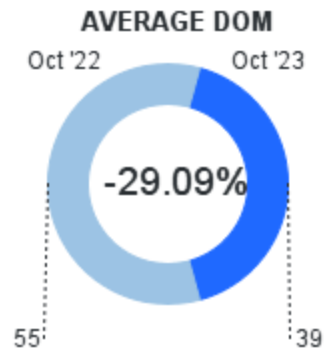
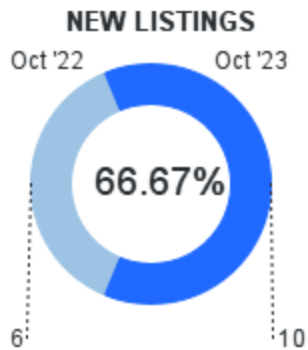
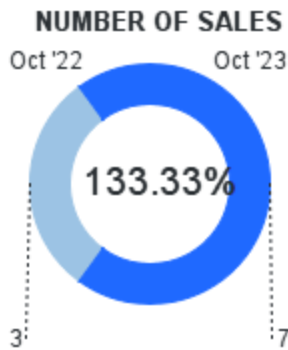


# EASTON | October 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family Homes



**0.00%**

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**5.57%**

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-11.12%**

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**-3.49%**

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

Oct '22

Oct '23

# AREA REPORT

## EASTON

### FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

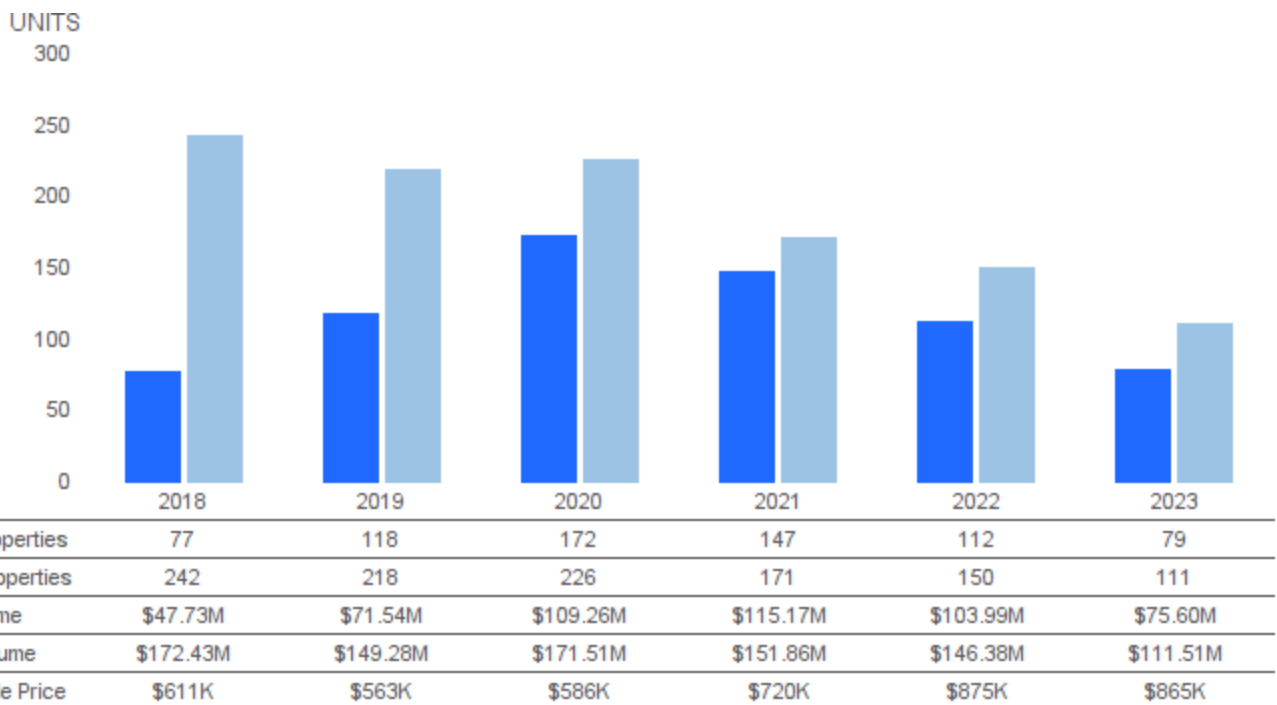
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	10	6	66.67% <span>↑</span>	111	141	-21.28% <span>↓</span>
Sold Listings	7	3	133.33% <span>↑</span>	79	88	-10.23% <span>↓</span>
Median List Price (Solds)	\$799,000	\$899,000	-11.12% <span>↓</span>	\$850,000	\$899,000	-5.45% <span>↓</span>
Median Sold Price	\$850,000	\$850,000	0%	\$865,000	\$952,500	-9.19% <span>↓</span>
Median Days on Market	26	24	8.33% <span>↑</span>	25	36	-30.56% <span>↓</span>
Average List Price (Solds)	\$811,985	\$841,333	-3.49% <span>↓</span>	\$945,218	\$934,864	1.11% <span>↑</span>
Average Sold Price	\$839,292	\$795,000	5.57% <span>↑</span>	\$956,965	\$964,364	-0.77% <span>↓</span>
Average Days on Market	39	55	-29.09% <span>↓</span>	48	60	-20% <span>↓</span>
List/Sold Price Ratio	103.7%	94.7%	9.55% <span>↑</span>	102.1%	103.2%	-1.05% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | 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

