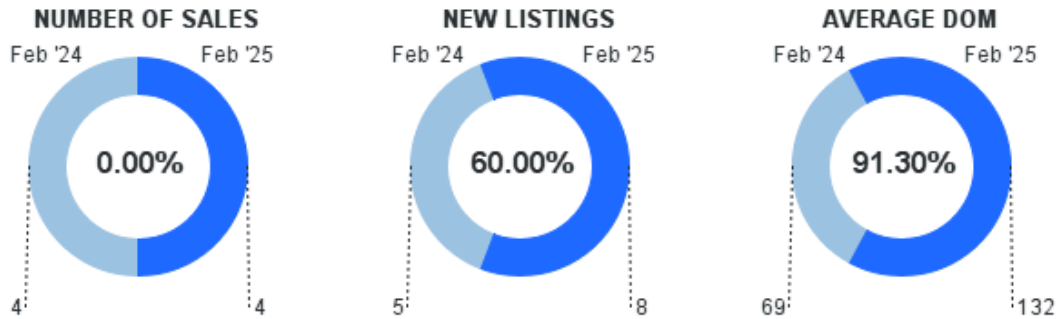


EASTON | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-8.94% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

3.01% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-16.10% ↓

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

-1.94% ↓

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

■ Feb '24 ■ Feb '25

AREA REPORT

EASTON

FULL MARKET SUMMARY

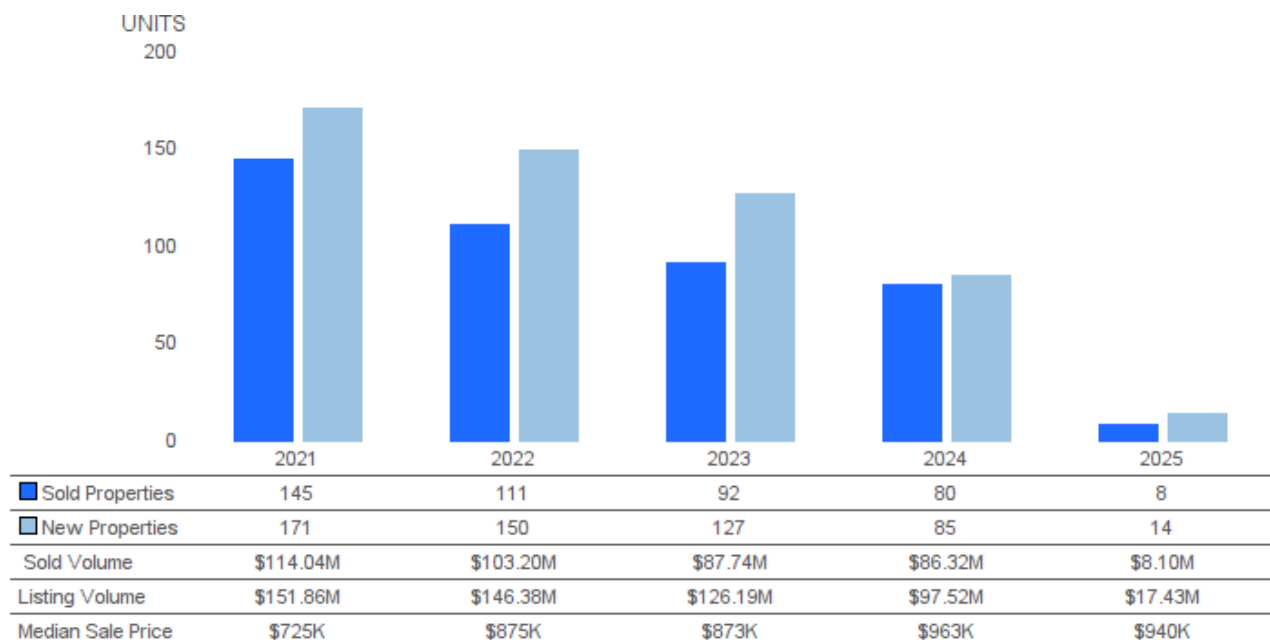
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	8	5	60% ↑	14	9	55.56% ↑
Sold Listings	4	4	0% ↔	8	10	-20% ↓
Median List Price (Solds)	\$849,499	\$1,012,500	-16.1% ↓	\$949,500	\$924,450	2.71% ↑
Median Sold Price	\$840,000	\$922,500	-8.94% ↓	\$940,000	\$910,450	3.25% ↑
Median Days on Market	132	76	73.68% ↑	45	64	-29.69% ↓
Average List Price (Solds)	\$949,499	\$968,250	-1.94% ↓	\$1,024,499	\$1,005,590	1.88% ↑
Average Sold Price	\$940,000	\$912,500	3.01% ↑	\$1,012,500	\$955,590	5.96% ↑
Average Days on Market	132	69	91.3% ↑	91	68	33.82% ↑
List/Sold Price Ratio	98.8%	96.8%	2.07% ↑	98.3%	96.6%	1.71% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family Homes ?

