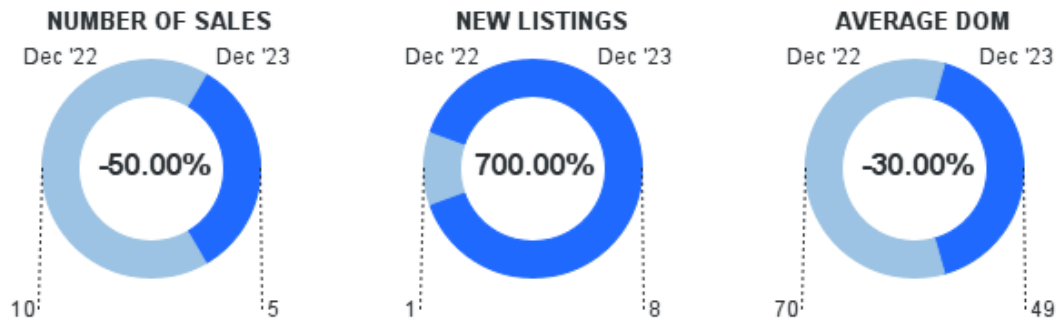


EASTON | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



56.39% 


MEDIAN SALES PRICE
SINGLE FAMILY HOMES

36.39% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

57.40% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

34.49% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Dec '22  Dec '23

AREA REPORT

EASTON

FULL MARKET SUMMARY

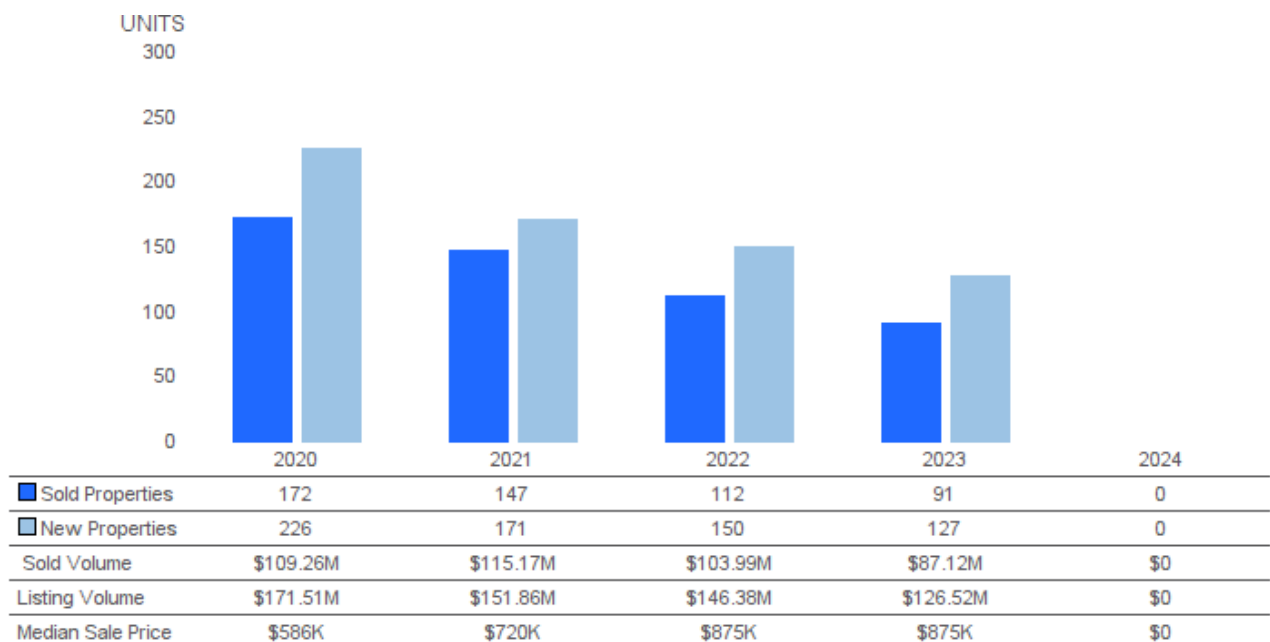
December 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	1	700%	127	150	-15.33%
Sold Listings	5	10	-50%	91	112	-18.75%
Median List Price (Solds)	\$975,000	\$619,450	57.4%	\$859,900	\$849,450	1.23%
Median Sold Price	\$975,000	\$623,450	56.39%	\$875,000	\$875,000	0%
Median Days on Market	58	57	1.75%	27	38	-28.95%
Average List Price (Solds)	\$887,600	\$659,975	34.49%	\$946,721	\$906,671	4.42%
Average Sold Price	\$898,100	\$658,490	36.39%	\$957,415	\$928,504	3.11%
Average Days on Market	49	70	-30%	48	59	-18.64%
List/Sold Price Ratio	101%	100%	1%	101.9%	102.4%	-0.51%

SOLD AND NEW PROPERTIES (UNITS)

December 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

December 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.