October 2023 | 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.

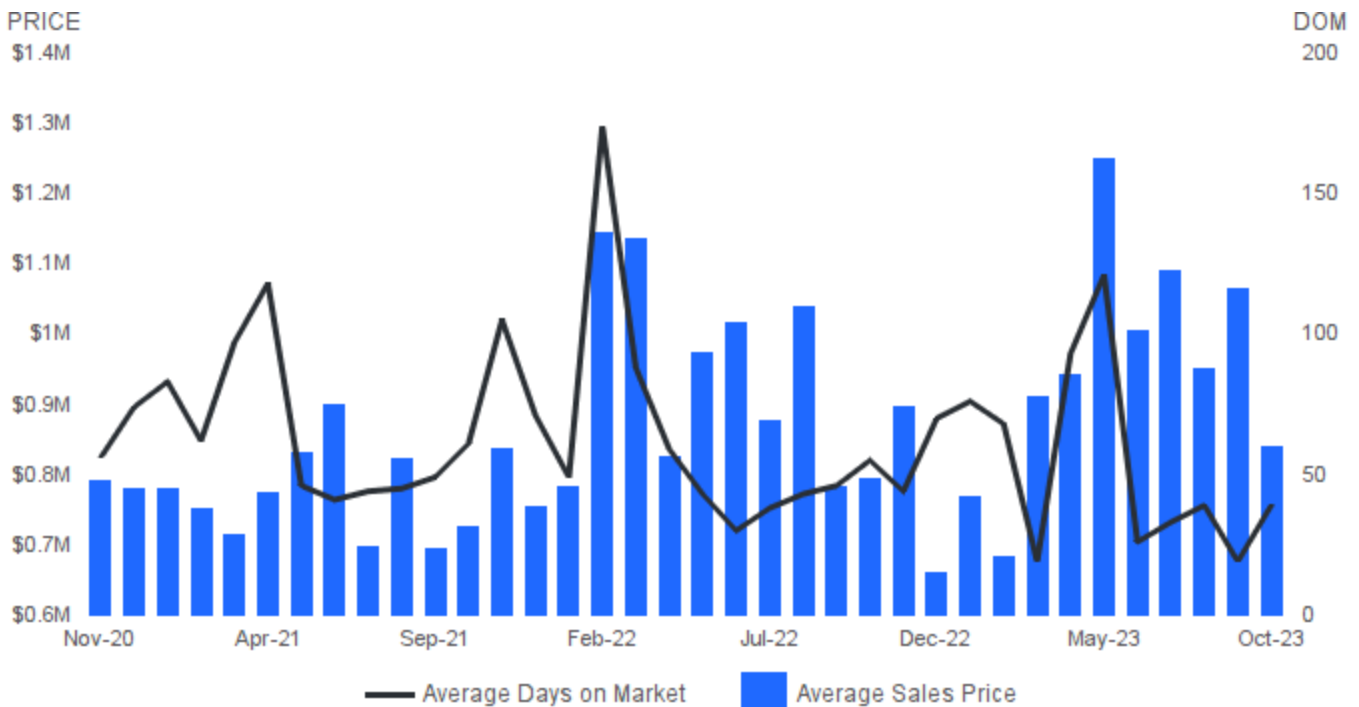


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family Homes ?