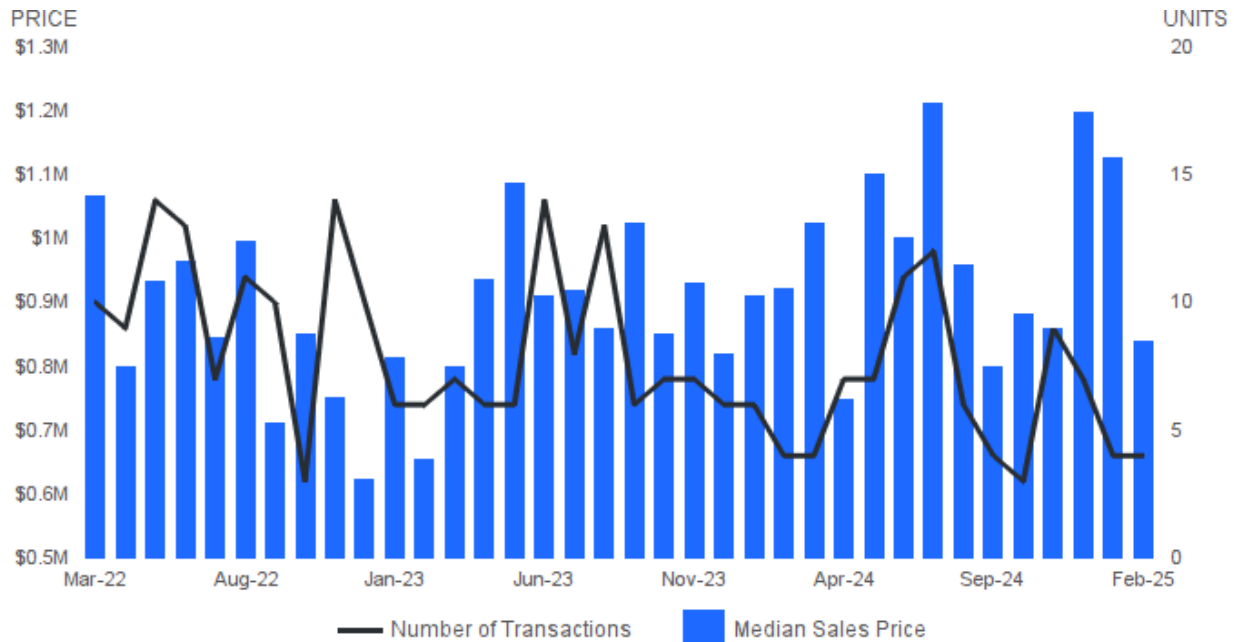
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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

February 2025 | 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

February 2025 | Single Family Homes ?