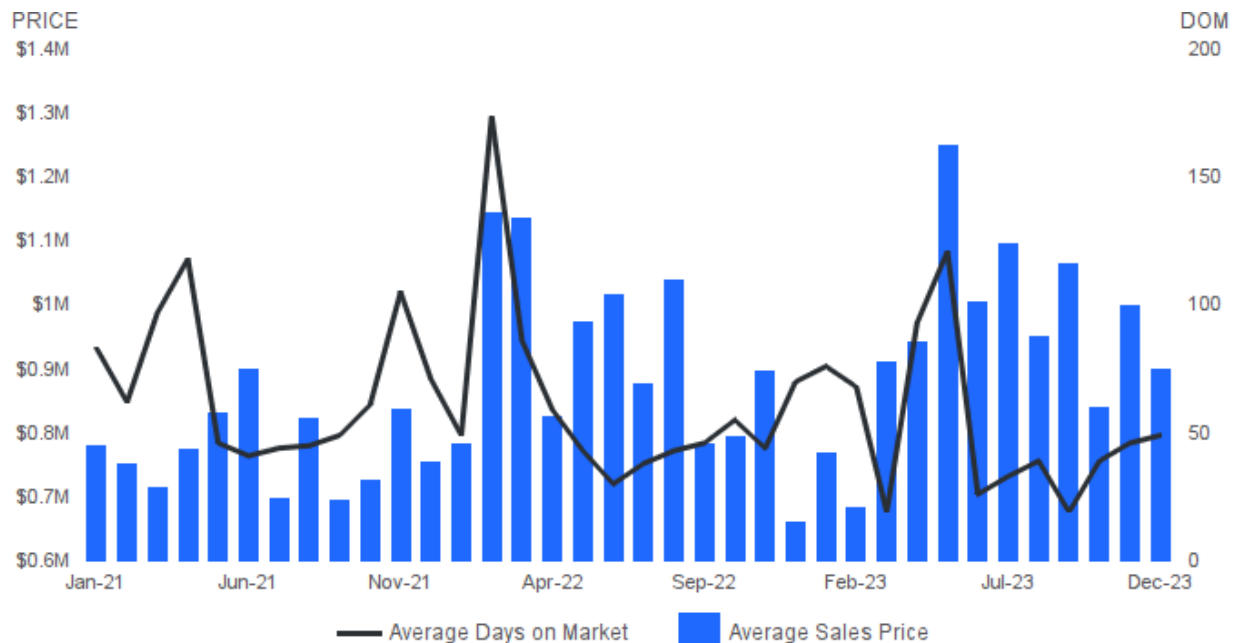


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Single Family Homes ?

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

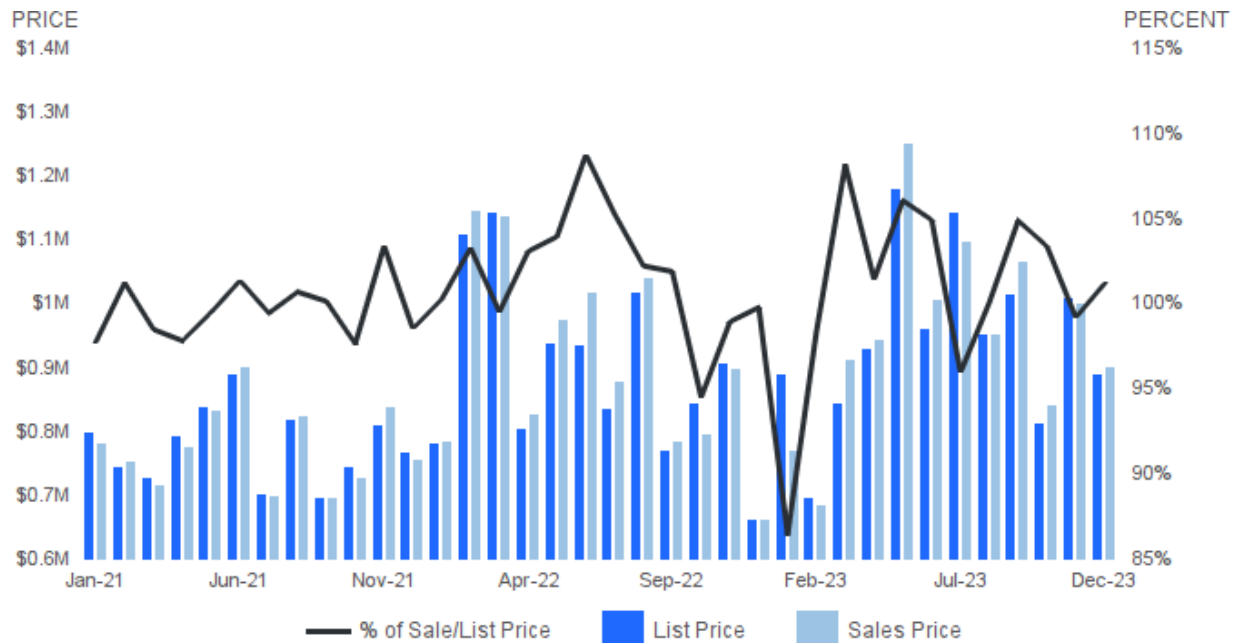
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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.

