

AREA REPORT

EASTON

FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

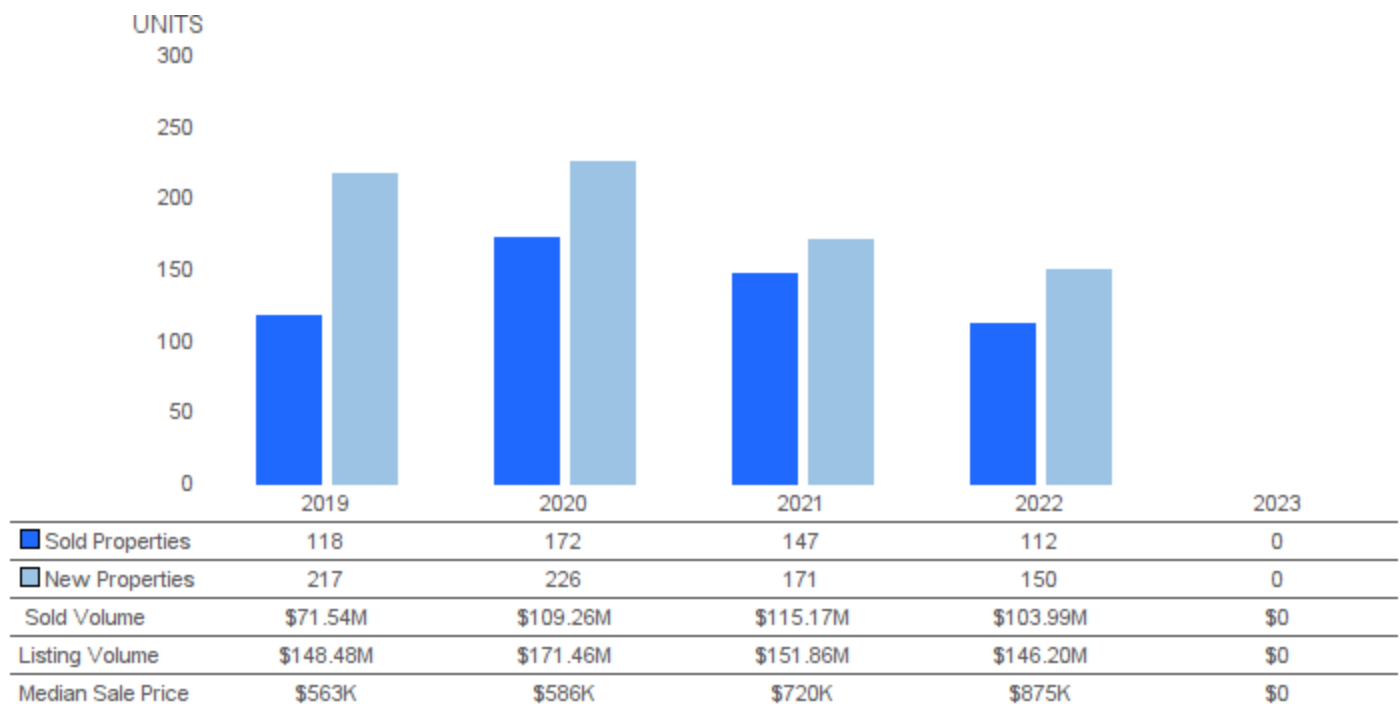
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	1	8	-87.5% ↓	150	171	-12.28% ↓
Sold Listings	10	12	-16.67% ↓	112	147	-23.81% ↓
Median List Price (Solds)	\$619,450	\$684,500	-9.5% ↓	\$849,450	\$729,000	16.52% ↑
Median Sold Price	\$623,450	\$629,500	-0.96% ↓	\$875,000	\$720,000	21.53% ↑
Median Days on Market	57	54	5.56% ↑	39	45	-13.33% ↓
Average List Price (Solds)	\$659,975	\$765,583	-13.79% ↓	\$906,671	\$785,127	15.48% ↑
Average Sold Price	\$658,490	\$754,166	-12.69% ↓	\$928,504	\$783,457	18.51% ↑
Average Days on Market	70	71	-1.41% ↓	59	66	-10.61% ↓
List/Sold Price Ratio	100%	98.9%	1.09% ↑	102.4%	100.2%	2.23% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

