

## EASTON | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



**-20.98%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**3.92%** ↑

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-13.57%** ↓

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

**3.58%** ↑

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

■ Mar '24 ■ Mar '25

# AREA REPORT

## EASTON

### FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	11	9	22.22% ↑	25	18	38.89% ↑
Sold Listings	5	4	25% ↑	13	14	-7.14% ↓
Median List Price (Solds)	\$799,000	\$924,500	-13.57% ↓	\$899,000	\$924,450	-2.75% ↓
Median Sold Price	\$810,000	\$1,025,000	-20.98% ↓	\$899,000	\$937,500	-4.11% ↓
Median Days on Market	8	15	-46.67% ↓	10	46	-78.26% ↓
Average List Price (Solds)	\$938,400	\$906,000	3.58% ↑	\$991,384	\$977,135	1.46% ↑
Average Sold Price	\$967,800	\$931,250	3.92% ↑	\$995,307	\$948,635	4.92% ↑
Average Days on Market	13	25	-48% ↓	61	55	10.91% ↑
List/Sold Price Ratio	106.8%	100.8%	6% ↑	101.5%	97.8%	3.83% ↑

### SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

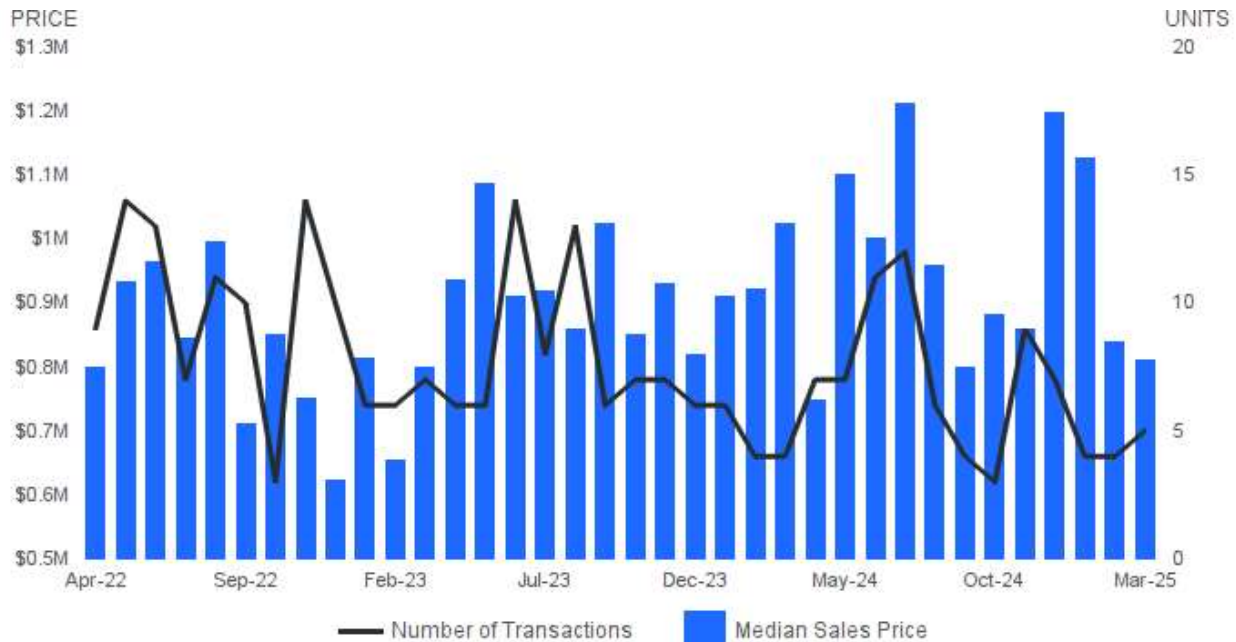
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2025 | Single Family Homes ?

