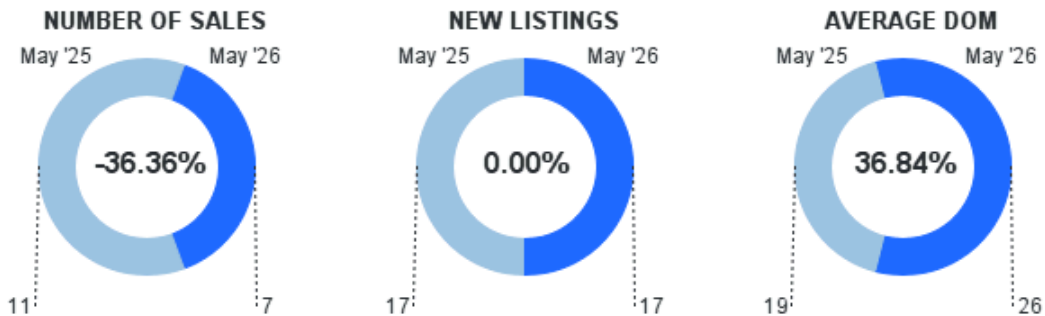


EASTON | May 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



8.91%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

7.99%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

4.61%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

9.48%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

May '25 May '26

AREA REPORT

EASTON

FULL MARKET SUMMARY

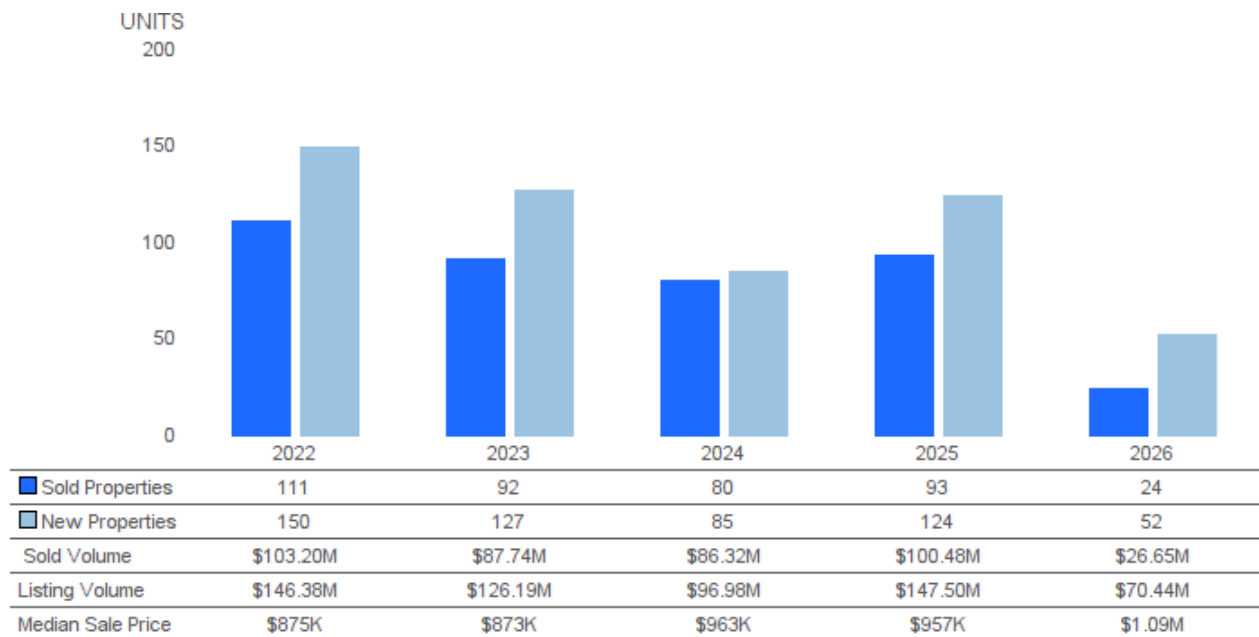
May 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2026	May 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	17	17	0%	52	61	-14.75% ↓
Sold Listings	7	11	-36.36% ↓	24	28	-14.29% ↓
Median List Price (Solds)	\$1,046,000	\$999,900	4.61% ↑	\$1,073,000	\$957,500	12.06% ↑
Median Sold Price	\$1,100,000	\$1,010,000	8.91% ↑	\$1,086,000	\$951,000	14.2% ↑
Median Days on Market	19	9	111.11% ↑	20	10	100% ↑
Average List Price (Solds)	\$1,134,142	\$1,035,900	9.48% ↑	\$1,095,083	\$1,032,674	6.04% ↑
Average Sold Price	\$1,154,857	\$1,069,455	7.99% ↑	\$1,110,408	\$1,050,679	5.68% ↑
Average Days on Market	26	19	36.84% ↑	33	38	-13.16% ↓
List/Sold Price Ratio	103.1%	102.9%	0.22% ↑	101.7%	102.1%	-0.35% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 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

May 2026 | Single Family Homes ?