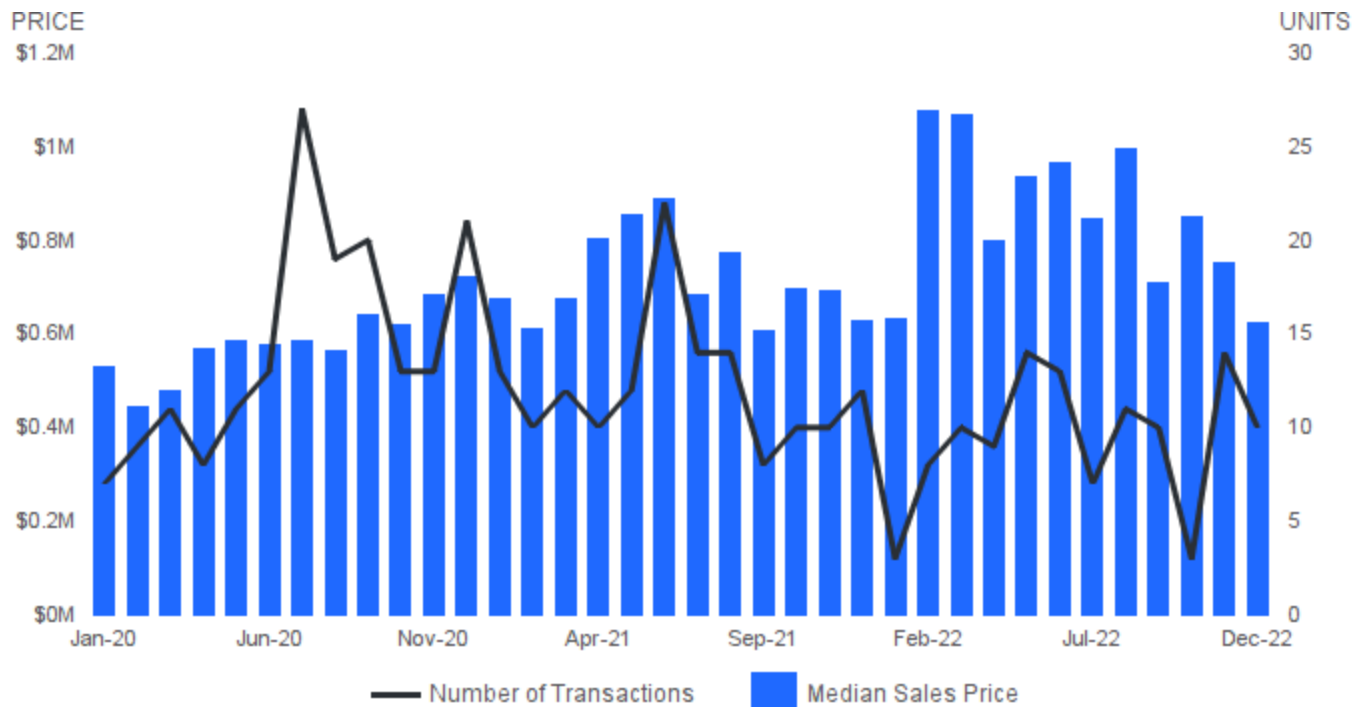


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

