

AREA REPORT

EASTON

FULL MARKET SUMMARY

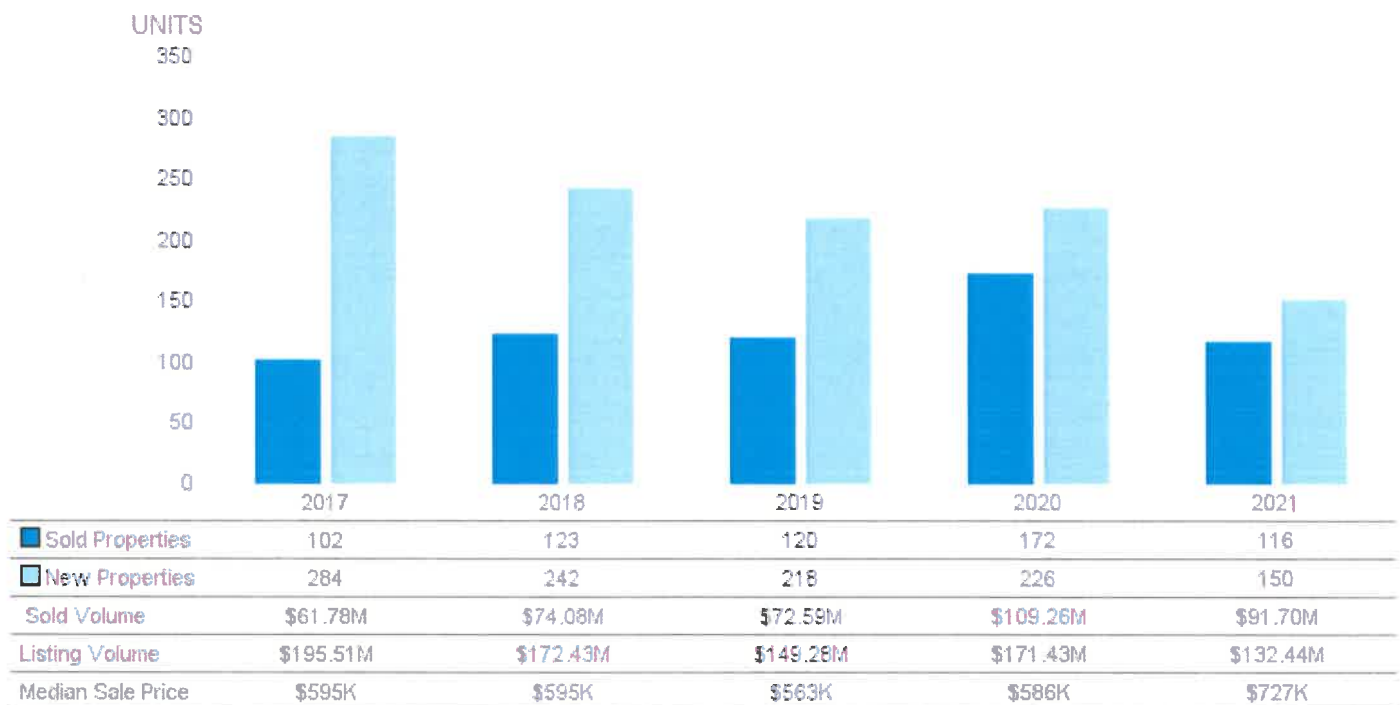
September 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	20	25	-20% ↓	147	183	-19.67% ↓
Sold Listings	8	20	-60% ↓	115	125	-8% ↓
Median List Price (Solds)	\$594,499	\$637,000	-6.67% ↓	\$729,900	\$575,000	26.94% ↑
Median Sold Price	\$606,500	\$642,500	-5.6% ↓	\$725,000	\$560,000	29.46% ↑
Median Days on Market	22	53	-58.49% ↓	44	70	-37.14% ↓
Average List Price (Solds)	\$692,624	\$641,185	8.02% ↑	\$788,817	\$605,931	30.18% ↑
Average Sold Price	\$693,500	\$631,800	9.77% ↑	\$787,008	\$592,705	32.78% ↑
Average Days on Market	49	61	-19.67% ↓	62	96	-35.42% ↓
List/Sold Price Ratio	99.6%	98.2%	1.46% ↑	100.2%	98.1%	2.15% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 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

September 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.

