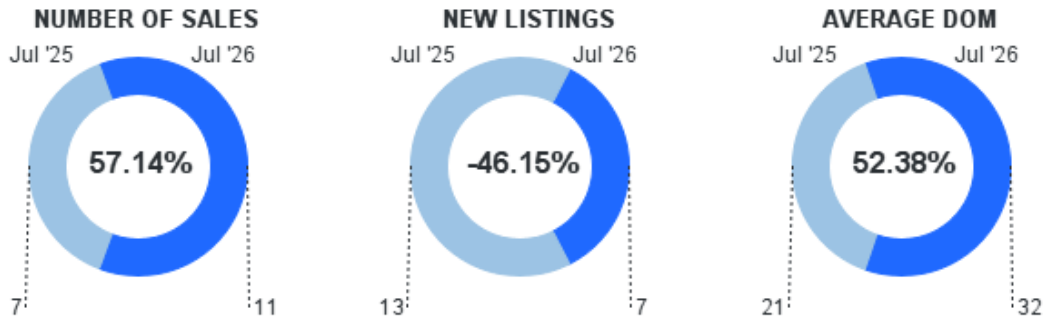


EASTON | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



21.55% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

7.68% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

10.50% 

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

4.98% 

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

 Jul '25

 Jul '26

AREA REPORT

EASTON

FULL MARKET SUMMARY

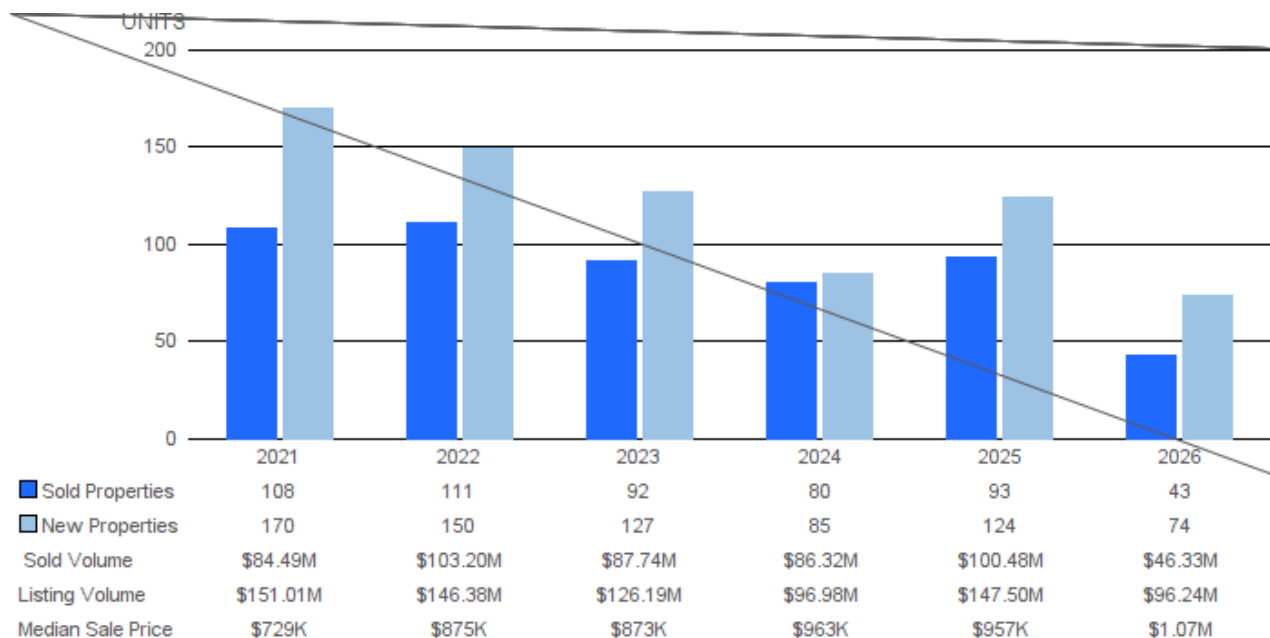
July 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	7	13	-46.15% ↓	74	89	-16.85% ↓
Sold Listings	11	7	57.14% ↑	43	50	-14% ↓
Median List Price (Solds)	\$989,000	\$895,000	10.5% ↑	\$999,900	\$924,000	8.21% ↑
Median Sold Price	\$1,100,000	\$905,000	21.55% ↑	\$1,072,000	\$951,000	12.72% ↑
Median Days on Market	17	12	41.67% ↑	20	11	81.82% ↑
Average List Price (Solds)	\$1,087,725	\$1,036,142	4.98% ↑	\$1,063,504	\$1,080,075	-1.53% ↓
Average Sold Price	\$1,093,000	\$1,015,000	7.68% ↑	\$1,077,472	\$1,091,300	-1.27% ↓
Average Days on Market	32	21	52.38% ↑	32	30	6.67% ↑
List/Sold Price Ratio	100.8%	98.1%	2.73% ↑	101.8%	101.8%	0.01% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family Homes ?