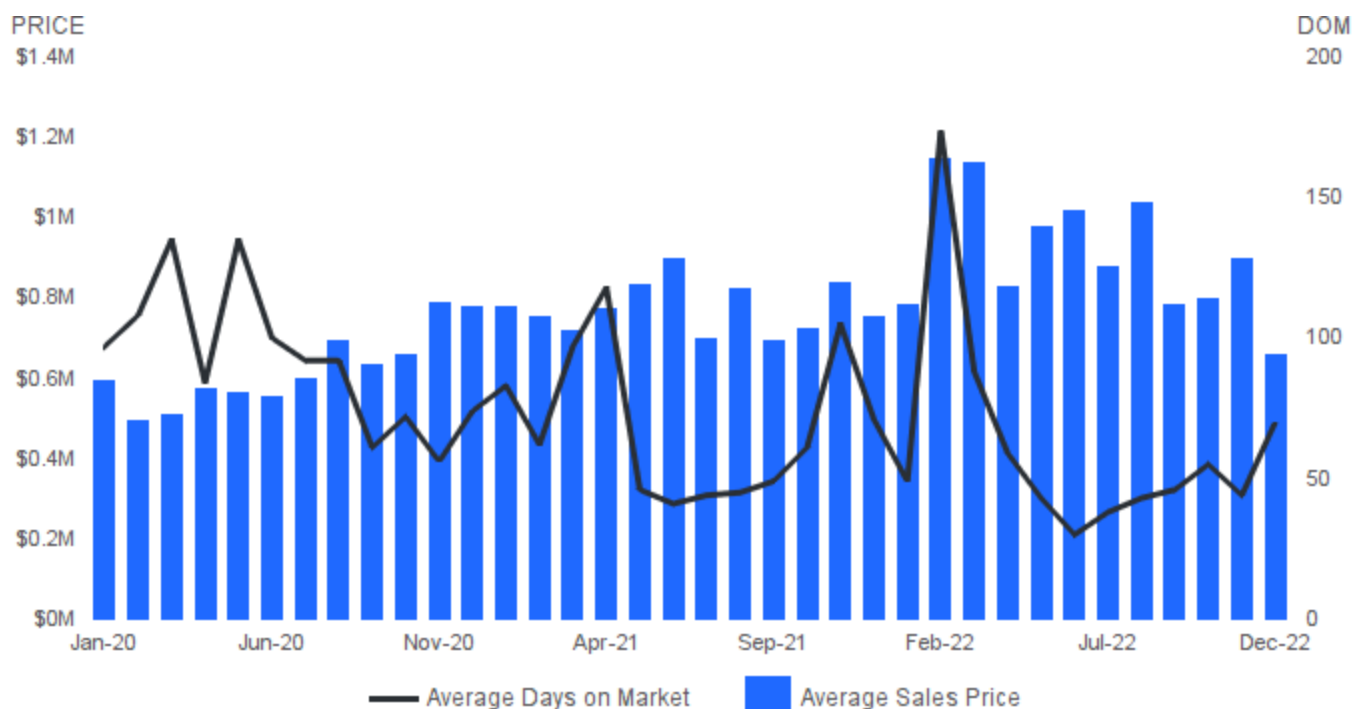


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family Homes [?]

