

AREA REPORT

EASTON

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

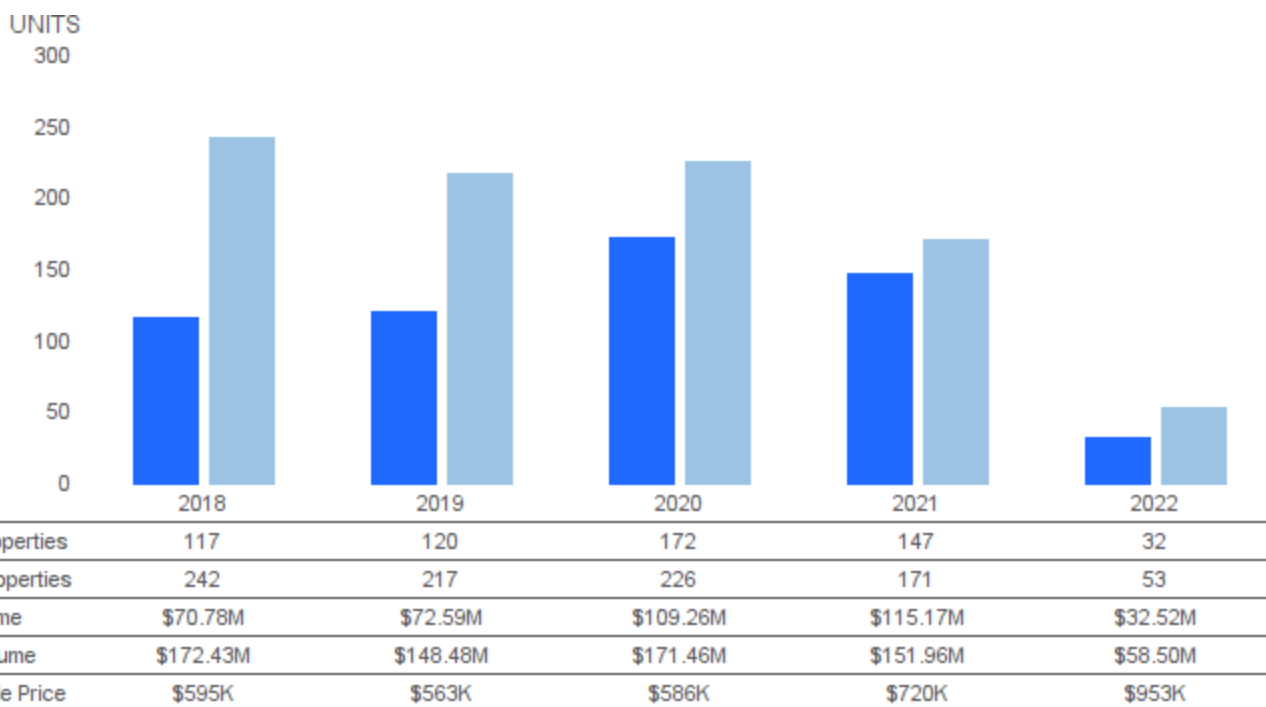
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	16	24	-33.33% ↓	51	67	-23.88% ↓
Sold Listings	9	10	-10% ↓	30	45	-33.33% ↓
Median List Price (Solds)	\$699,000	\$837,450	-16.53% ↓	\$949,250	\$699,000	35.8% ↑
Median Sold Price	\$800,000	\$802,500	-0.31% ↓	\$937,250	\$675,000	38.85% ↑
Median Days on Market	33	56	-41.07% ↓	48	72	-33.33% ↓
Average List Price (Solds)	\$801,575	\$790,290	1.43% ↑	\$994,112	\$764,233	30.08% ↑
Average Sold Price	\$826,222	\$773,000	6.89% ↑	\$1,009,466	\$754,263	33.83% ↑
Average Days on Market	59	118	-50% ↓	99	90	10% ↑
List/Sold Price Ratio	103.3%	97.4%	6.09% ↑	101.2%	99.2%	2.01% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