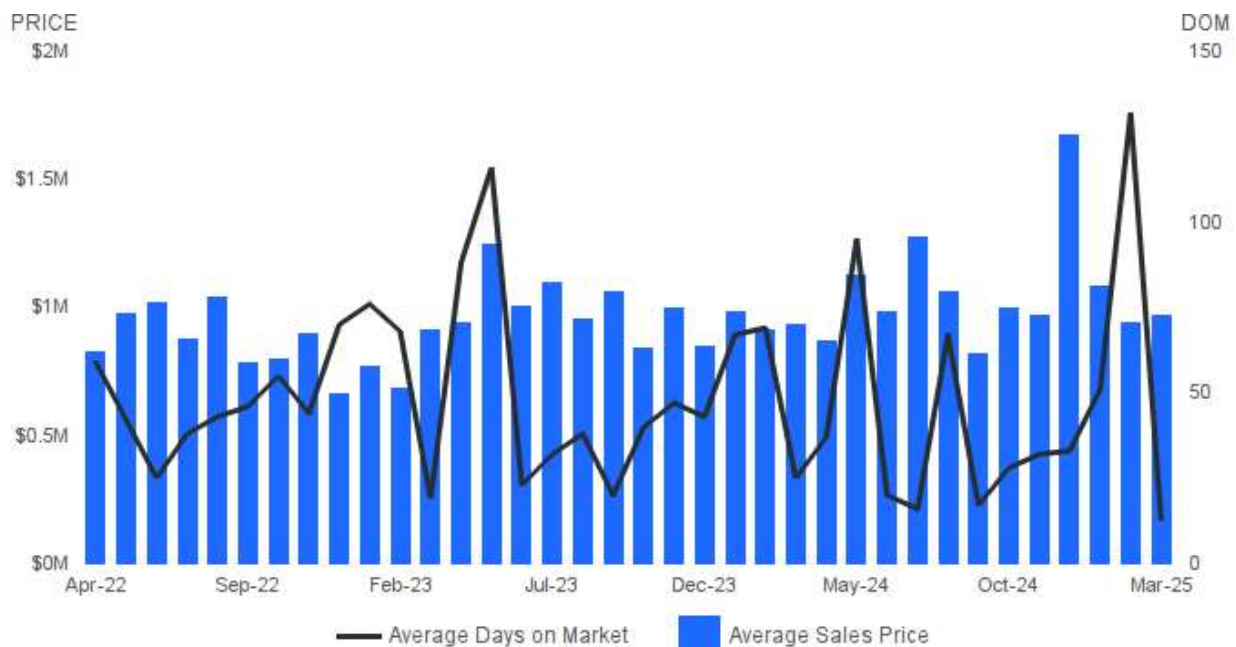
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

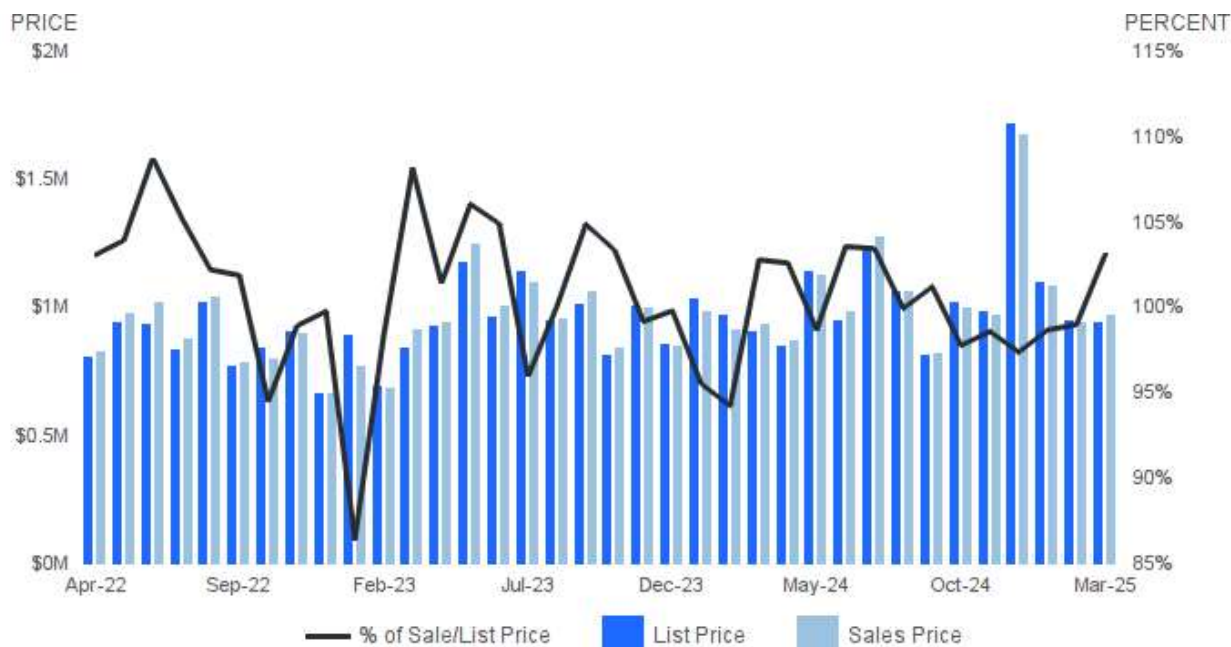
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