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

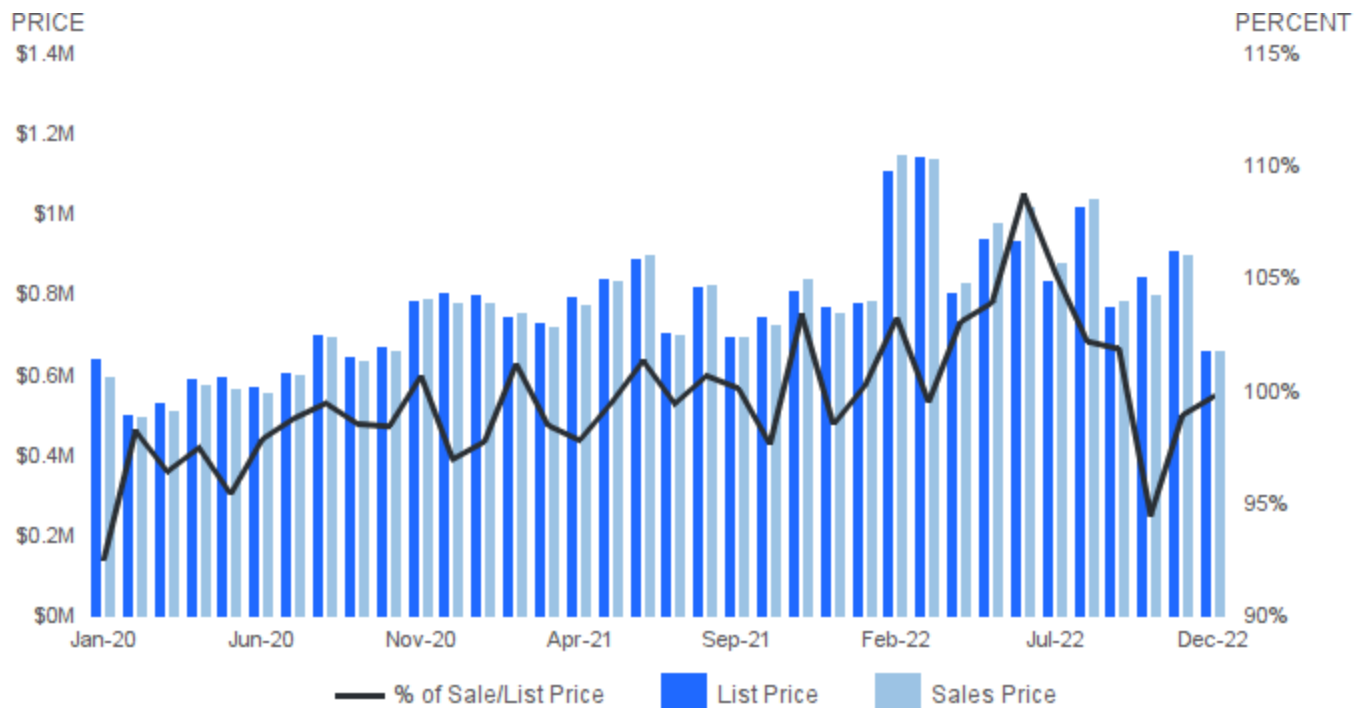
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 2022 | 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.