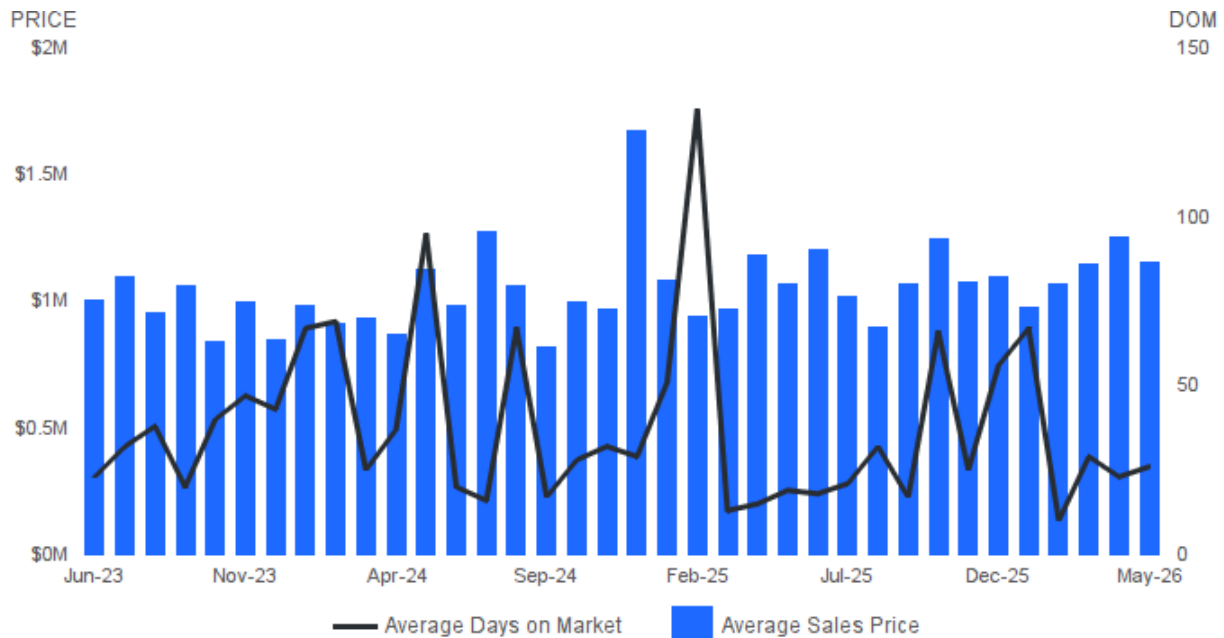
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 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

May 2026 | Single Family Homes ?