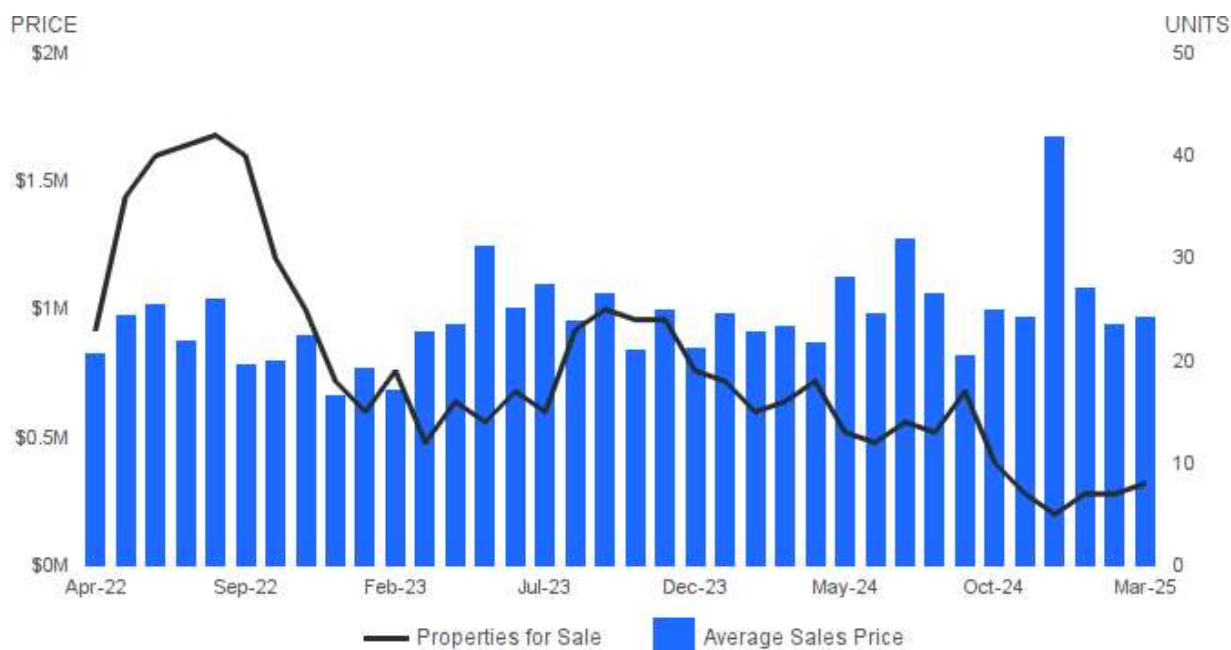


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

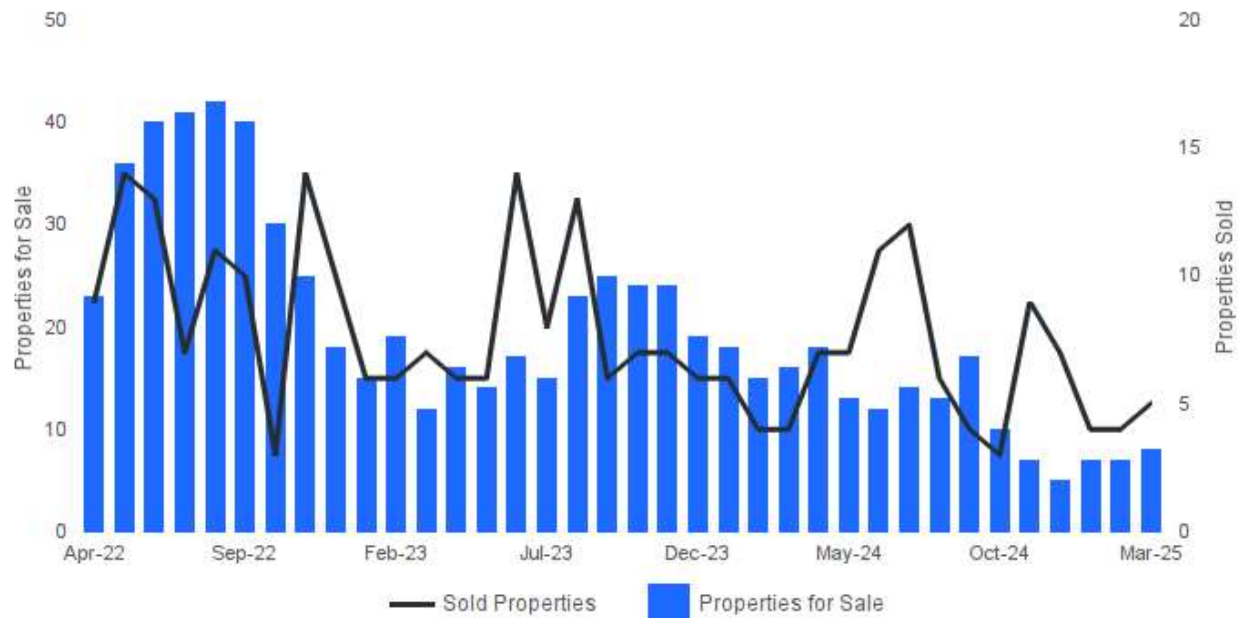


## PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

