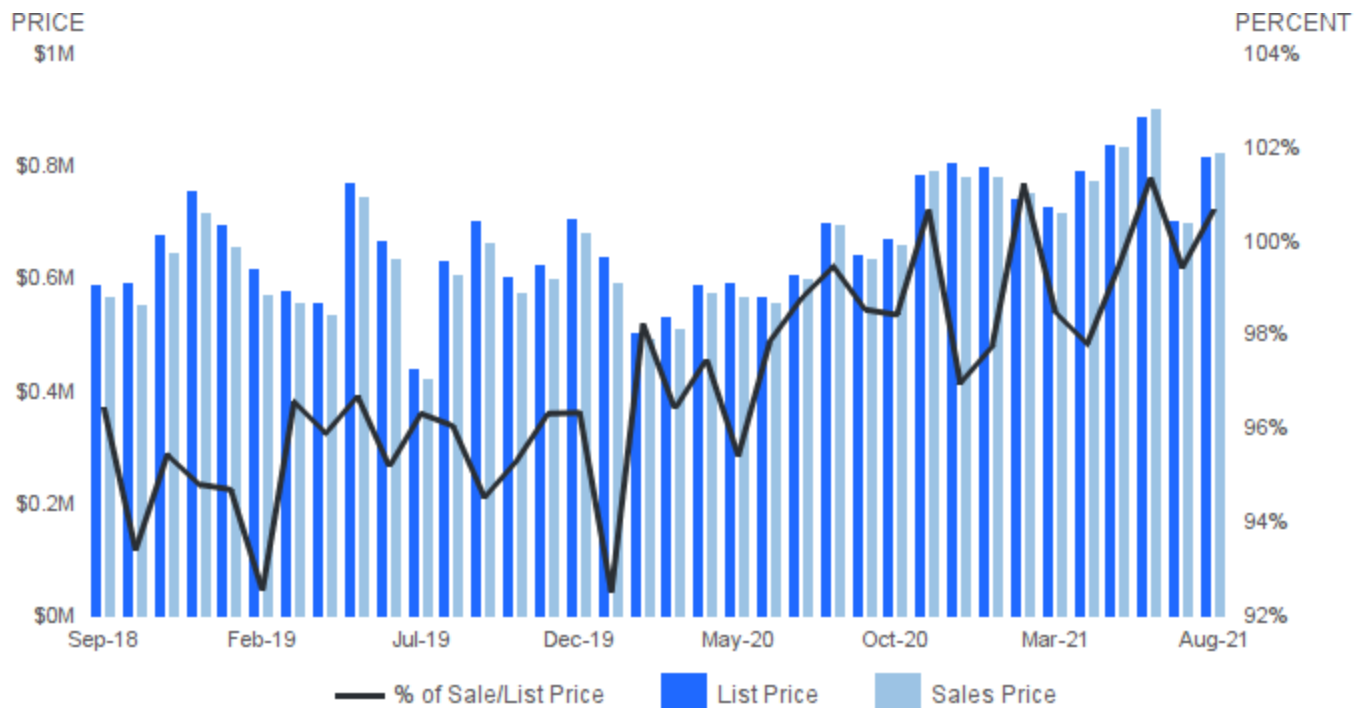
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