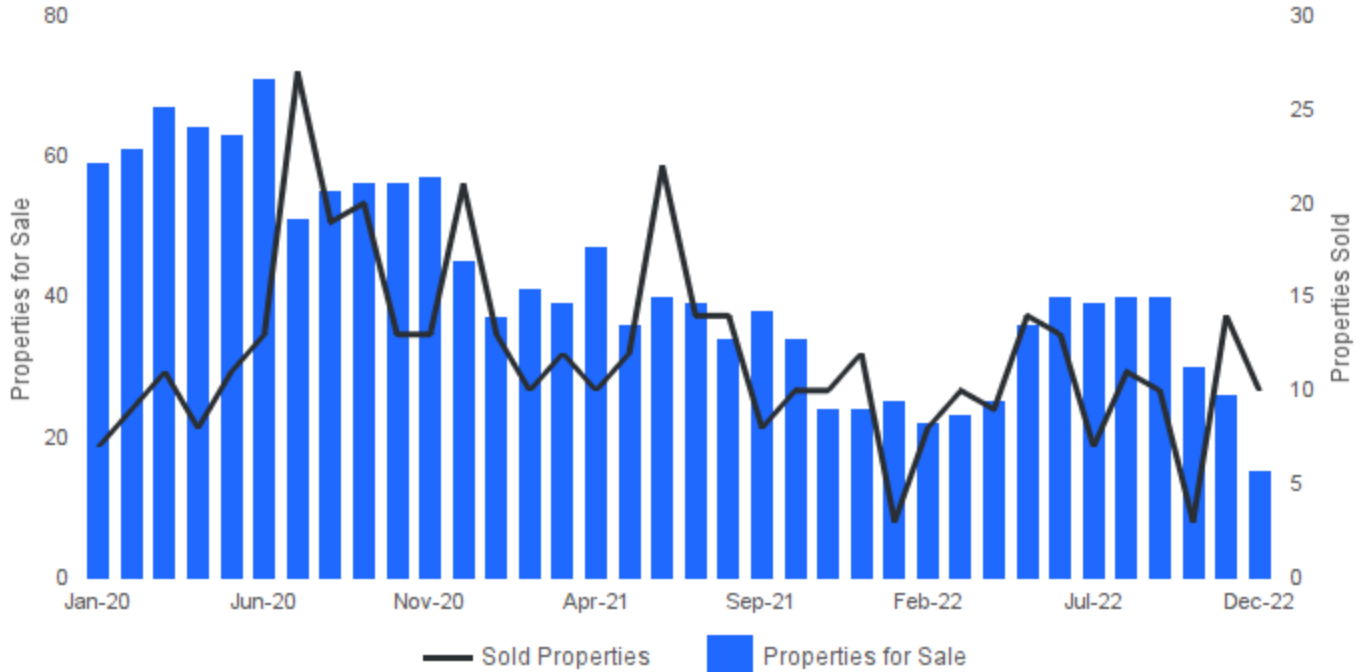


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



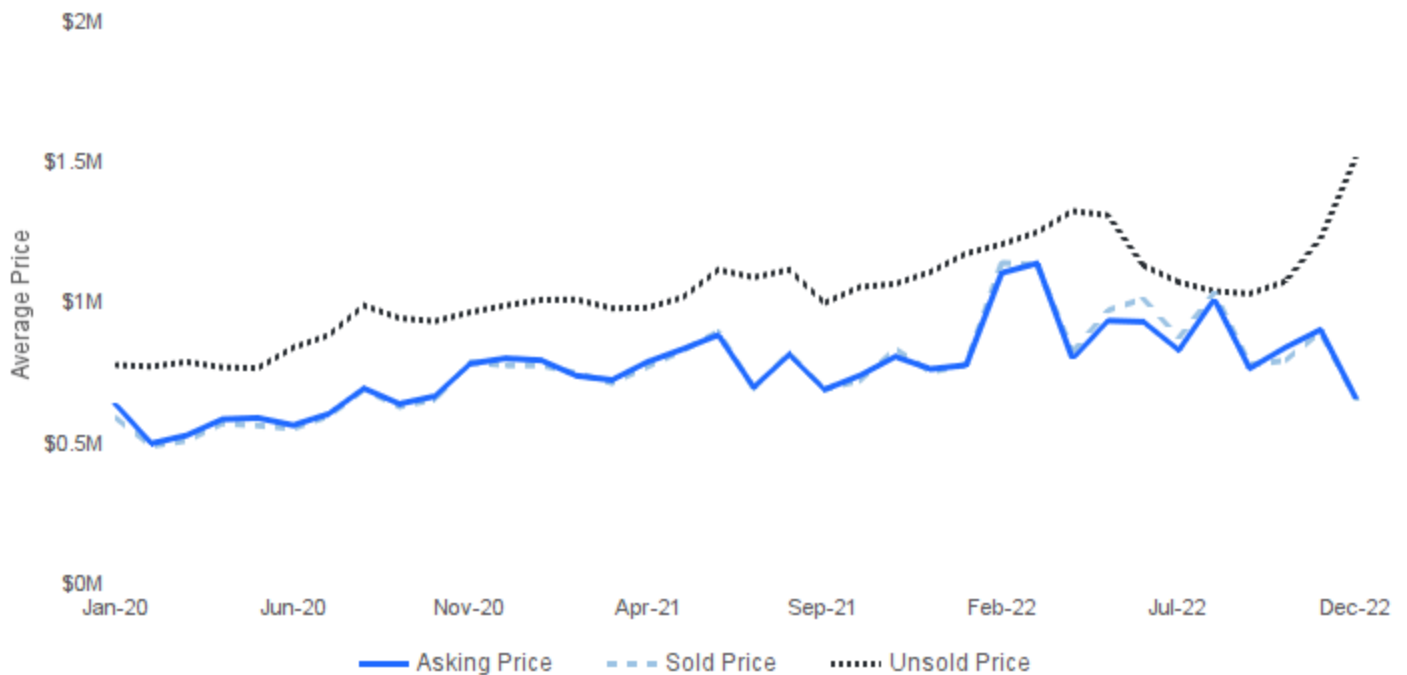
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