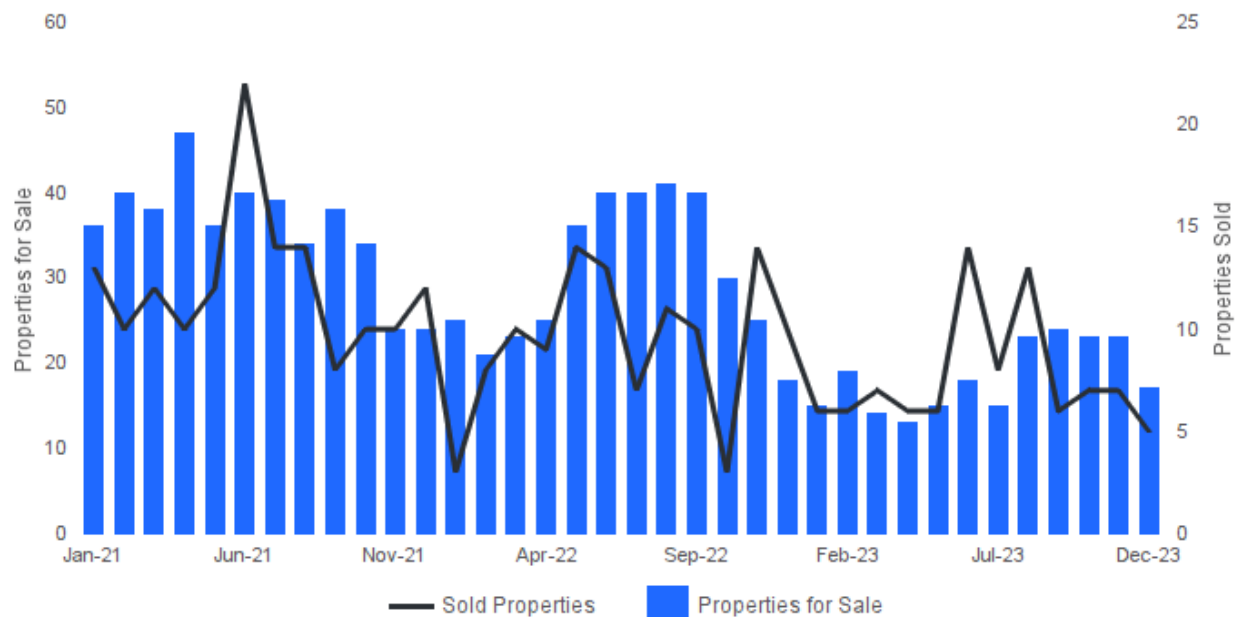


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



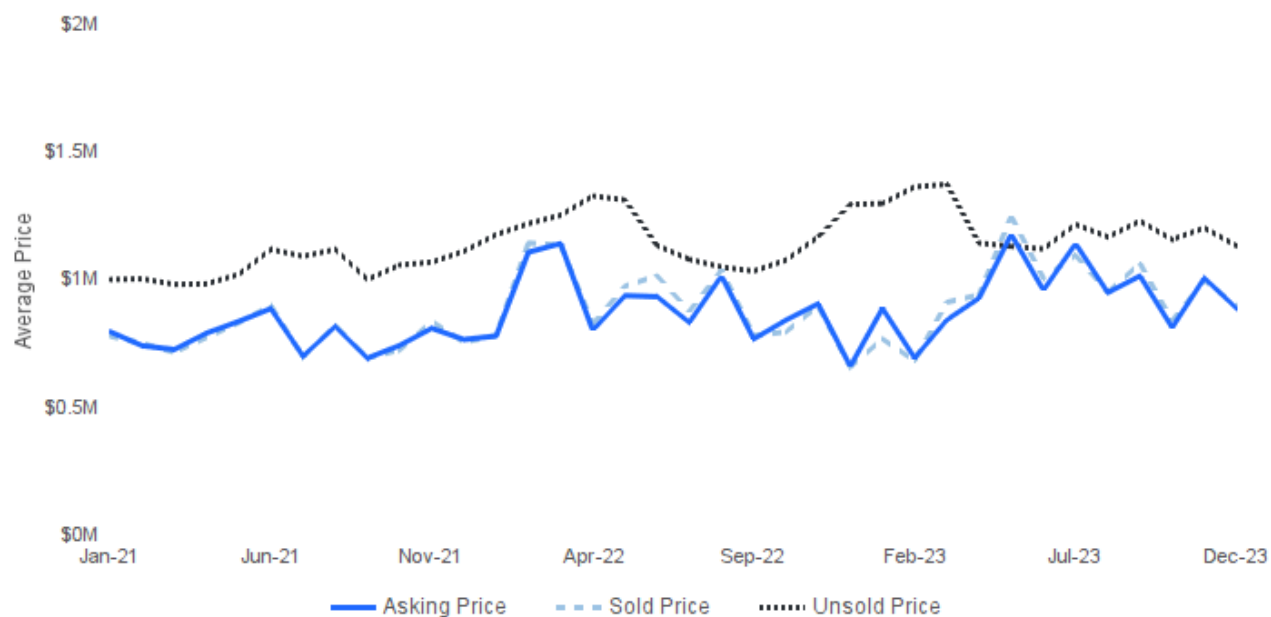
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

