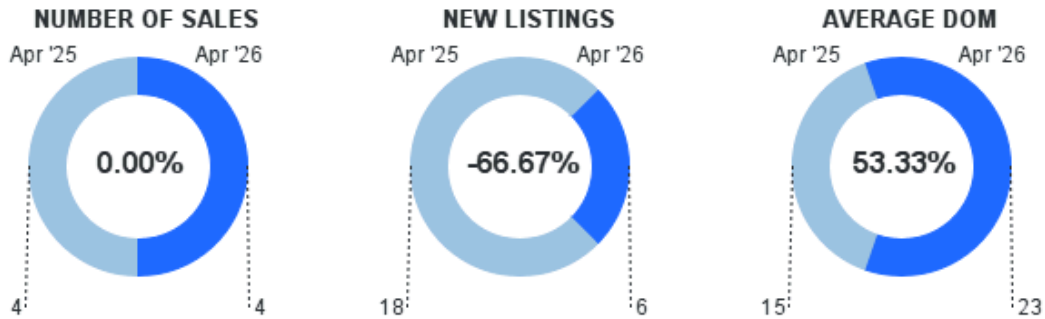


## EASTON | April 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



14.67%

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

6.09%

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

18.23%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

4.02%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Apr '25 Apr '26

# AREA REPORT

## EASTON

### FULL MARKET SUMMARY

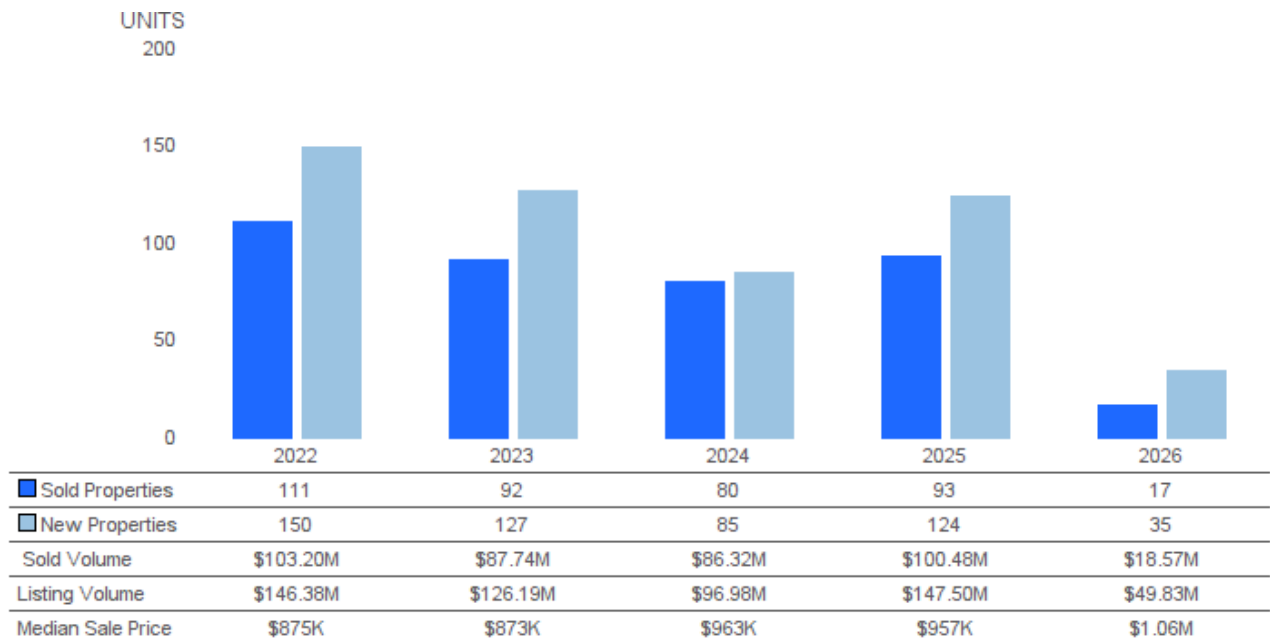
April 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2026	April 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	6	18	-66.67% <span>↓</span>	35	44	-20.45% <span>↓</span>
Sold Listings	4	4	0% <span>↔</span>	17	17	0% <span>↔</span>
Median List Price (Solds)	\$1,297,000	\$1,097,000	18.23% <span>↑</span>	\$1,100,000	\$899,000	22.36% <span>↑</span>
Median Sold Price	\$1,313,500	\$1,145,500	14.67% <span>↑</span>	\$1,057,000	\$899,000	17.58% <span>↑</span>
Median Days on Market	23	17	35.29% <span>↑</span>	20	13	53.85% <span>↑</span>
Average List Price (Solds)	\$1,204,500	\$1,158,000	4.02% <span>↑</span>	\$1,078,999	\$1,030,588	4.7% <span>↑</span>
Average Sold Price	\$1,250,750	\$1,179,000	6.09% <span>↑</span>	\$1,092,105	\$1,038,529	5.16% <span>↑</span>
Average Days on Market	23	15	53.33% <span>↑</span>	36	50	-28% <span>↓</span>
List/Sold Price Ratio	103.3%	101.5%	1.72% <span>↑</span>	101.1%	101.5%	-0.4% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