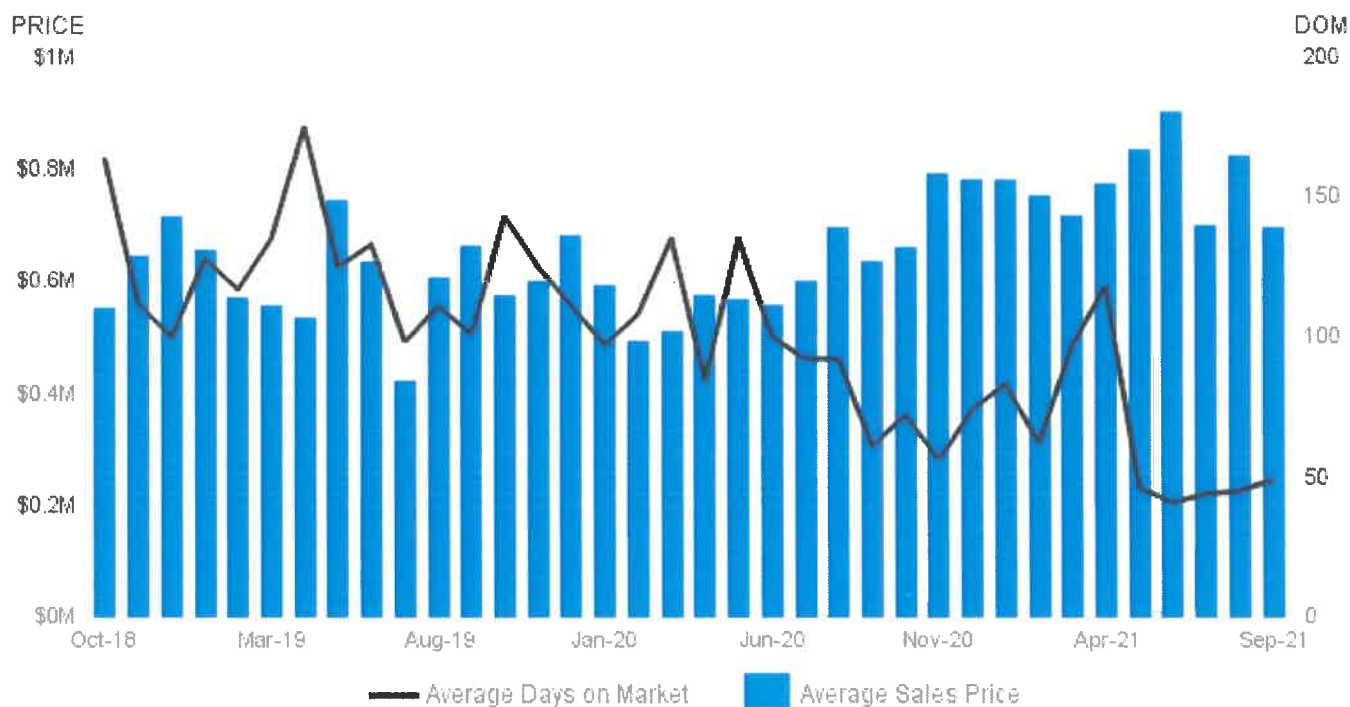


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2021 | Single Family Homes ?