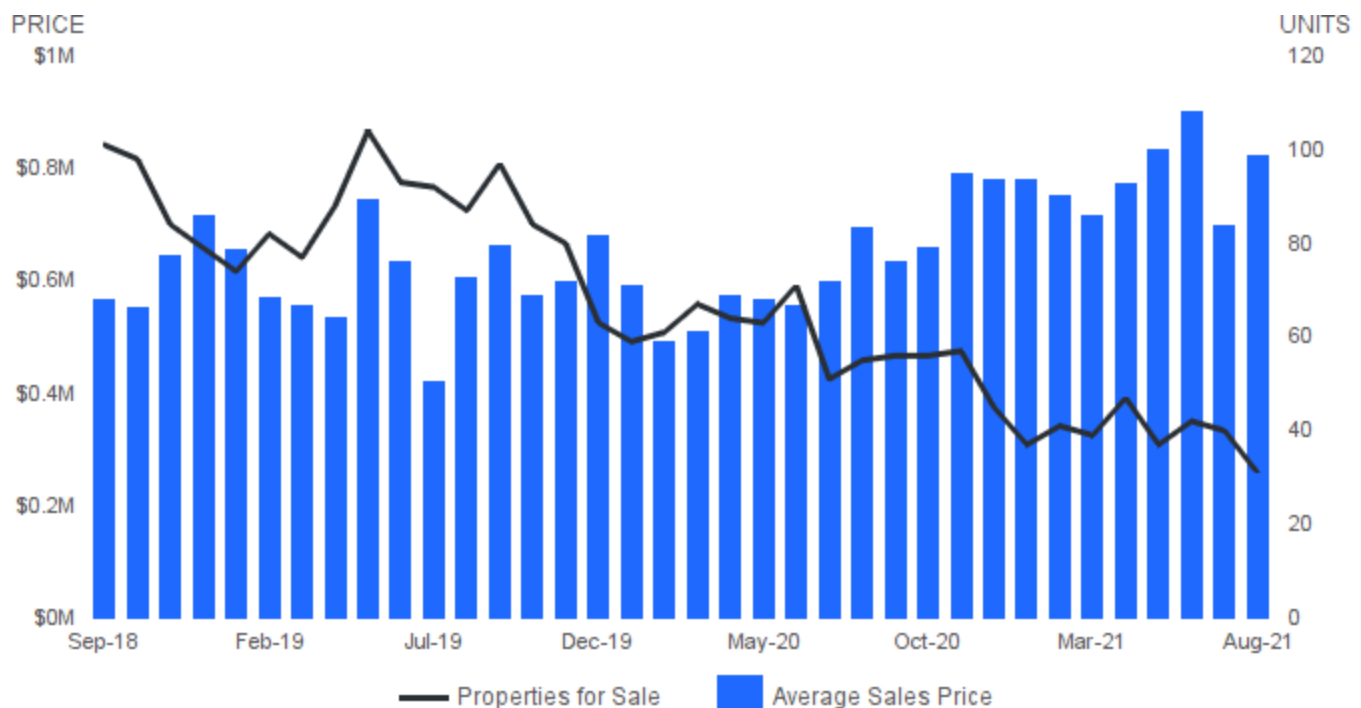


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

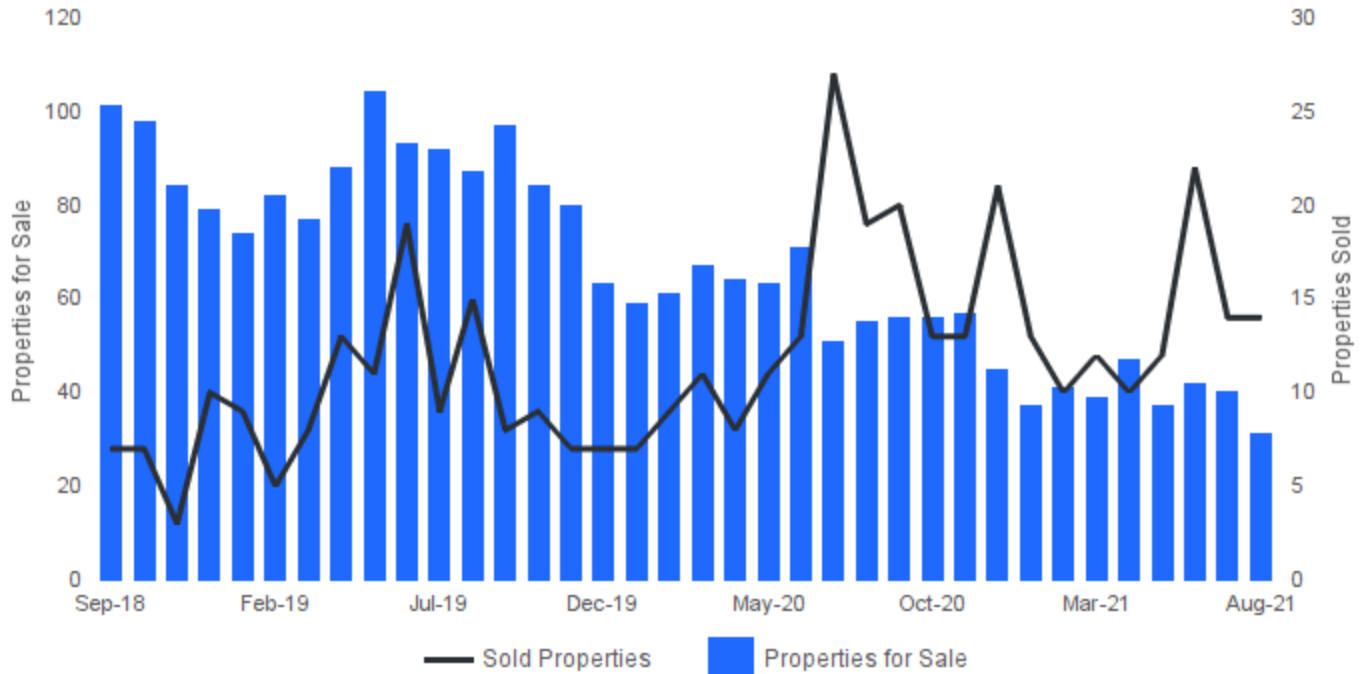


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Single Family Homes [?]