April 2026 | 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

April 2026 | 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

April 2026 | 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

April 2026 | 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

April 2026 | Single Family Homes ?

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

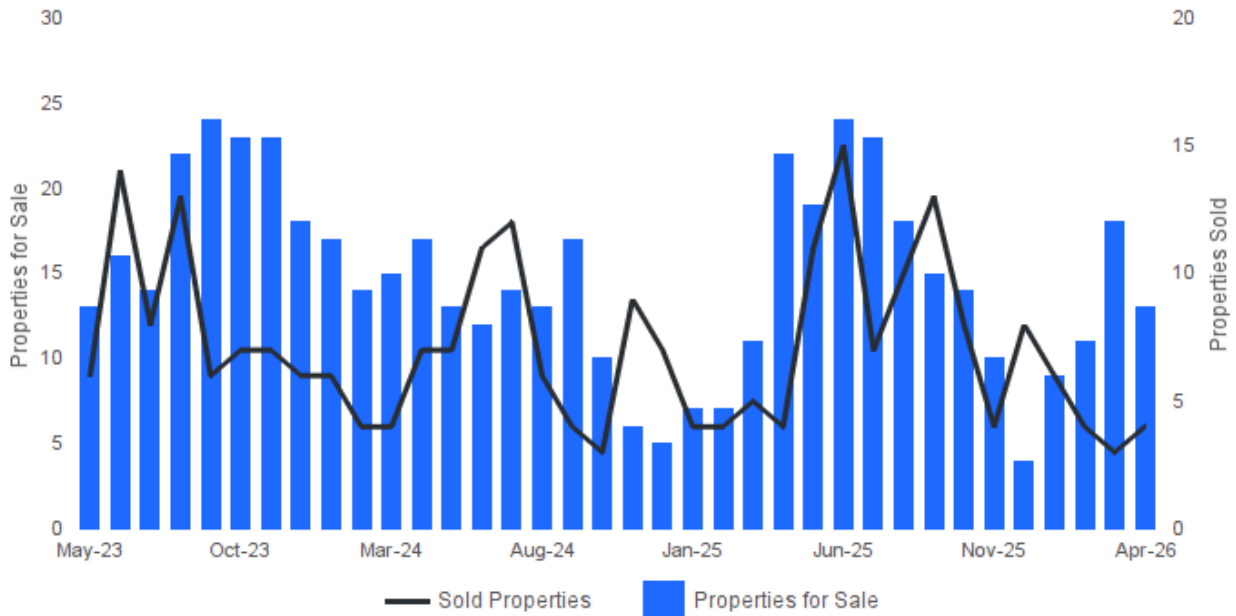
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2026 | Single Family Homes ?