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

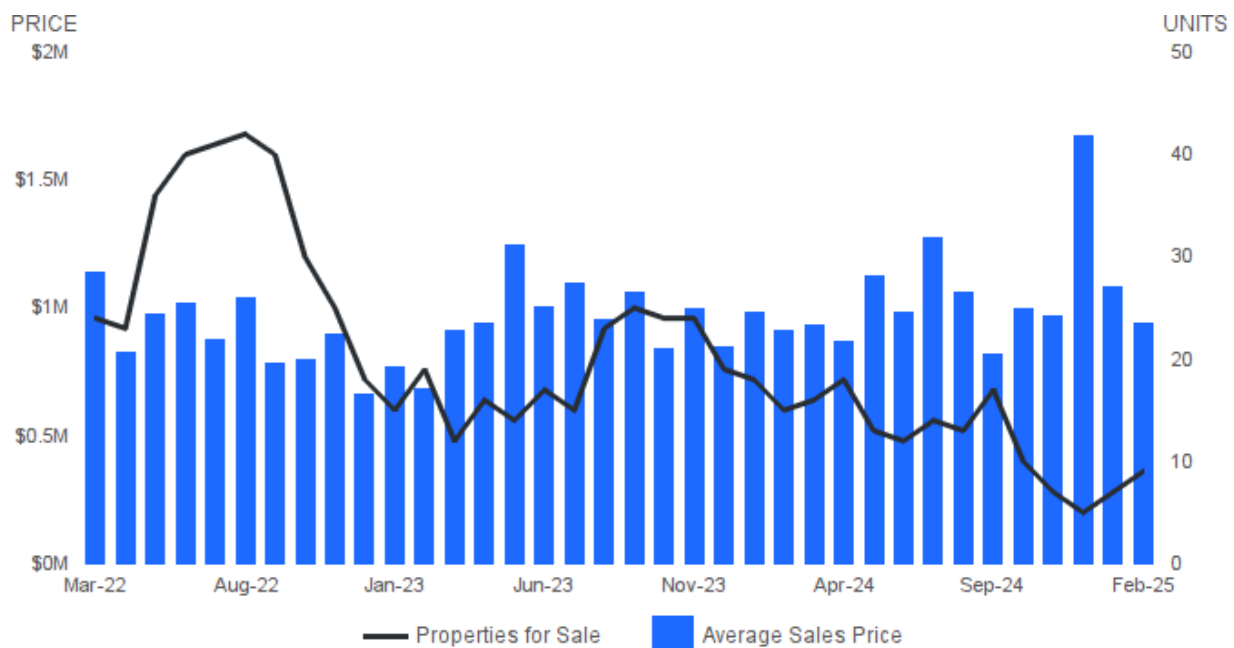


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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