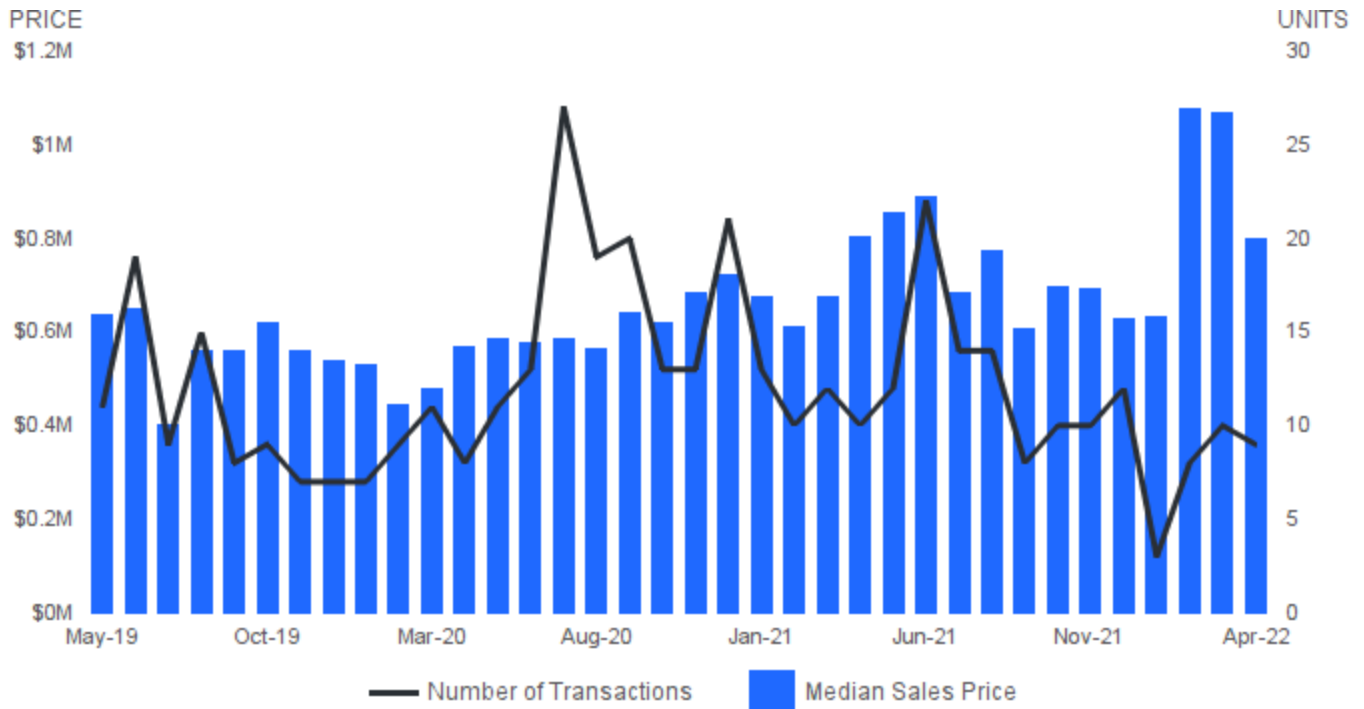


MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

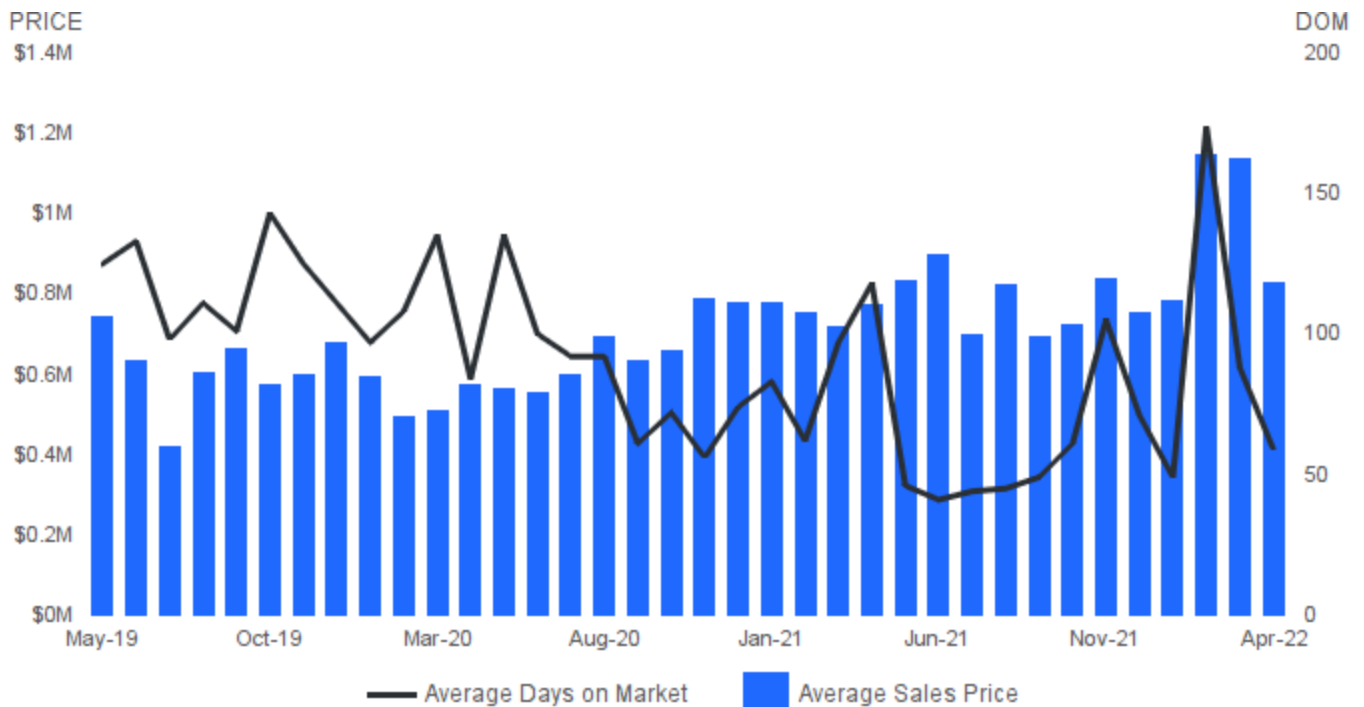