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

Sold Properties | Number of properties sold.



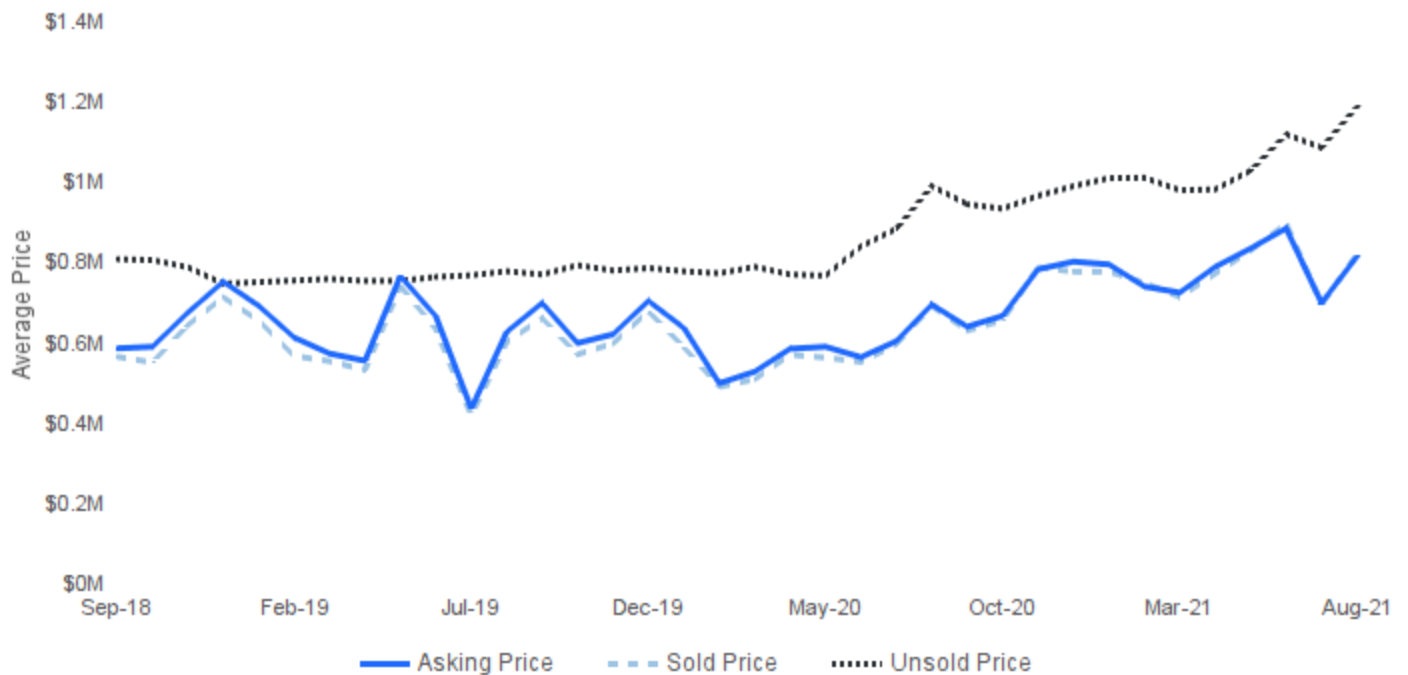
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