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

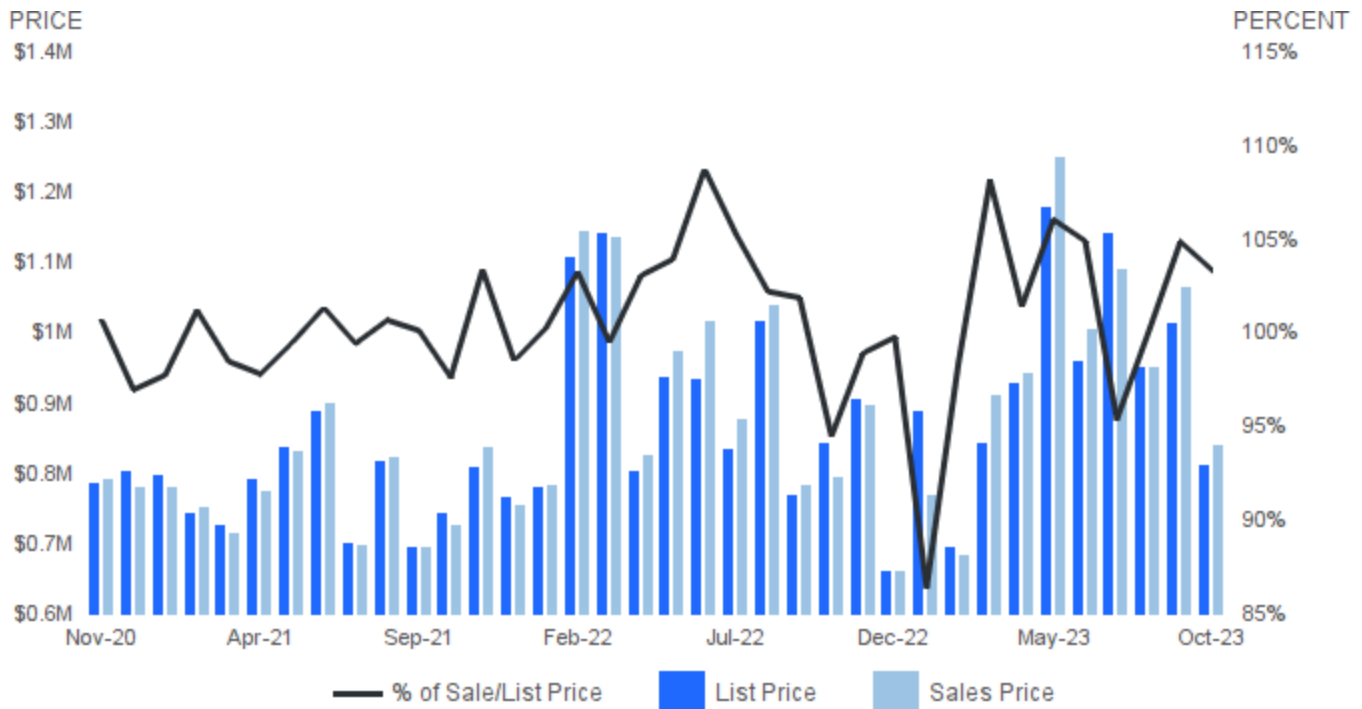
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | Single Family Homes ?

