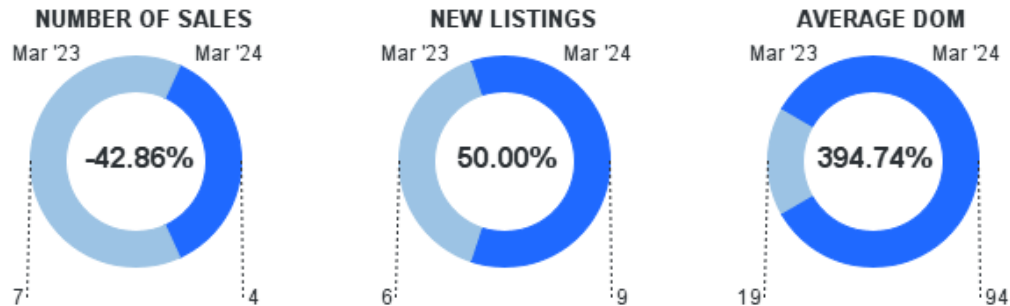




EASTON | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family Homes




28.45% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

2.21% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

23.43% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

7.54% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Mar '23  Mar '24

AREA REPORT

EASTON

FULL MARKET SUMMARY

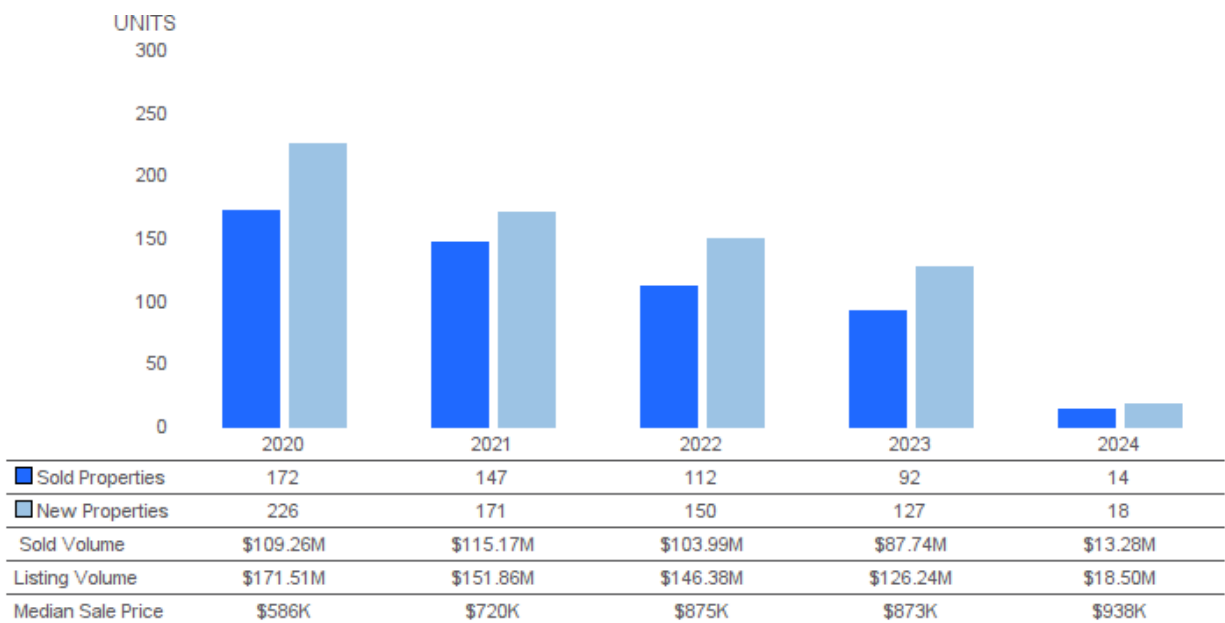
March 2024 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	6	50% ↑	18	27	-33.33% ↓
Sold Listings	4	7	-42.86% ↓	14	19	-26.32% ↓
Median List Price (Solds)	\$924,500	\$749,000	23.43% ↑	\$924,450	\$749,000	23.42% ↑
Median Sold Price	\$1,025,000	\$798,000	28.45% ↑	\$937,500	\$740,000	26.69% ↑
Median Days on Market	78	14	457.14% ↑	77	23	234.78% ↑
Average List Price (Solds)	\$906,000	\$842,485	7.54% ↑	\$977,135	\$809,852	20.66% ↑
Average Sold Price	\$931,250	\$911,142	2.21% ↑	\$948,635	\$793,447	19.56% ↑
Average Days on Market	94	19	394.74% ↑	80	52	53.85% ↑
List/Sold Price Ratio	100.8%	107.3%	-6.1% ↓	97.8%	100.5%	-2.73% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes ?

