

AREA REPORT

EASTON

FULL MARKET SUMMARY

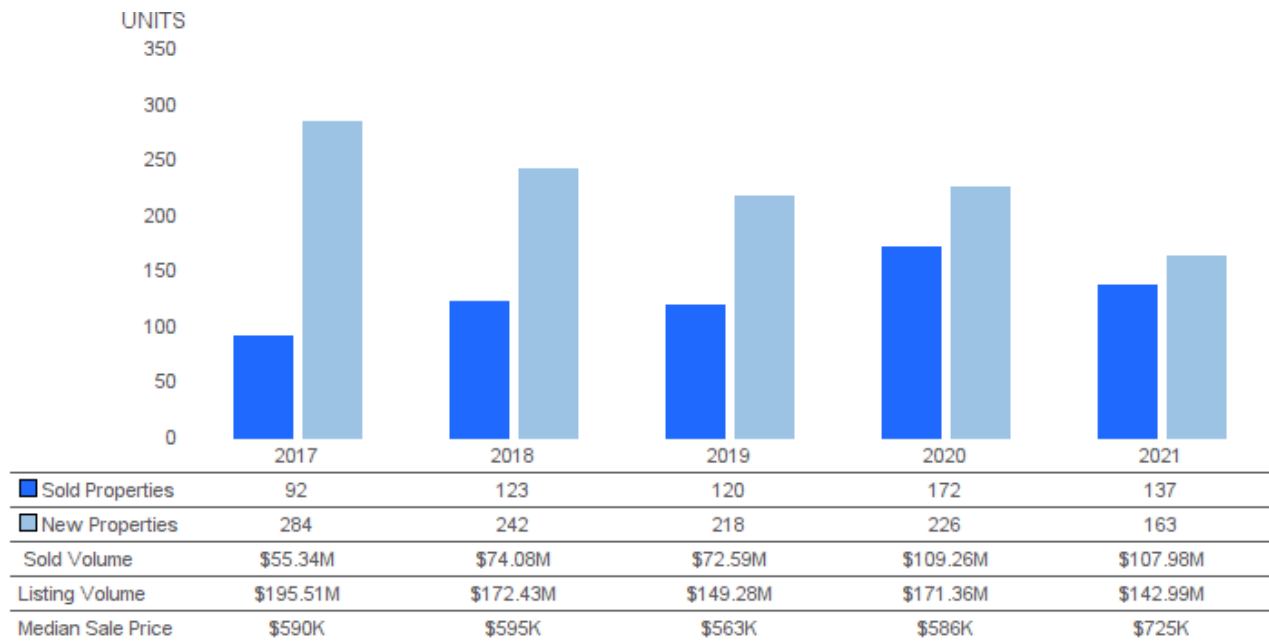
November 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	6	16	-62.5% ↓	163	219	-25.57% ↓
Sold Listings	10	13	-23.08% ↓	135	151	-10.6% ↓
Median List Price (Solds)	\$661,500	\$699,000	-5.36% ↓	\$729,000	\$595,000	22.52% ↑
Median Sold Price	\$690,000	\$685,000	0.73% ↑	\$725,000	\$579,000	25.22% ↑
Median Days on Market	45	42	7.14% ↑	44	66	-33.33% ↓
Average List Price (Solds)	\$809,000	\$784,361	3.14% ↑	\$786,864	\$626,649	25.57% ↑
Average Sold Price	\$836,450	\$789,653	5.93% ↑	\$786,060	\$615,252	27.76% ↑
Average Days on Market	105	56	87.5% ↑	65	91	-28.57% ↓
List/Sold Price Ratio	104%	100.1%	3.92% ↑	100.3%	98.3%	2.02% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2021 | Single Family Homes ?