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

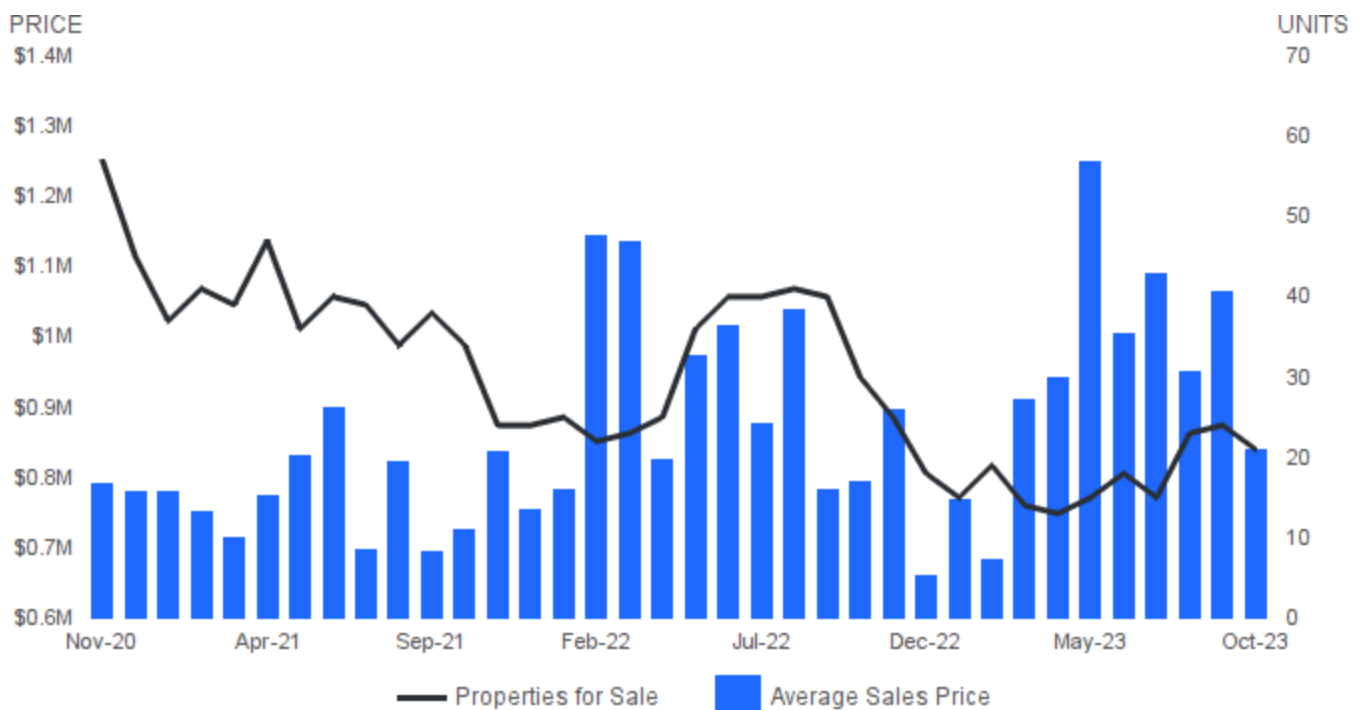


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2023 | 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.