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

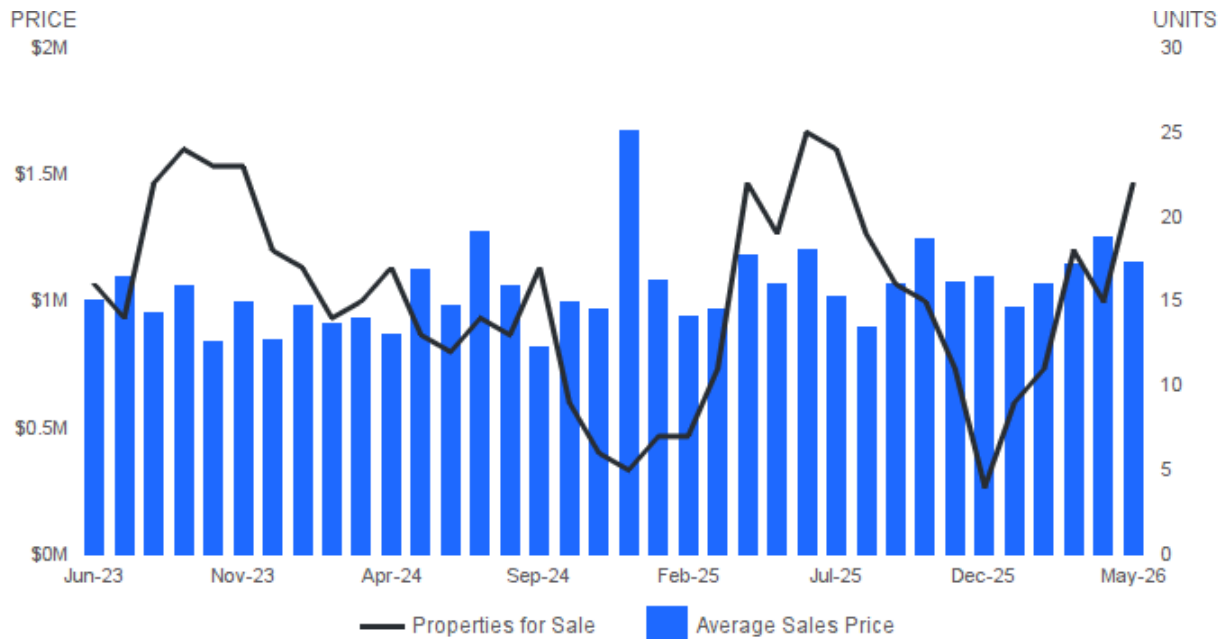


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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.