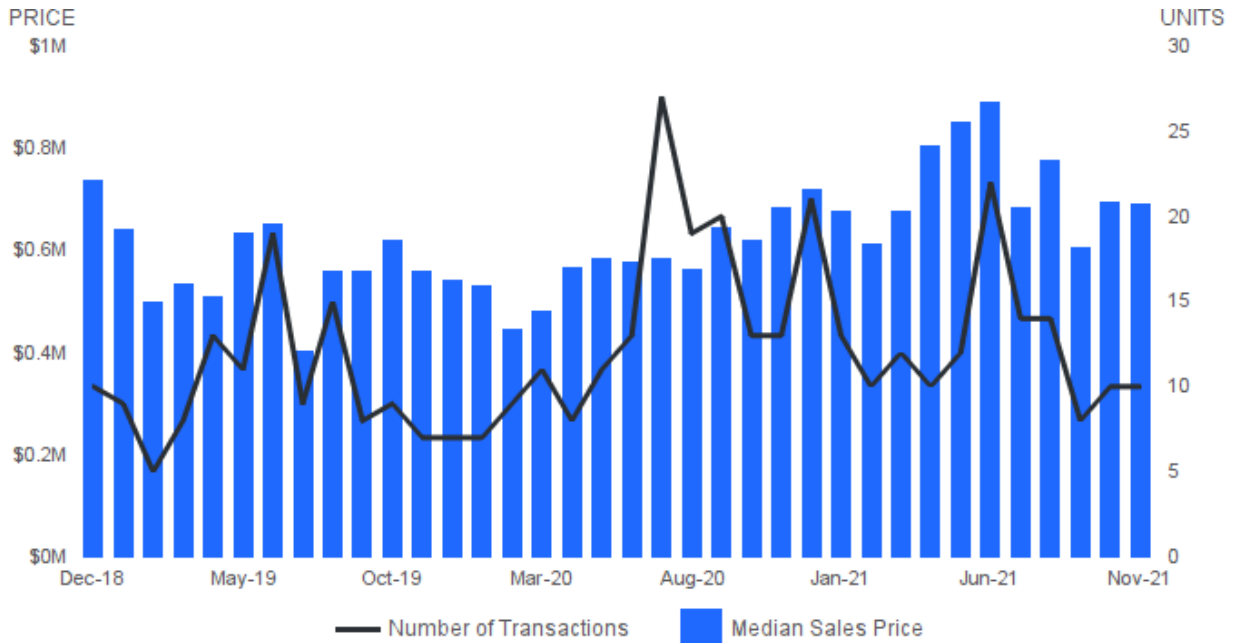
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

November 2021 | Single Family Homes ?

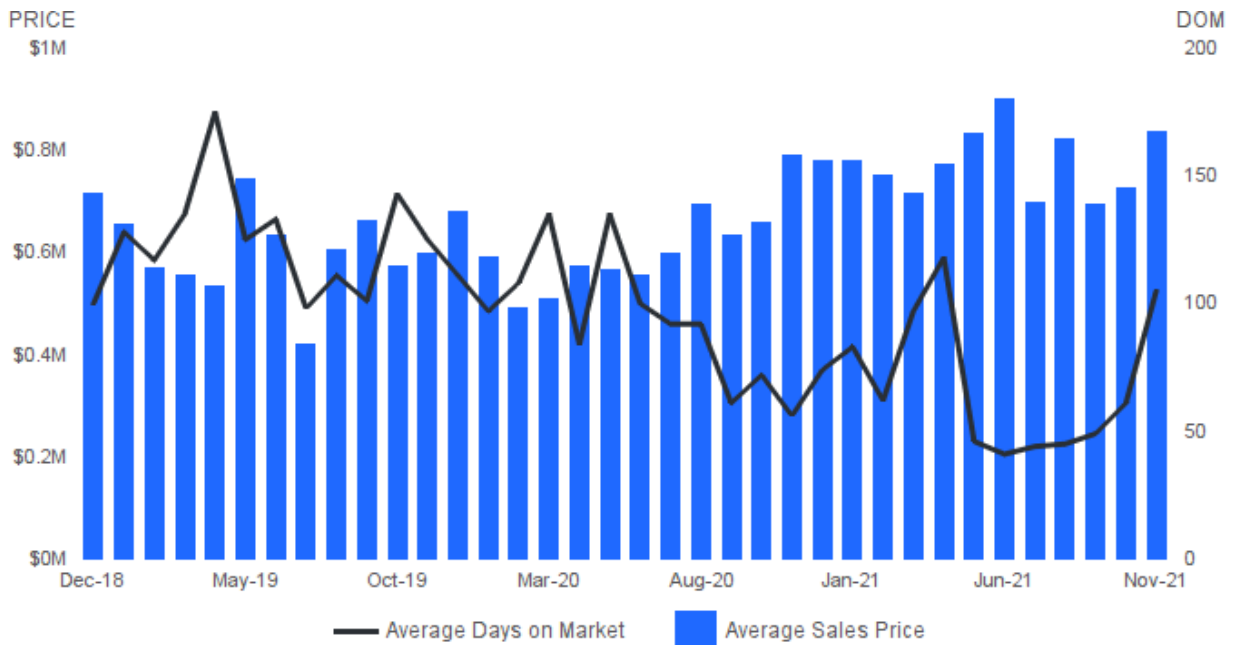
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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