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

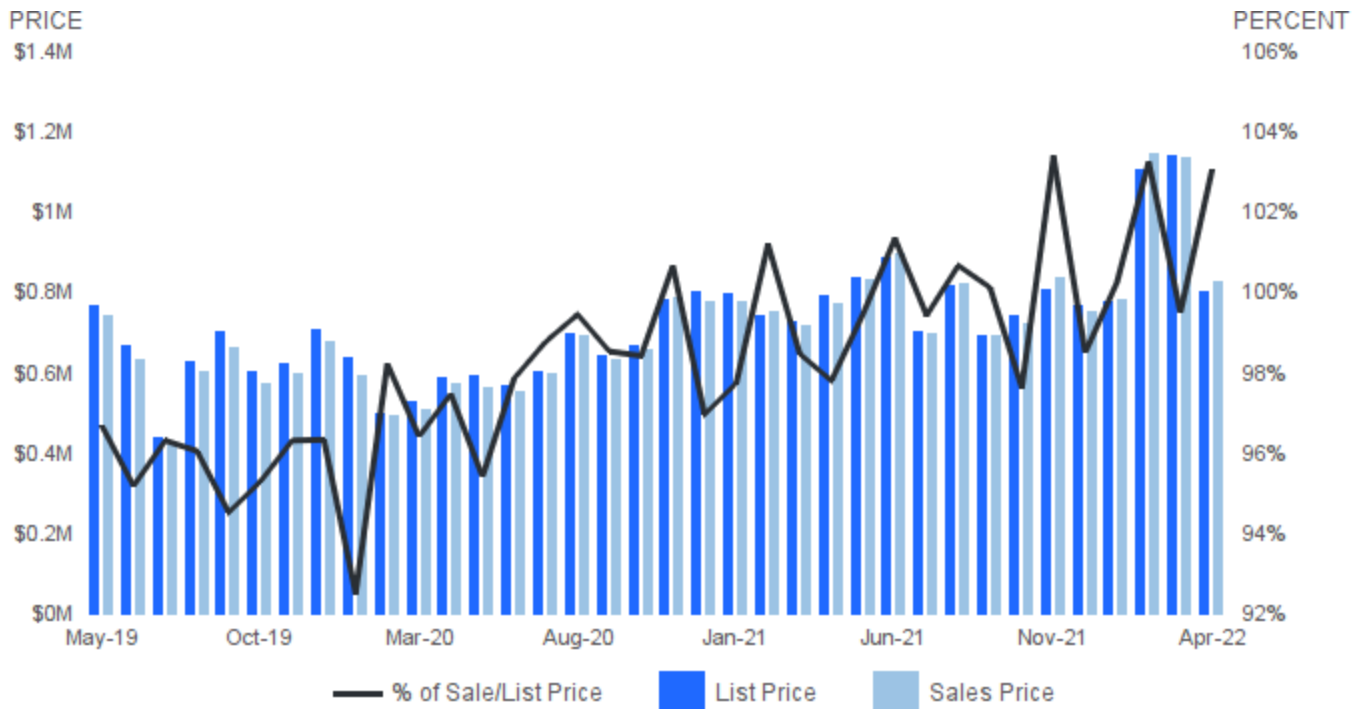
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