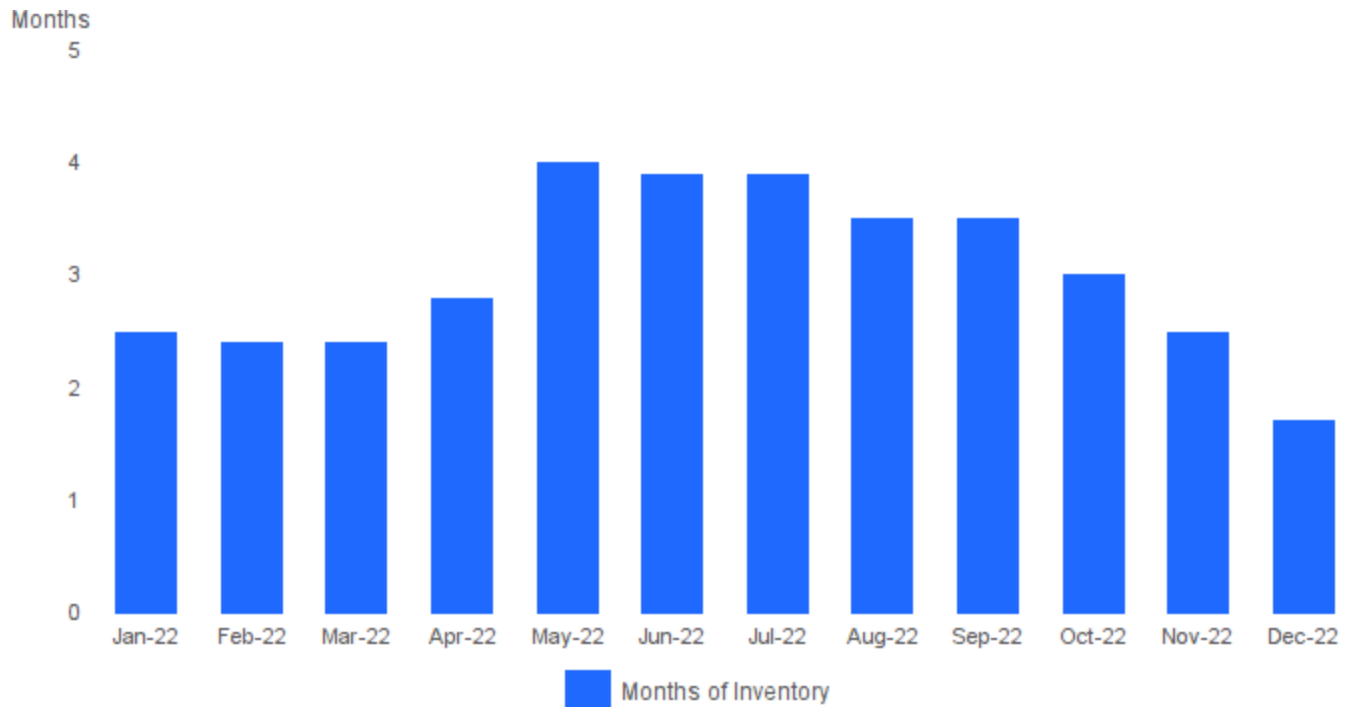
Sold Price | the average selling price



ABSORPTION RATE

December 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

December 2022 | 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.