November 2021 | Single Family Homes [?](#)

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

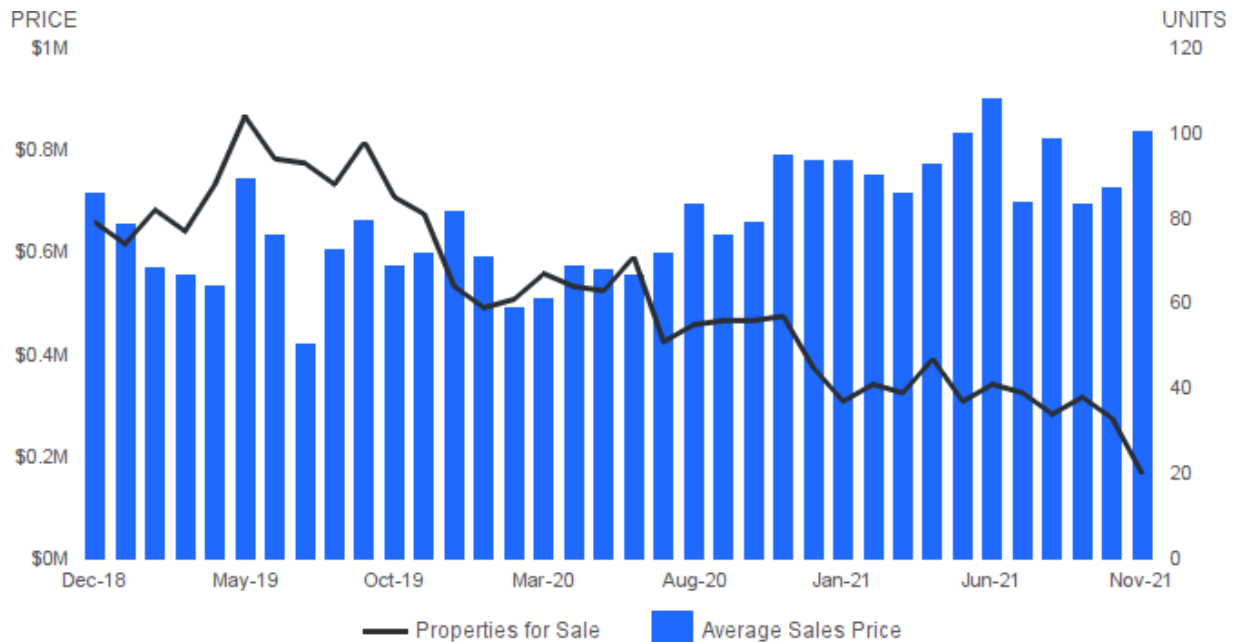


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | Single Family Homes [?](#)