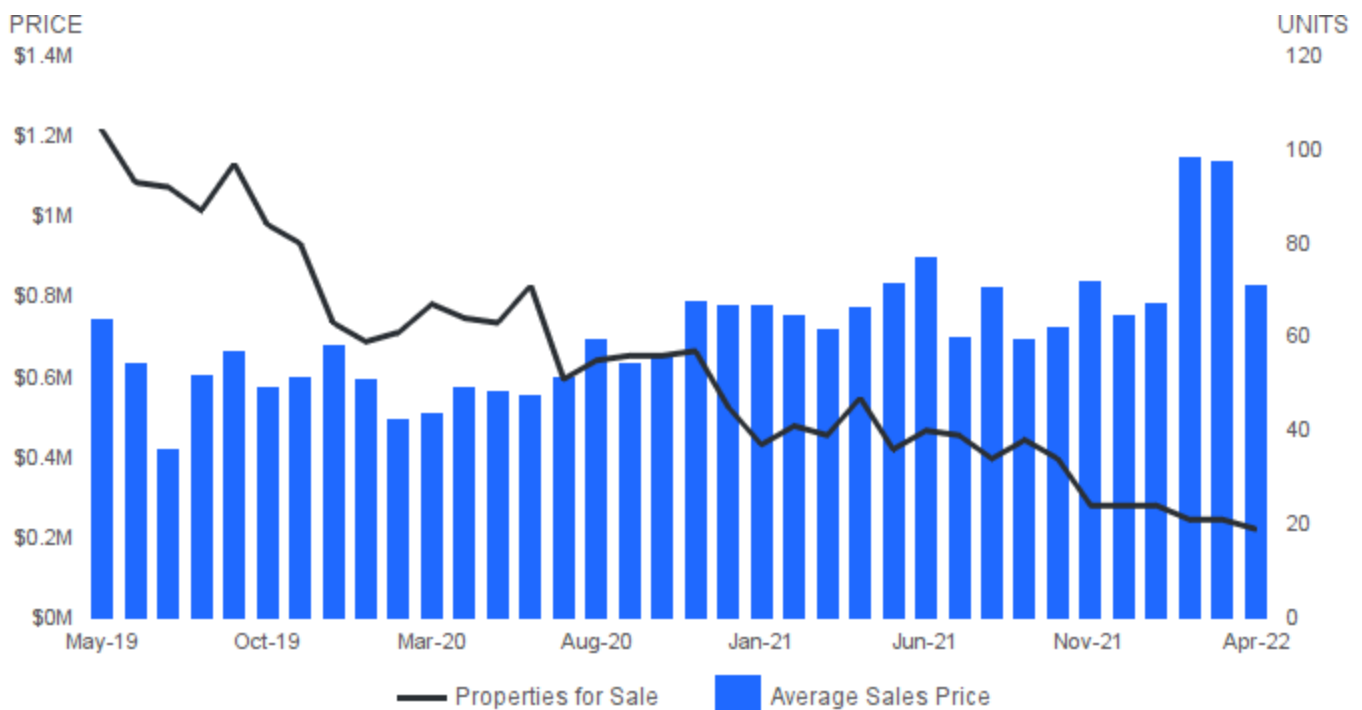


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

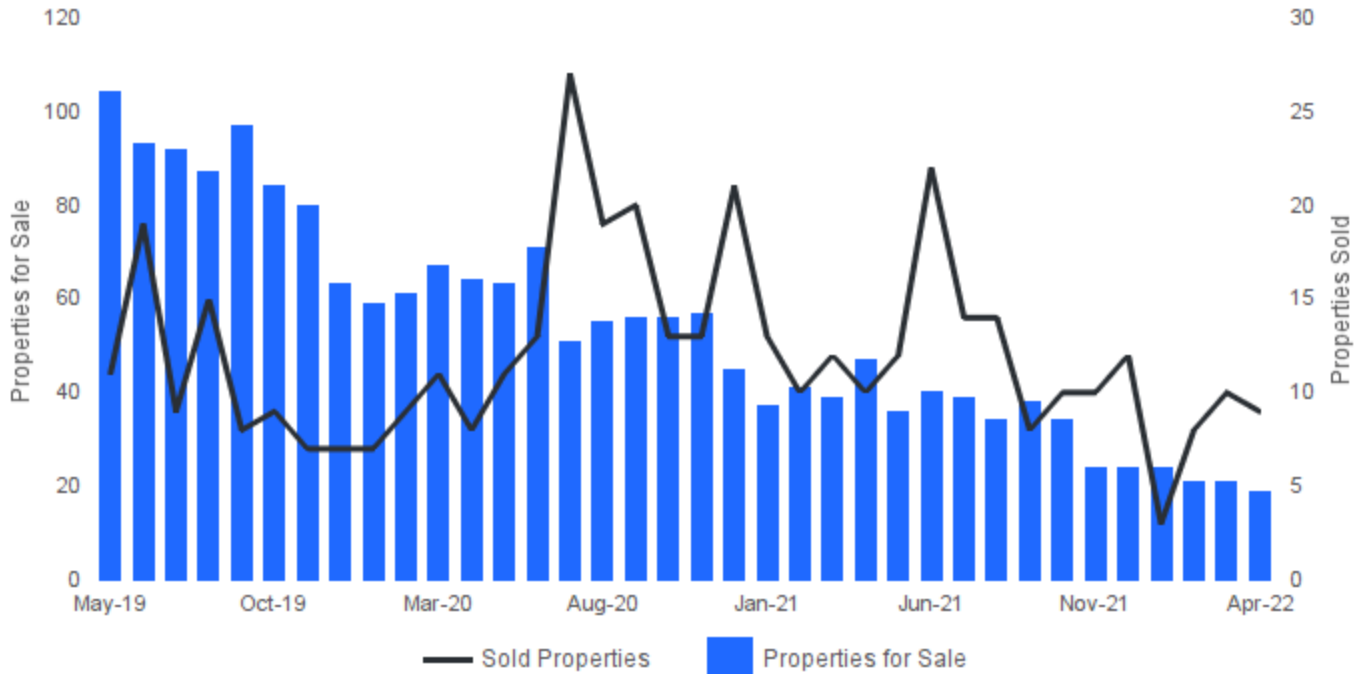