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



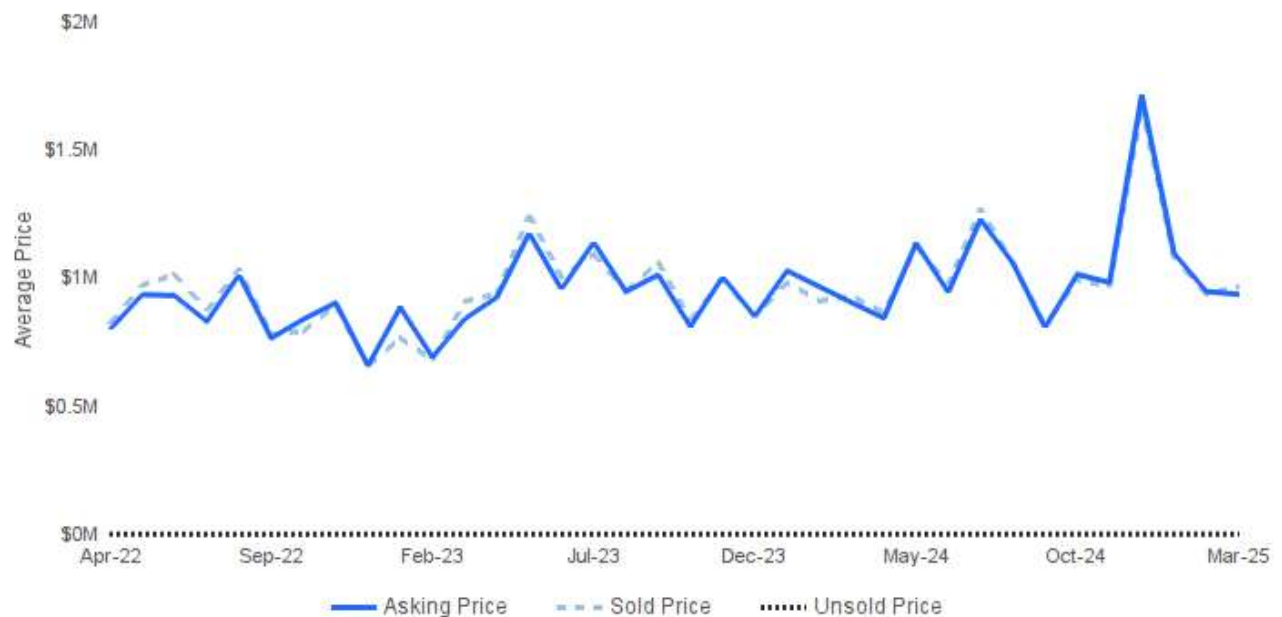
## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

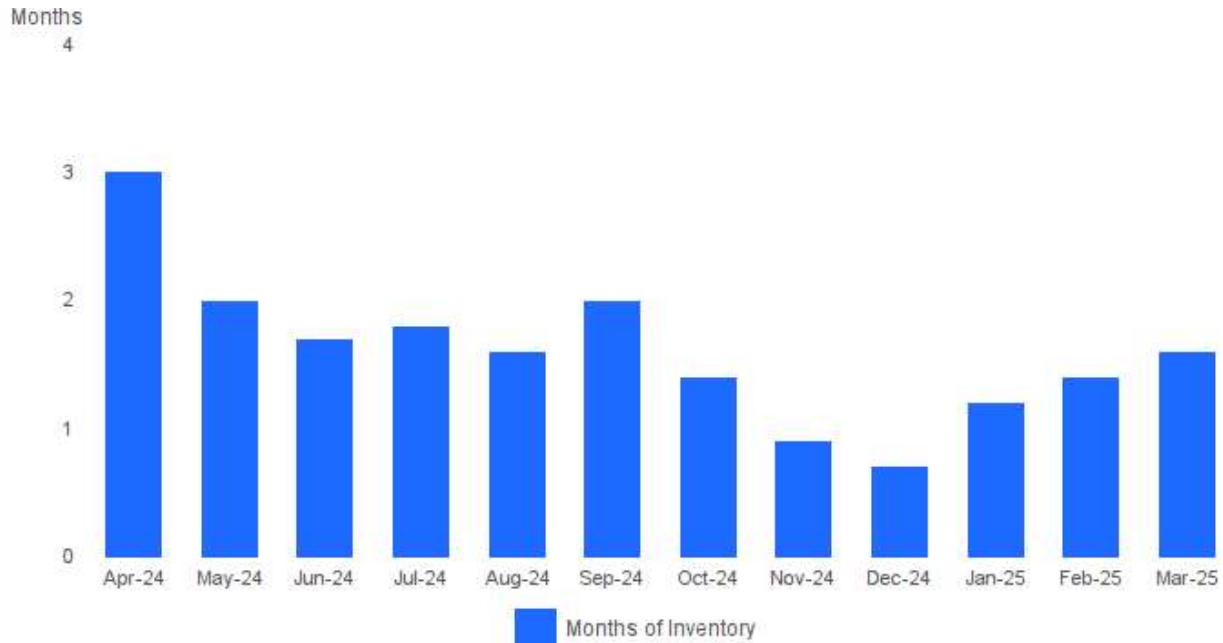
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 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

March 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.