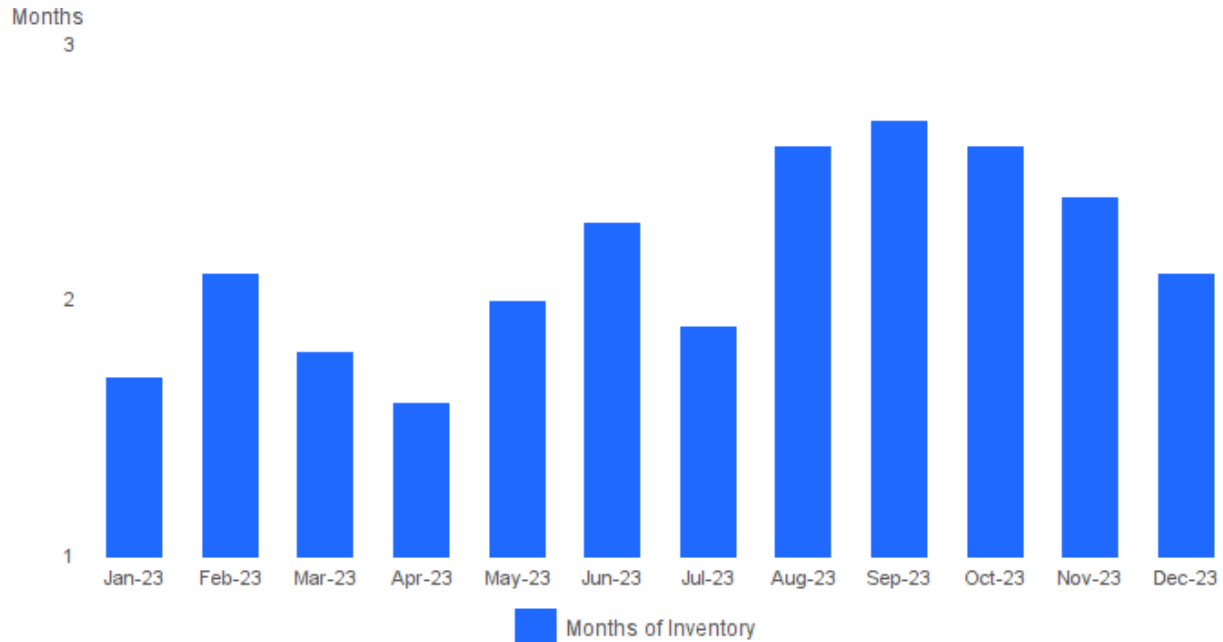
Unsold Price | the average active list price



ABSORPTION RATE

December 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

December 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.