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

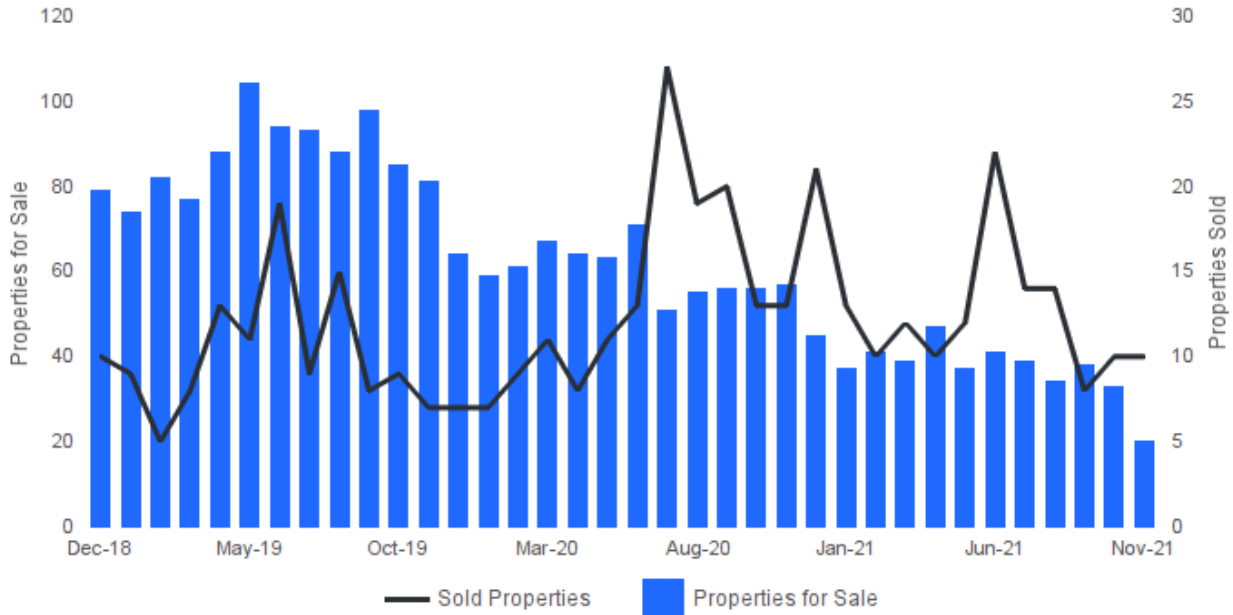
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2021 | Single Family Homes [?](#)