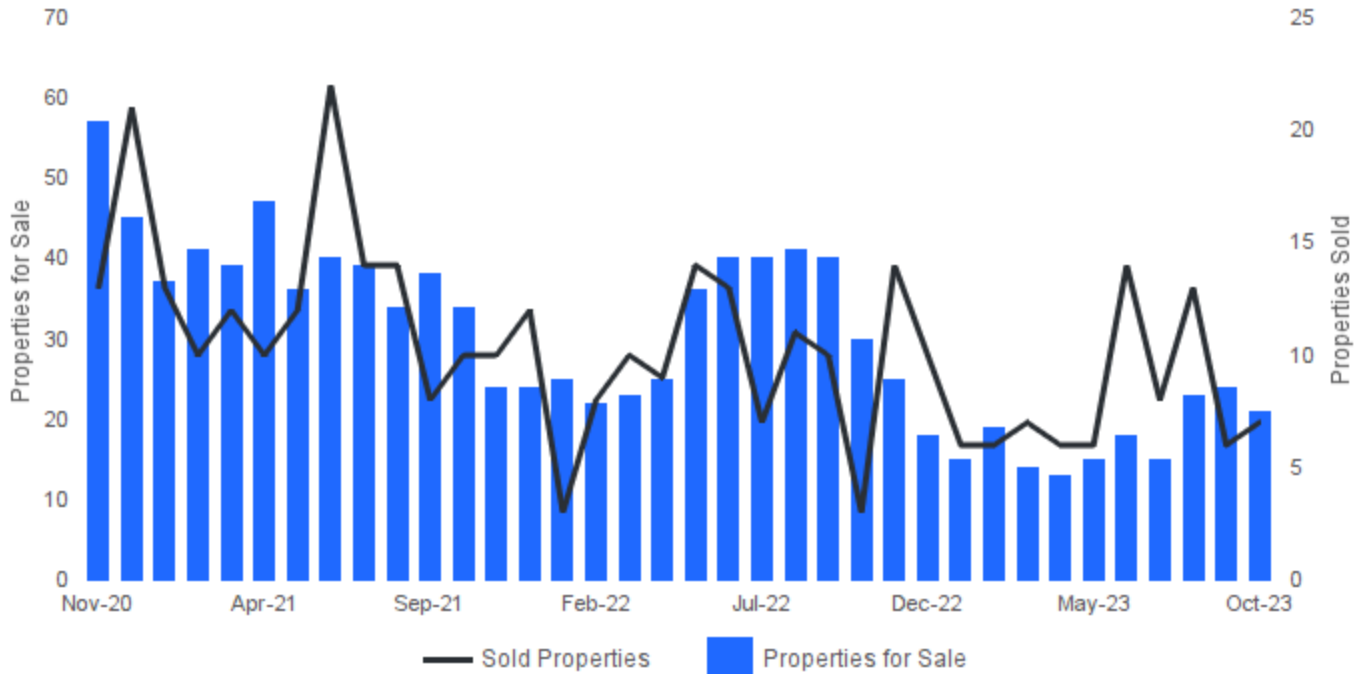


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



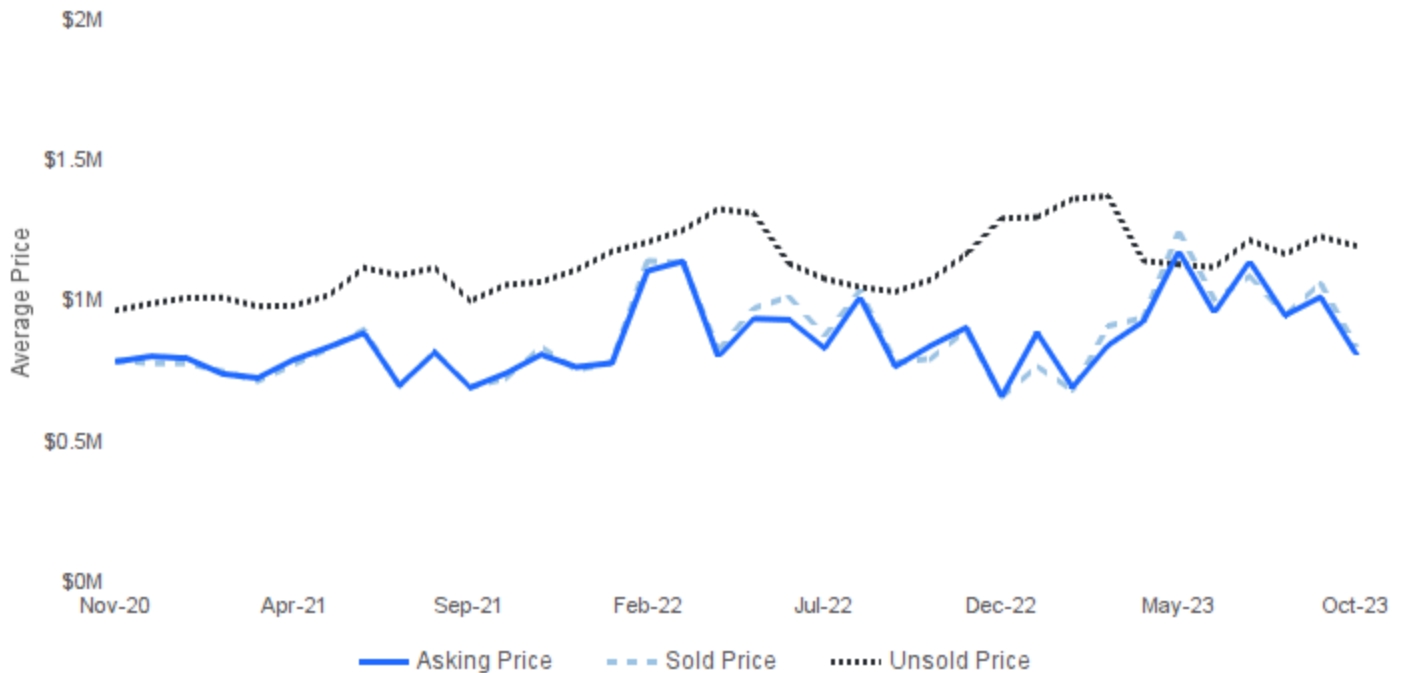
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