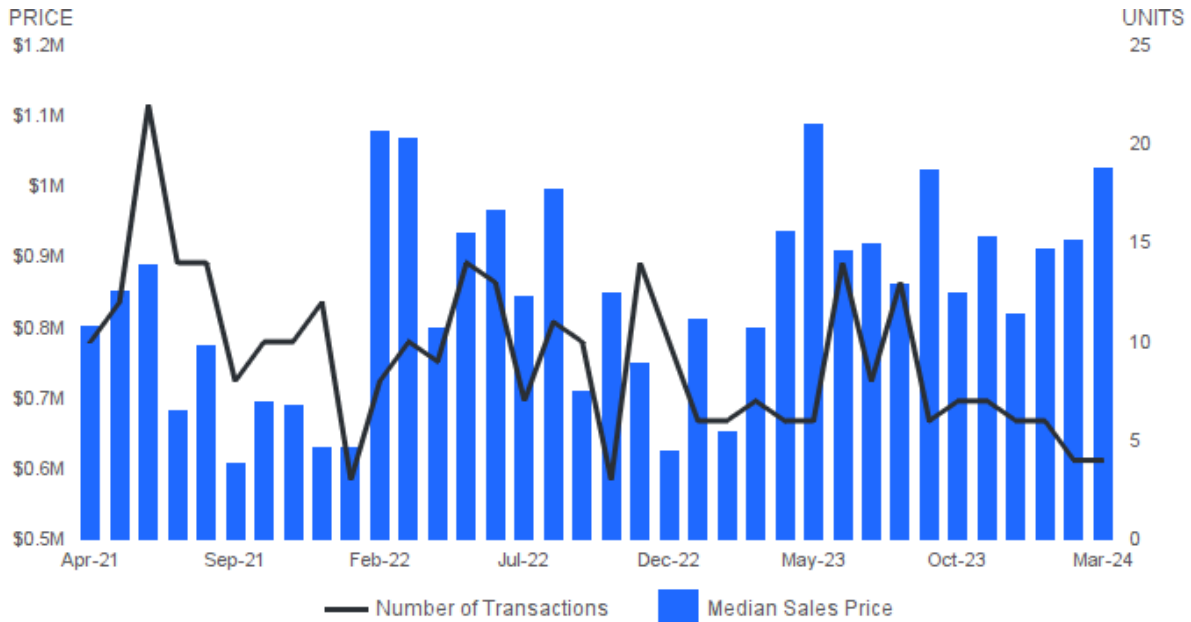
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | Single Family Homes ?