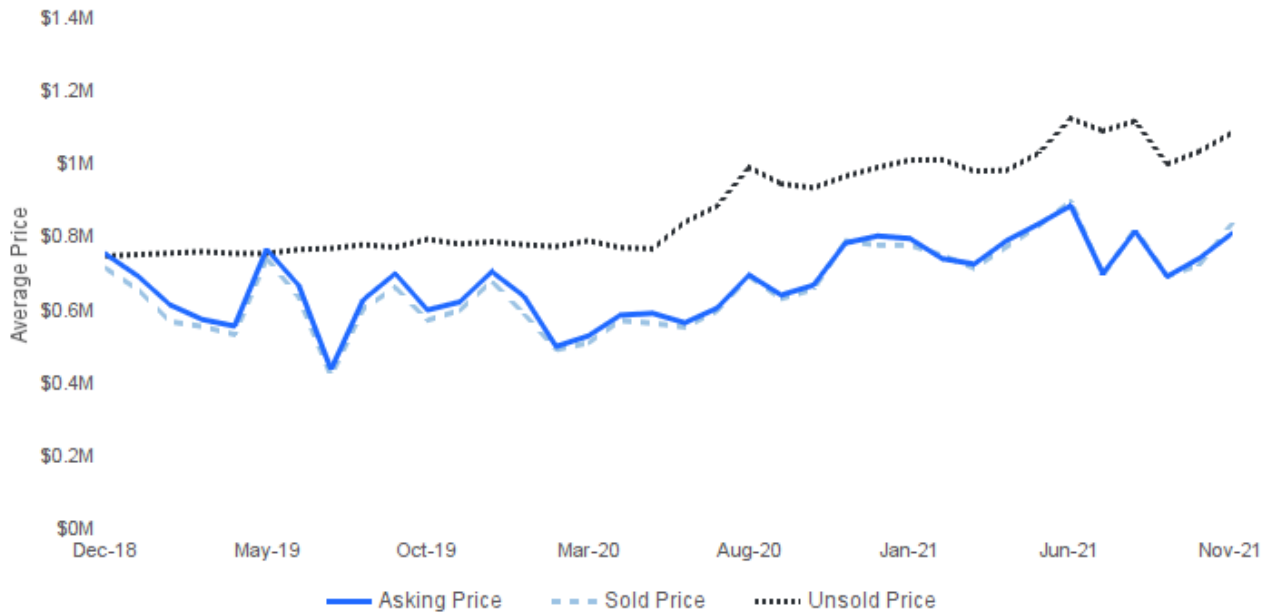
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 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

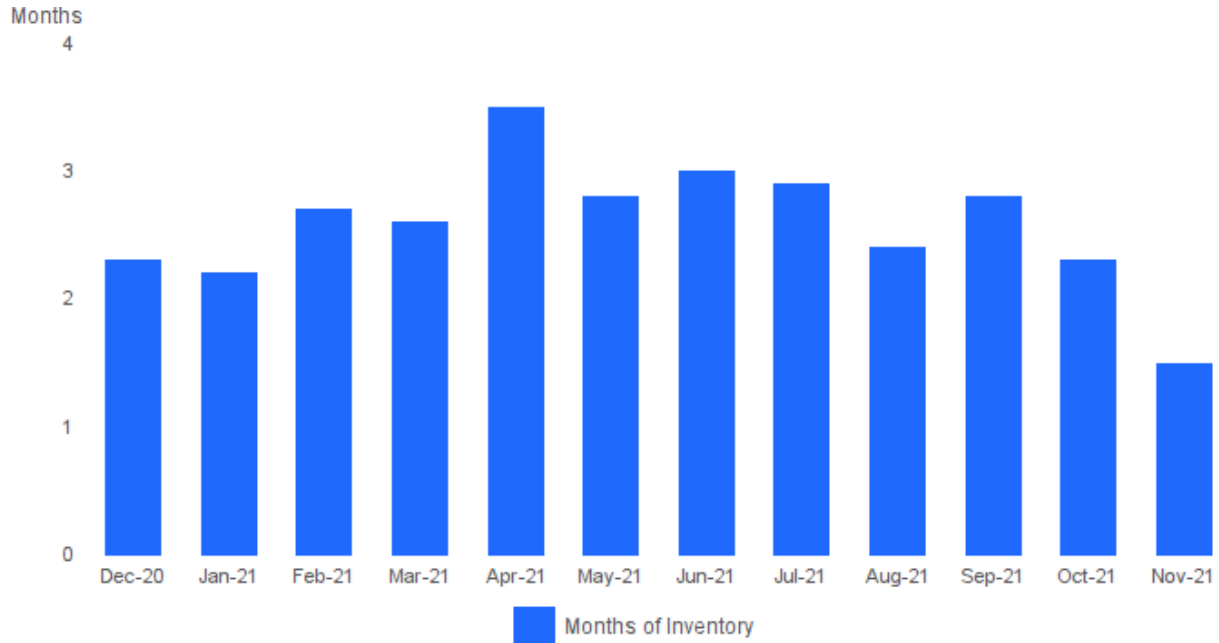


ABSORPTION RATE

November 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

November 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.