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

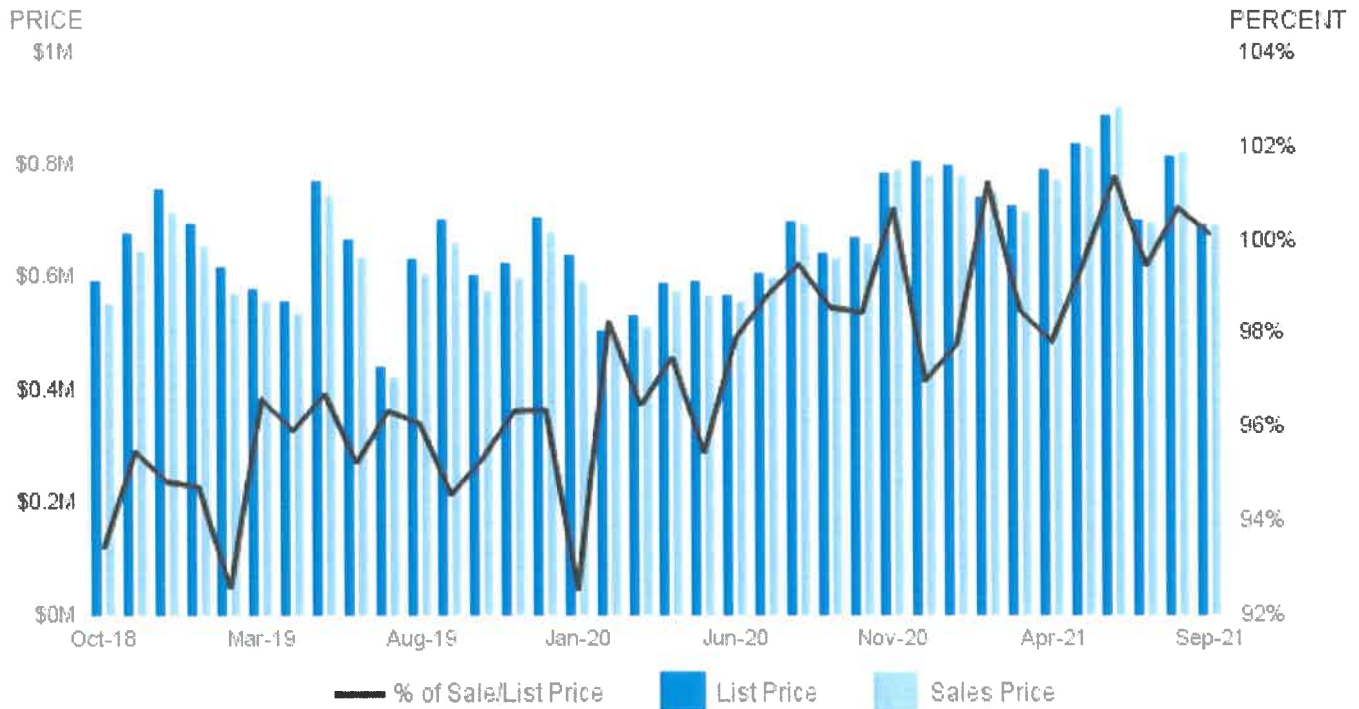
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 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.