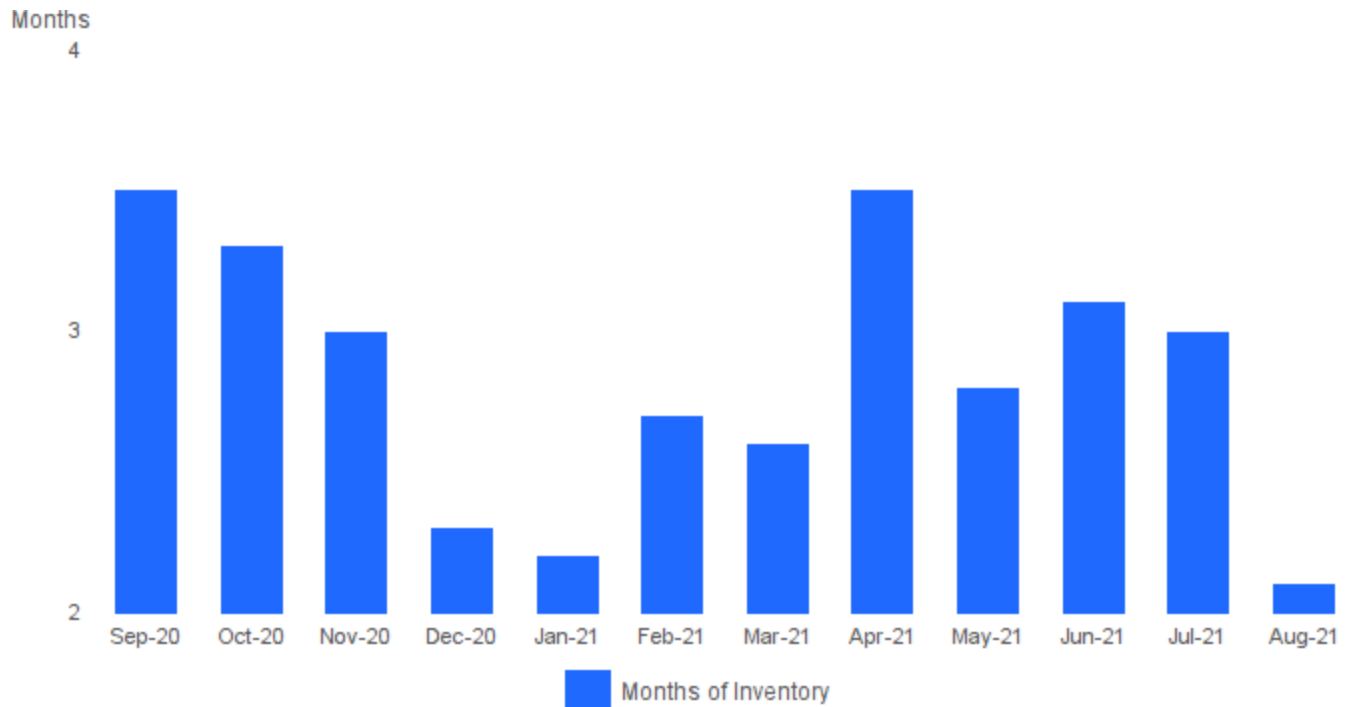
Sold Price | the average selling price



ABSORPTION RATE

August 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

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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.