February 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



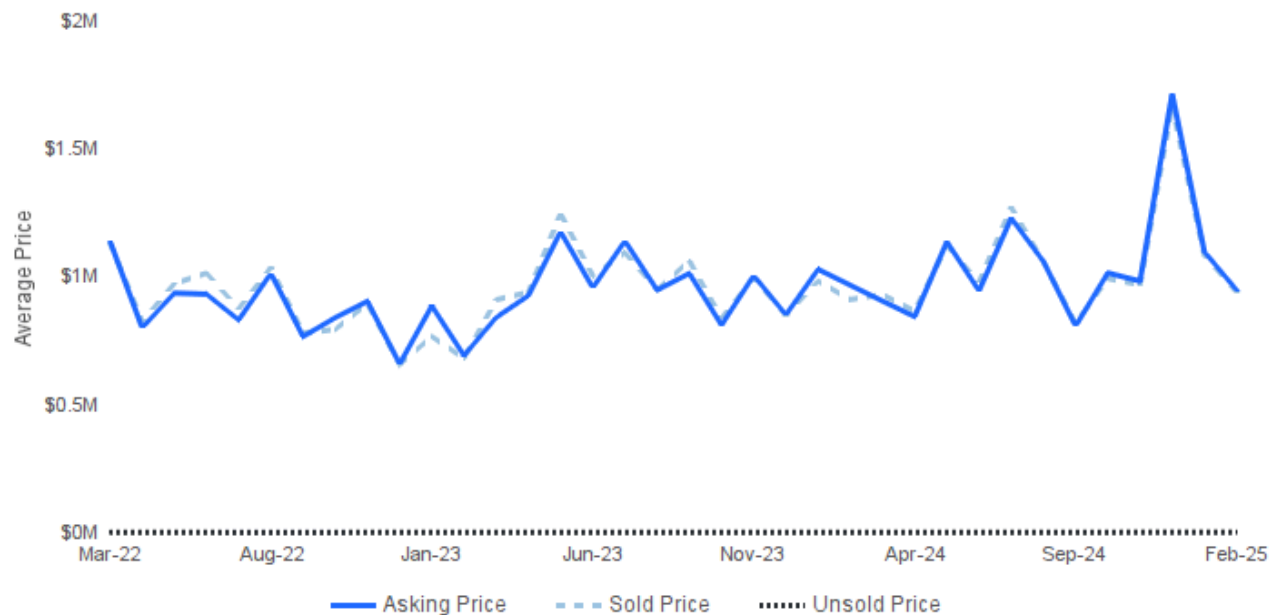
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

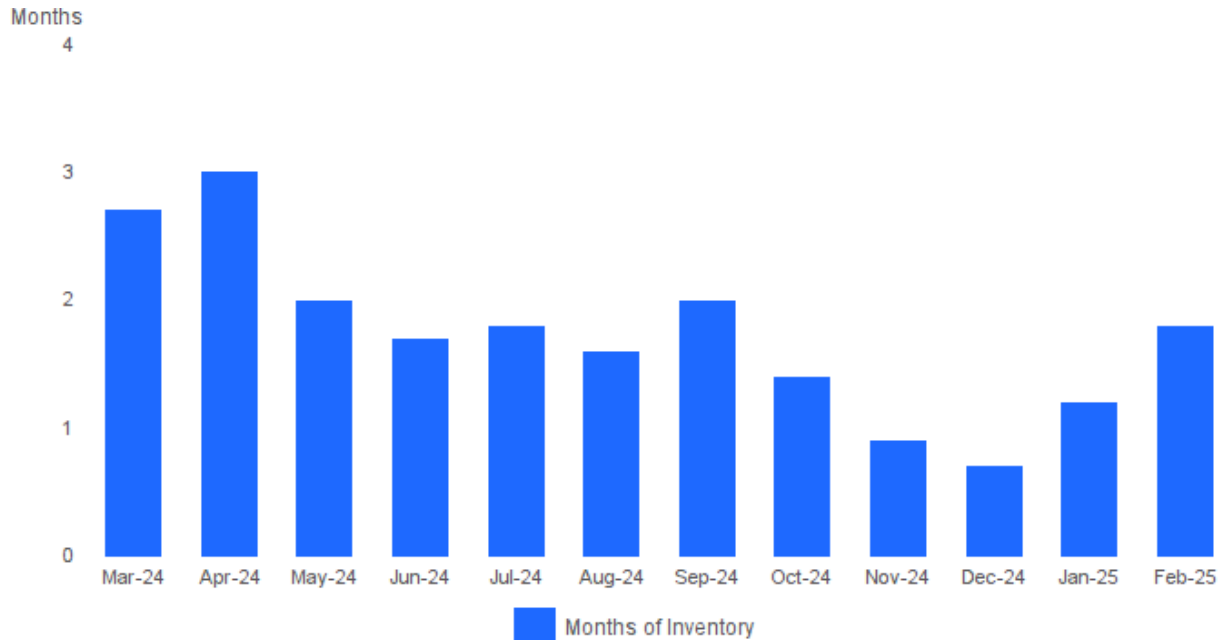
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