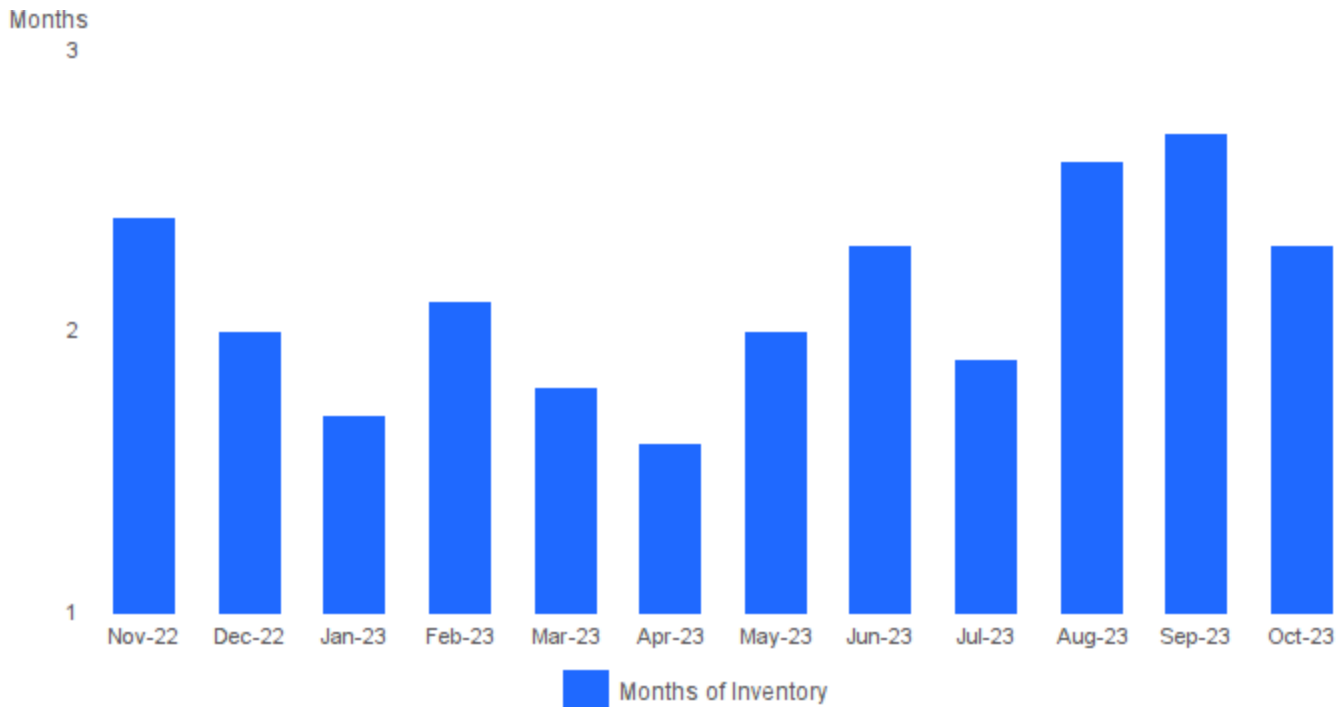
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | 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

October 2023 | 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.