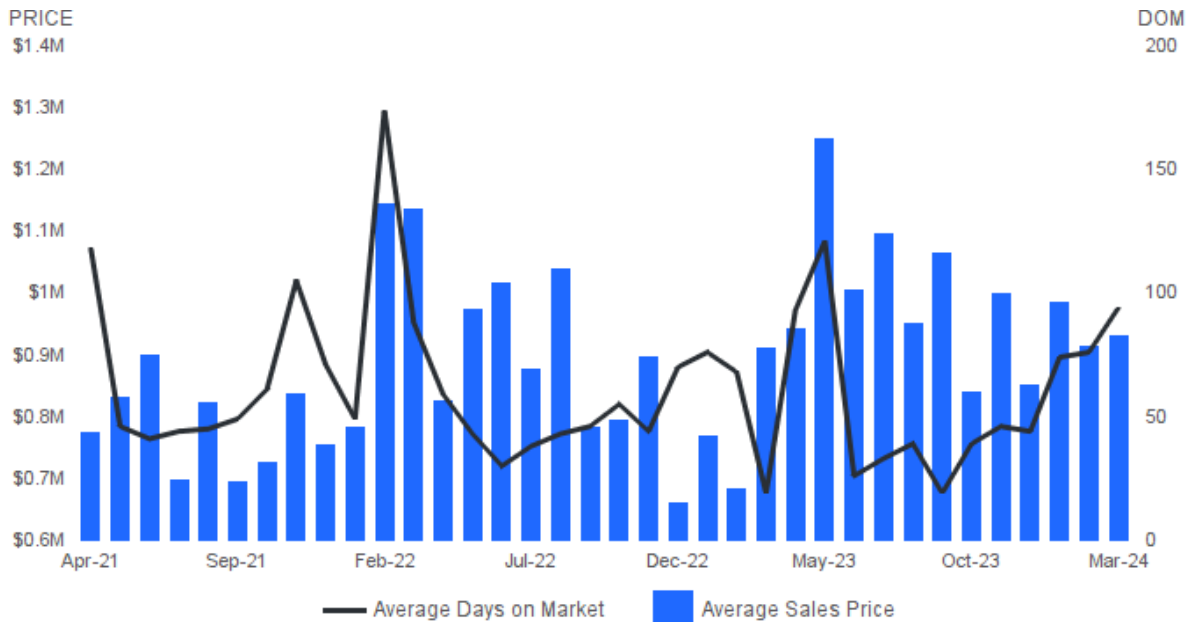
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Single Family Homes ?

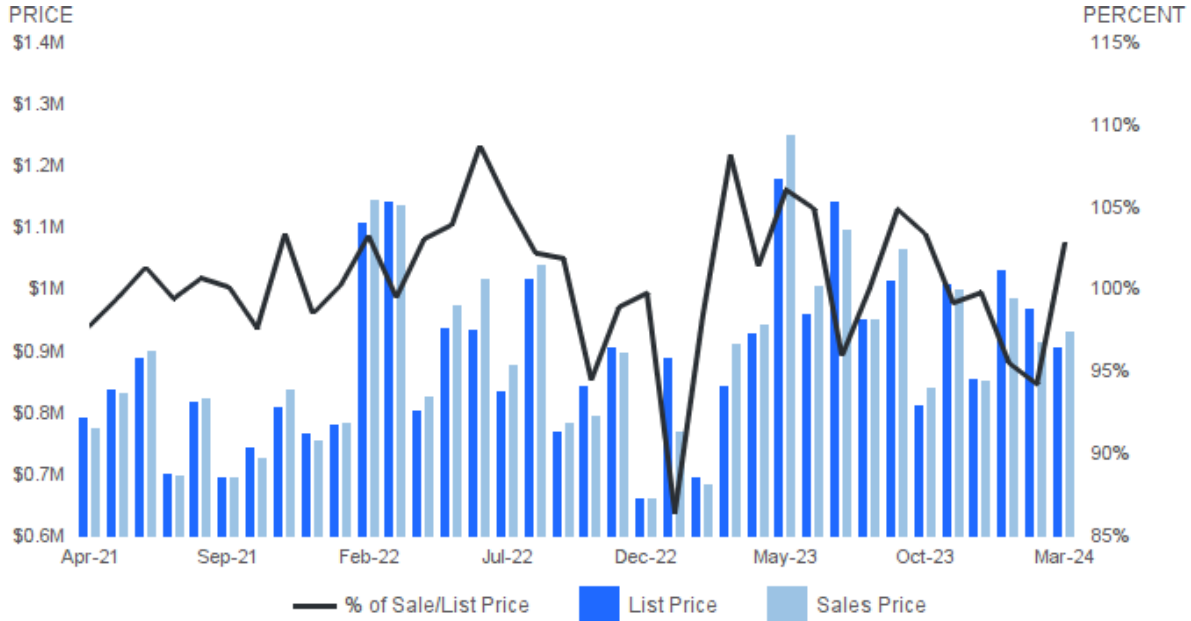
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | 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