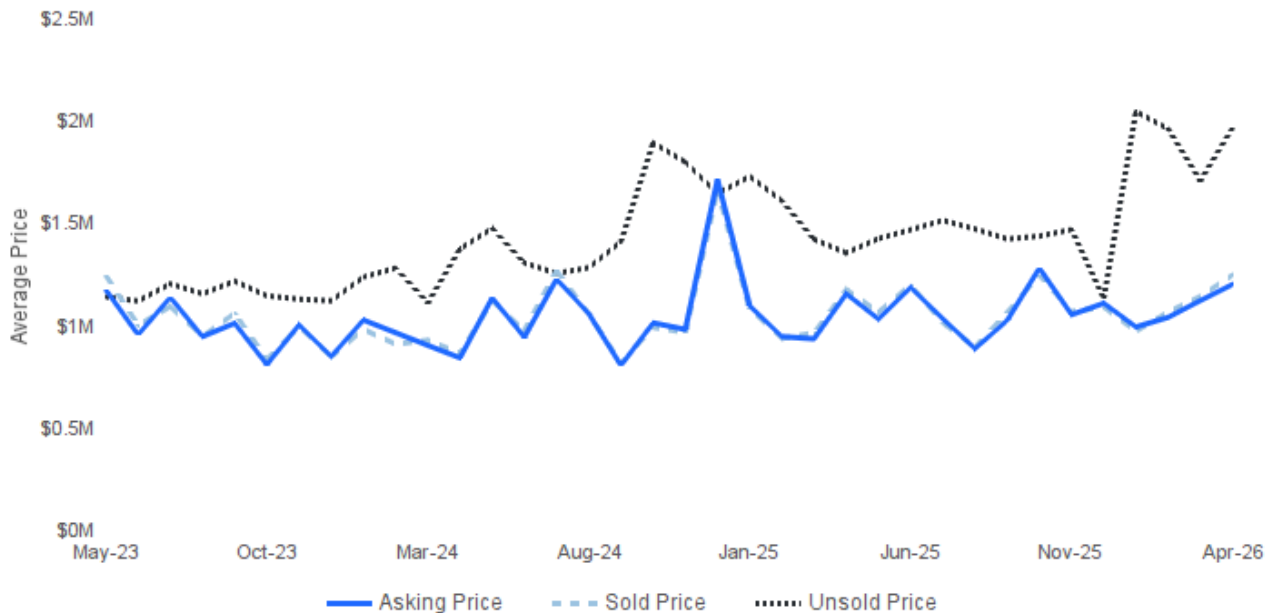
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2026 | Single Family Homes ?

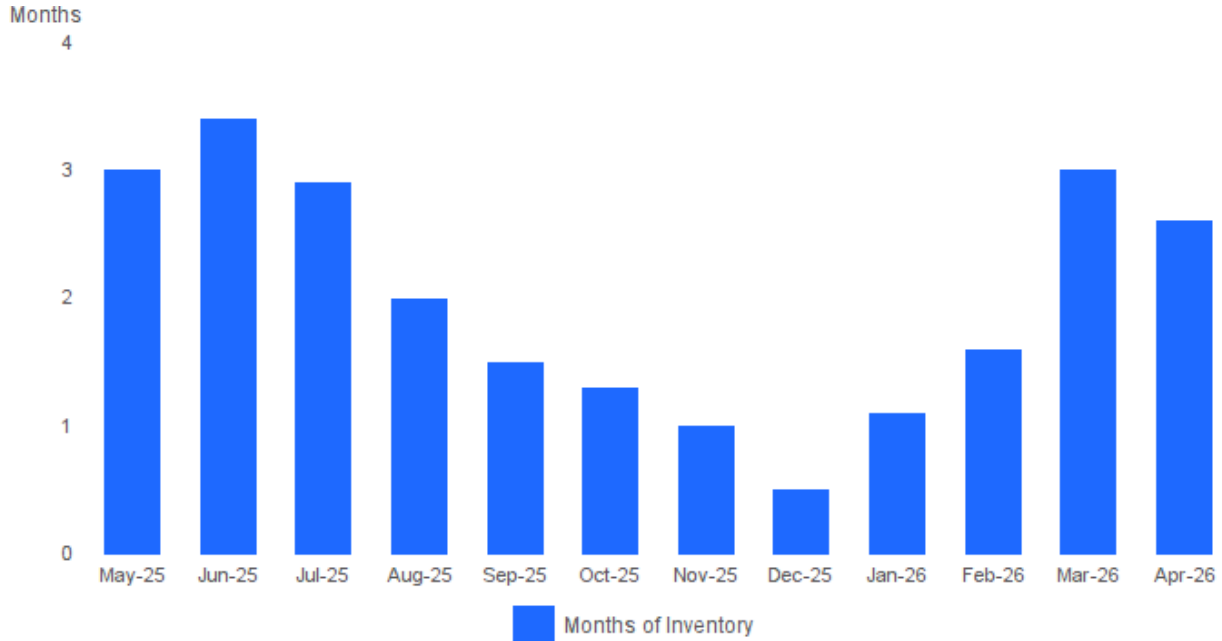
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

April 2026 | 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

April 2026 | 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.