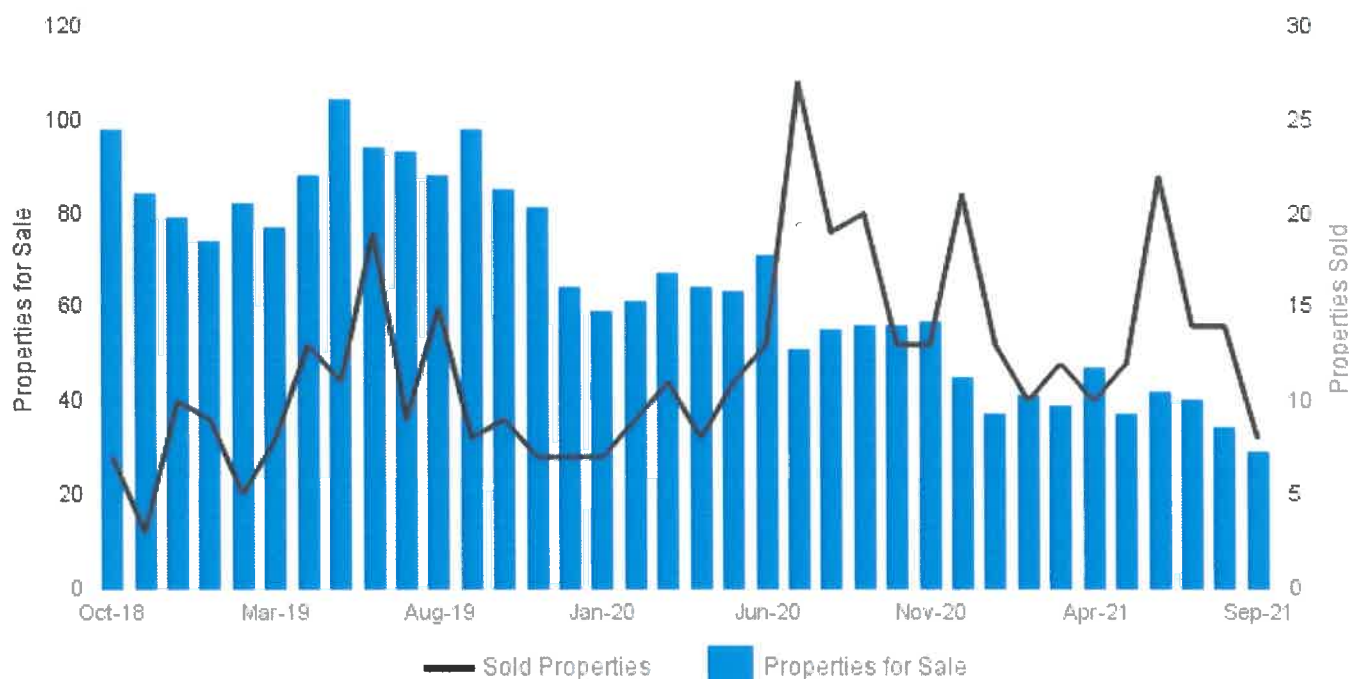


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2021 | Single Family Homes 

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

Sold Properties | Number of properties sold.



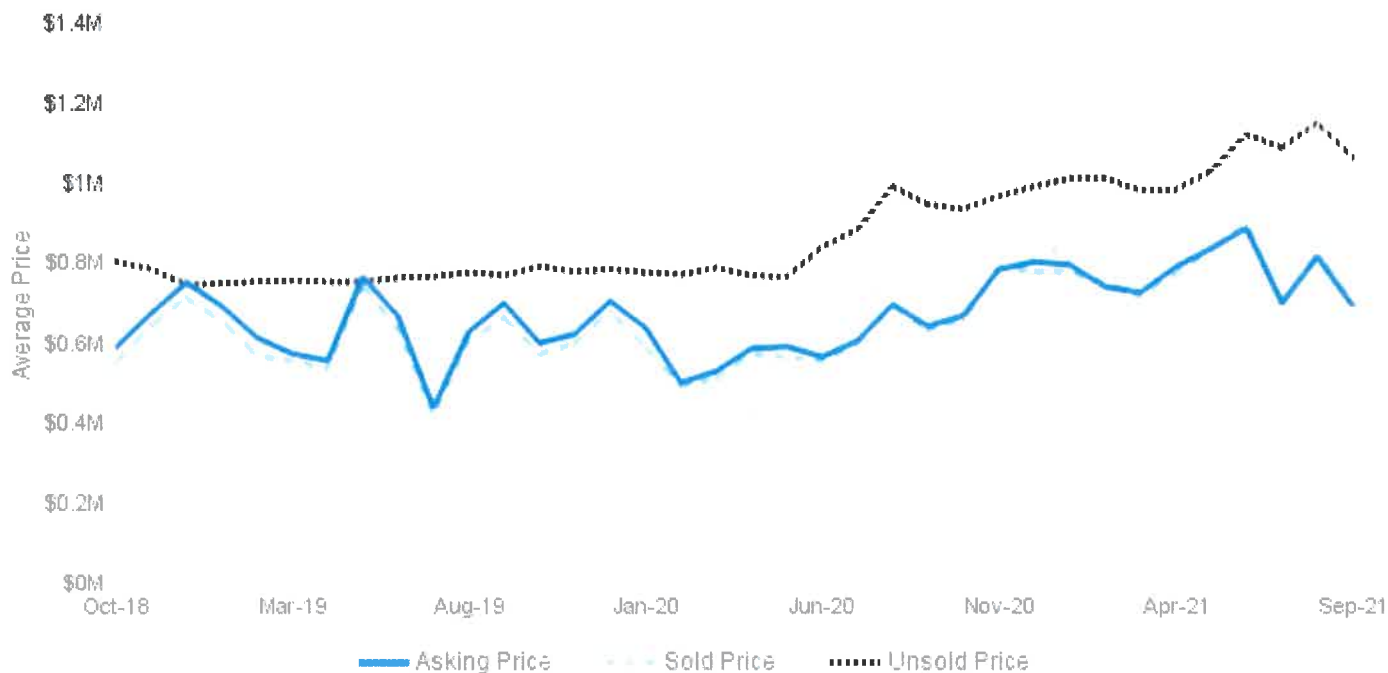
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 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