March 2024 | 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.

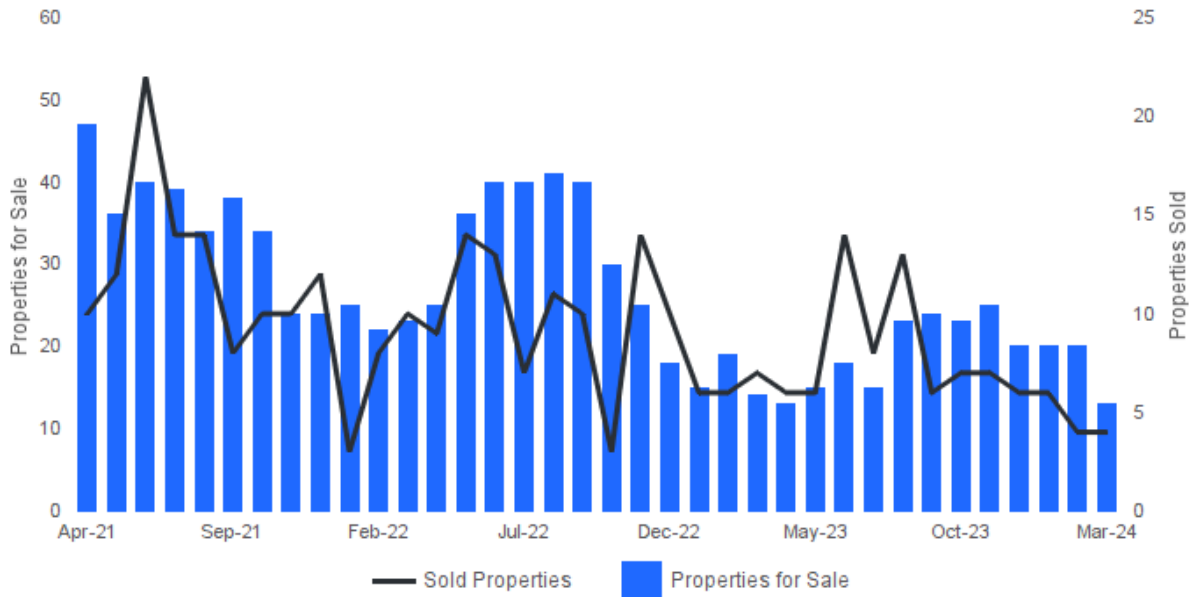


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



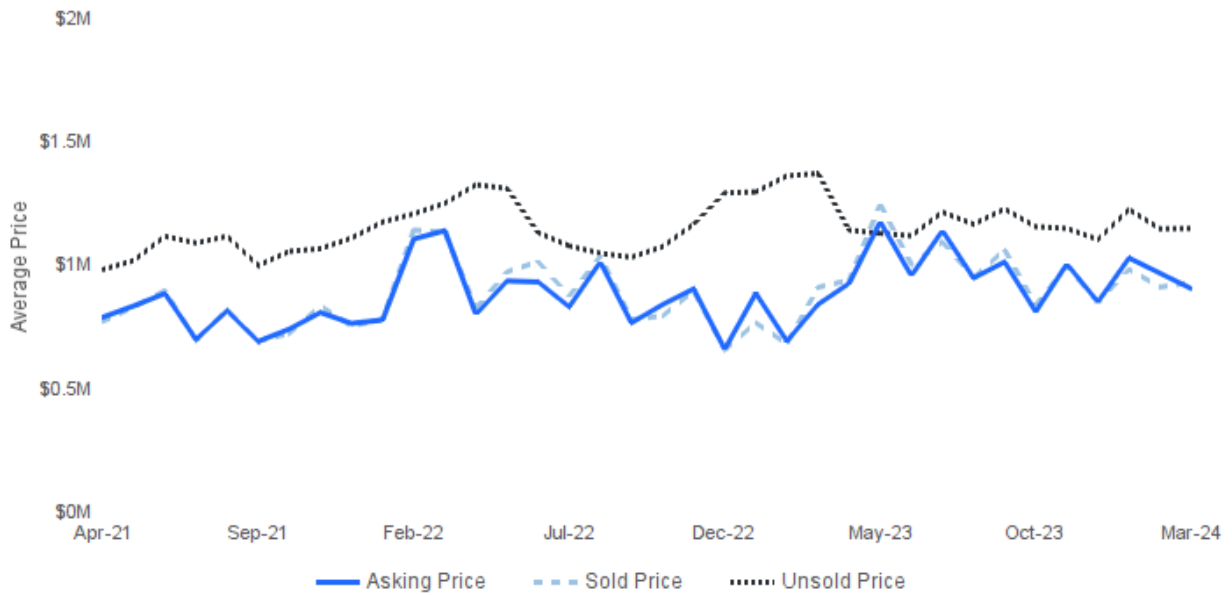
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | 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

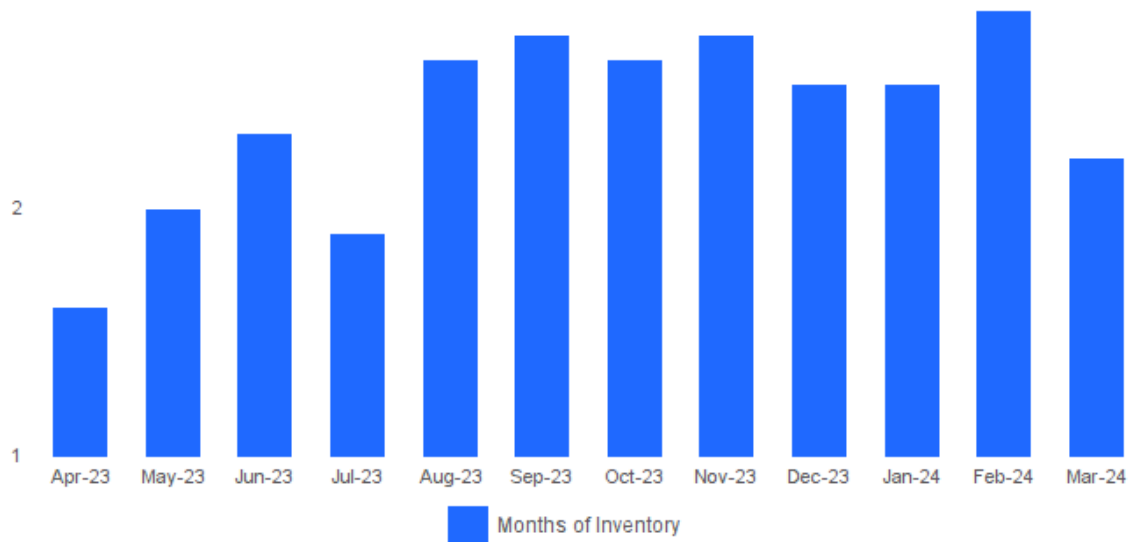


ABSORPTION RATE

March 2024 | 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
3



MONTHS SUPPLY OF INVENTORY

March 2024 | 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.