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



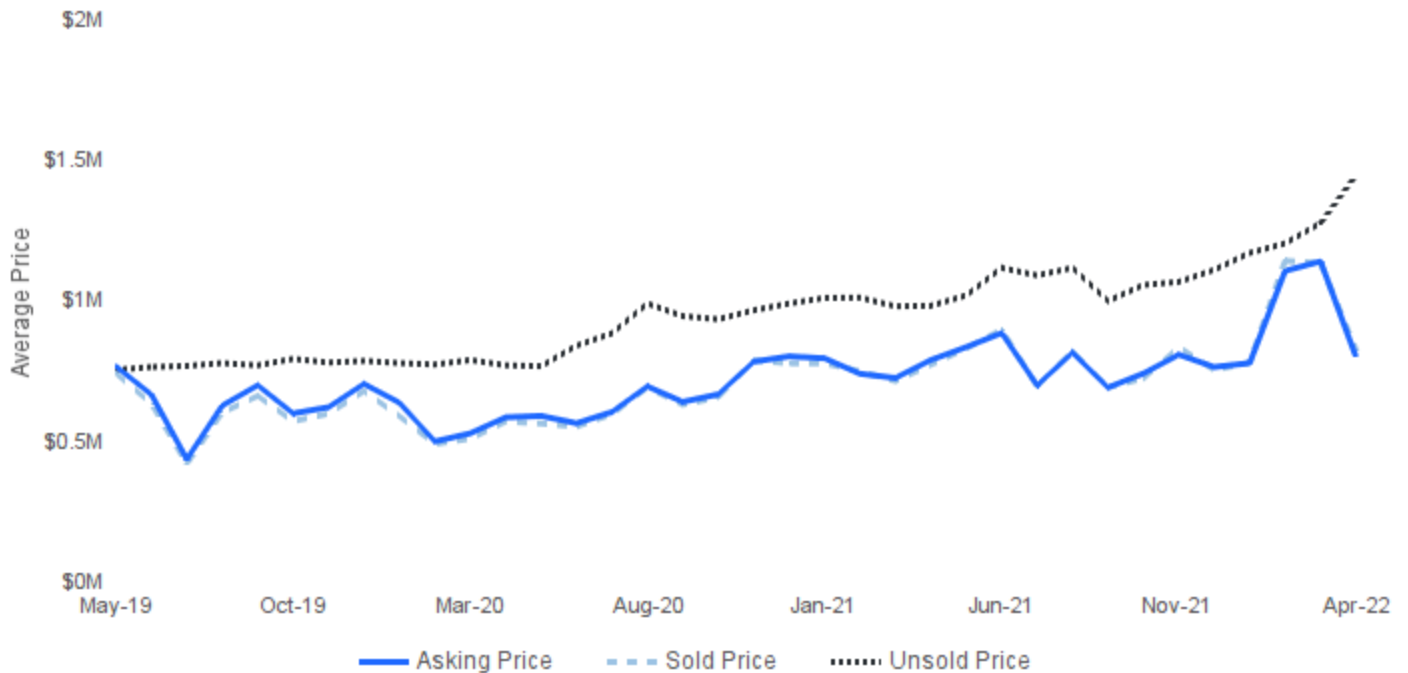
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