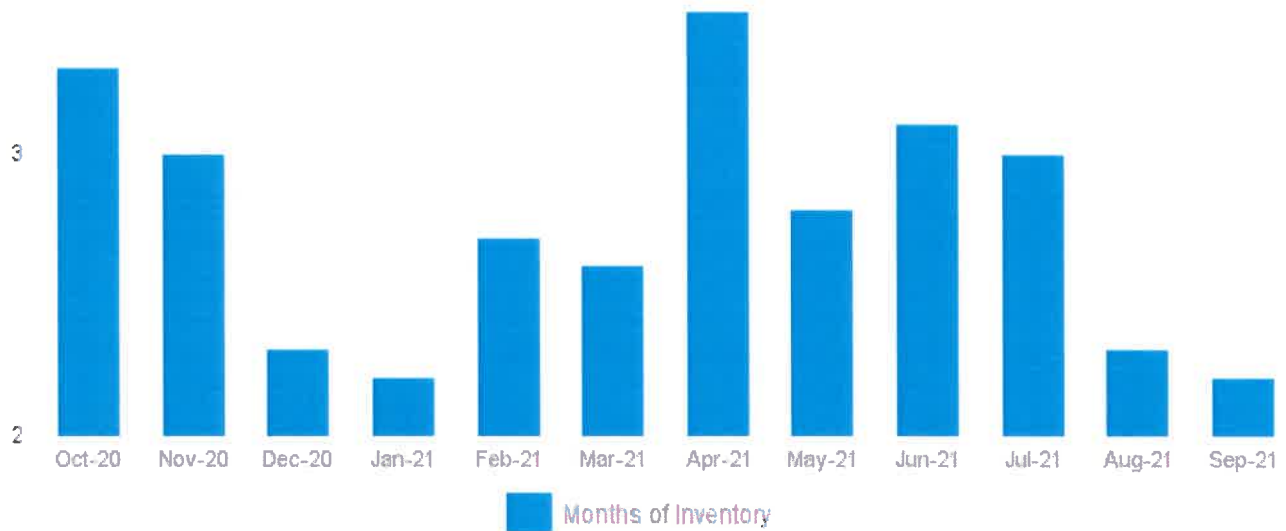


ABSORPTION RATE

September 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
4



MONTHS SUPPLY OF INVENTORY

September 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.