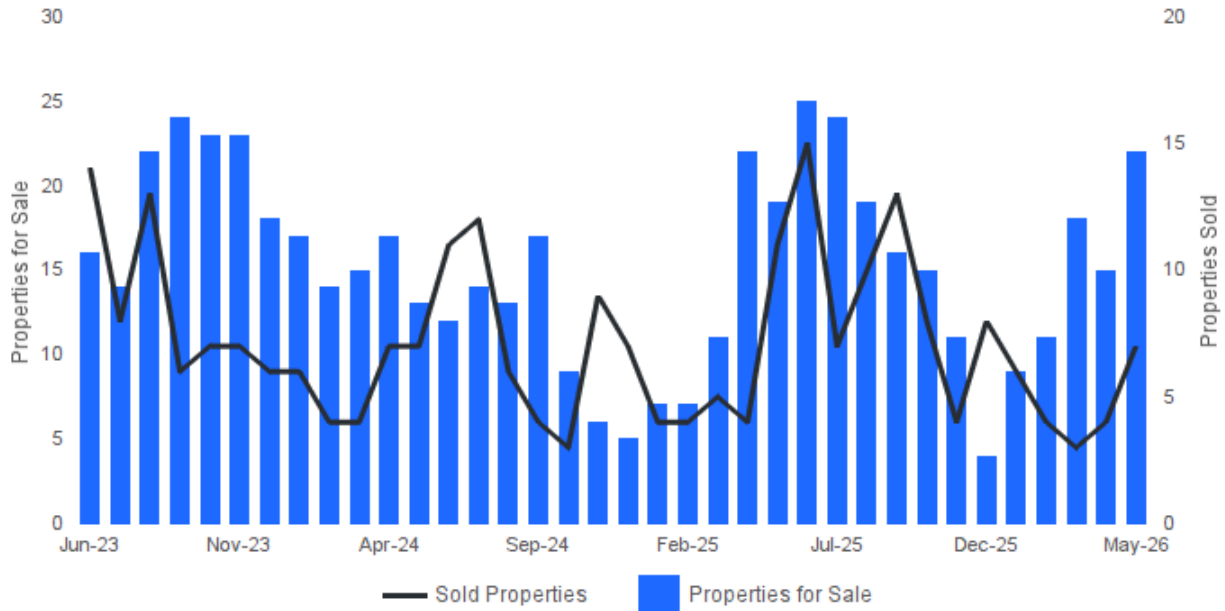


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



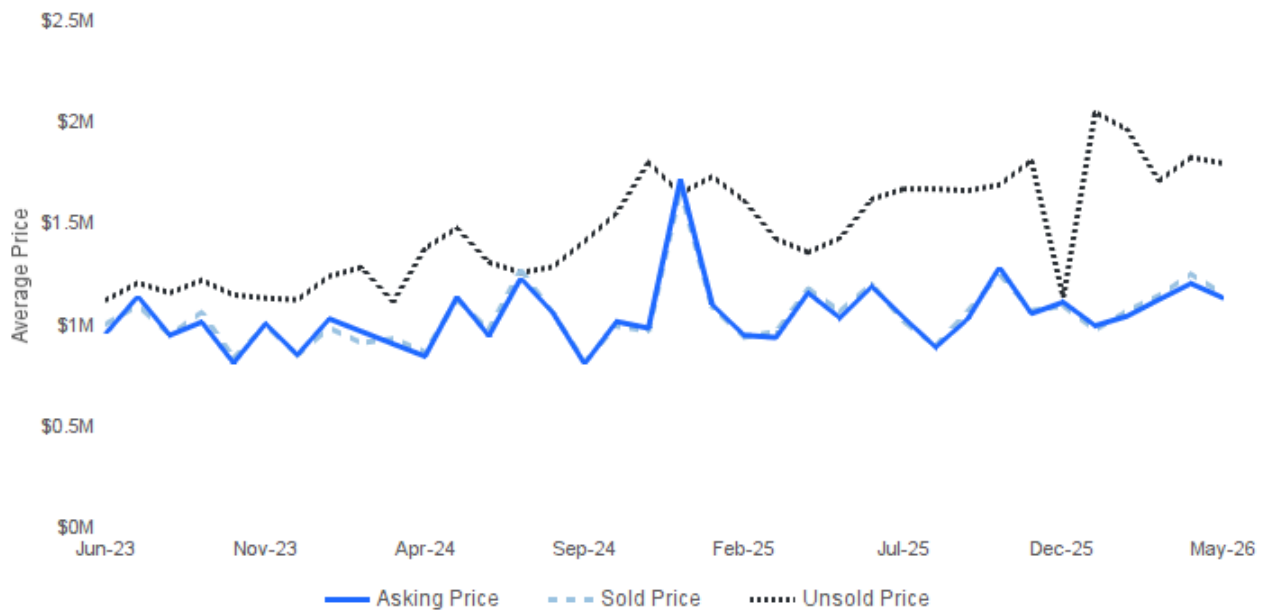
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

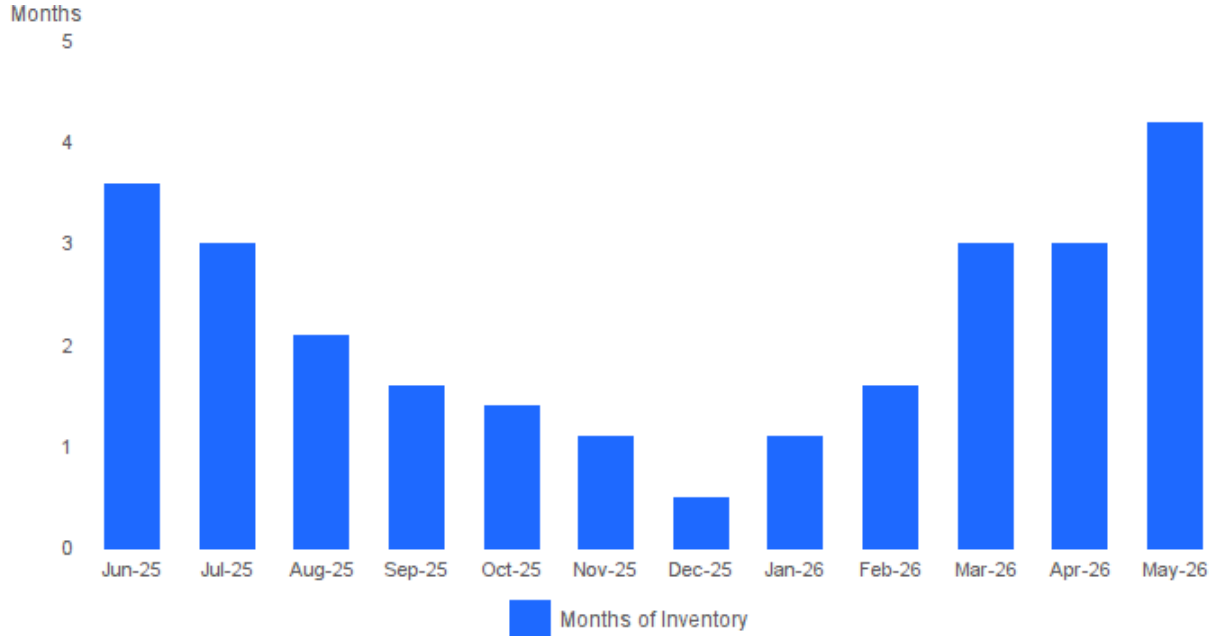
Unsold Price | the average active list price



ABSORPTION RATE

May 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

May 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.