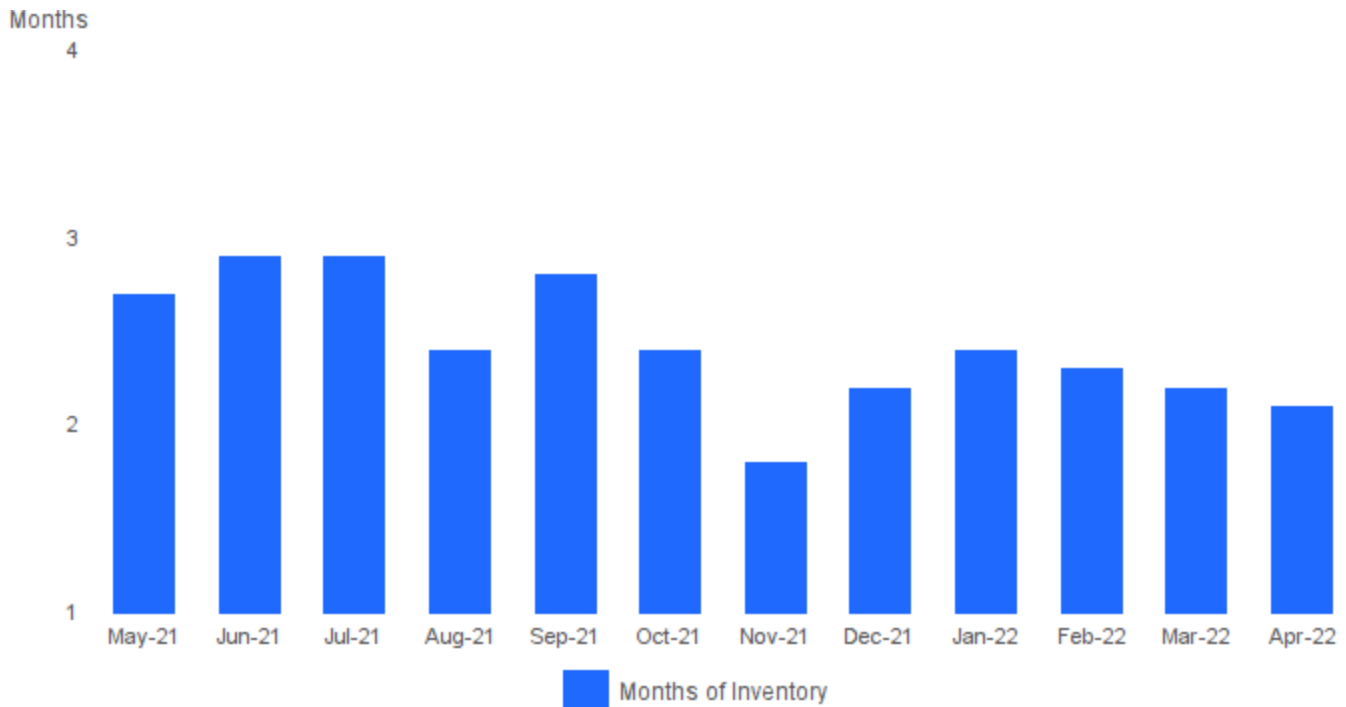
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.