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

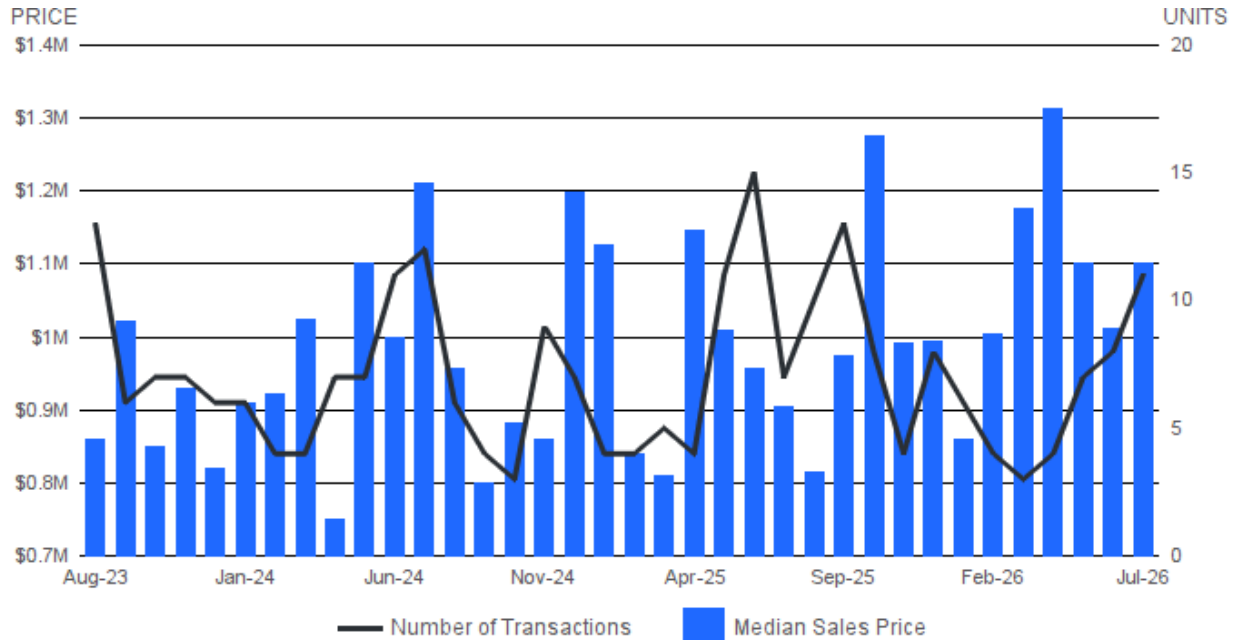


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

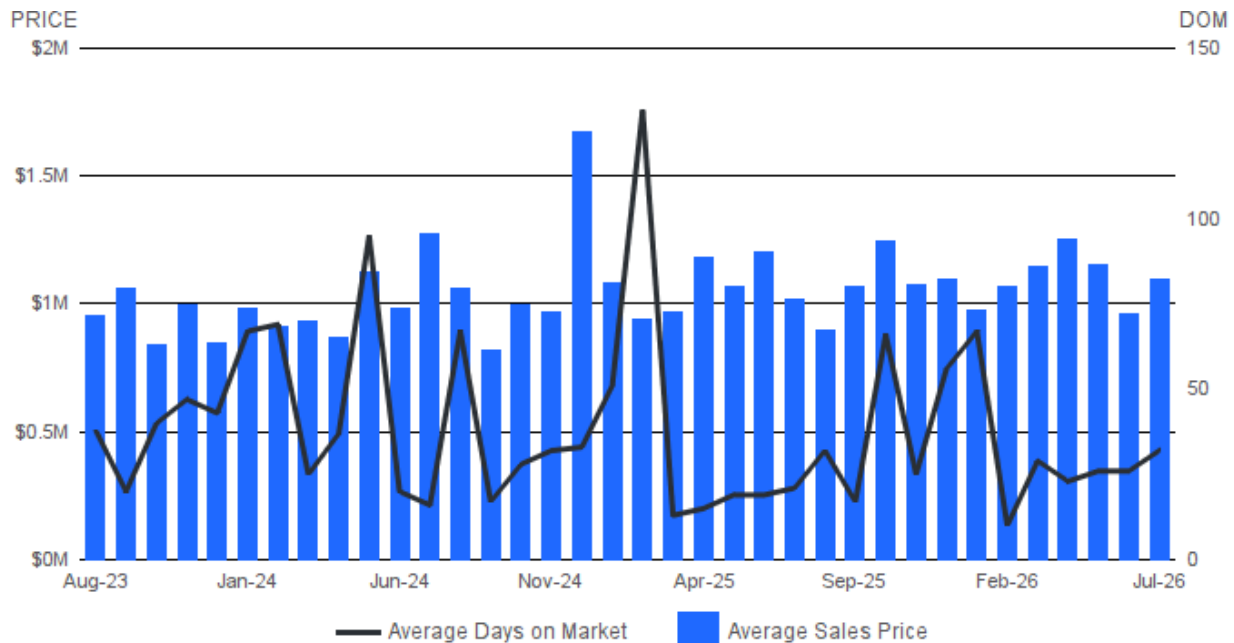


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family Homes ?

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

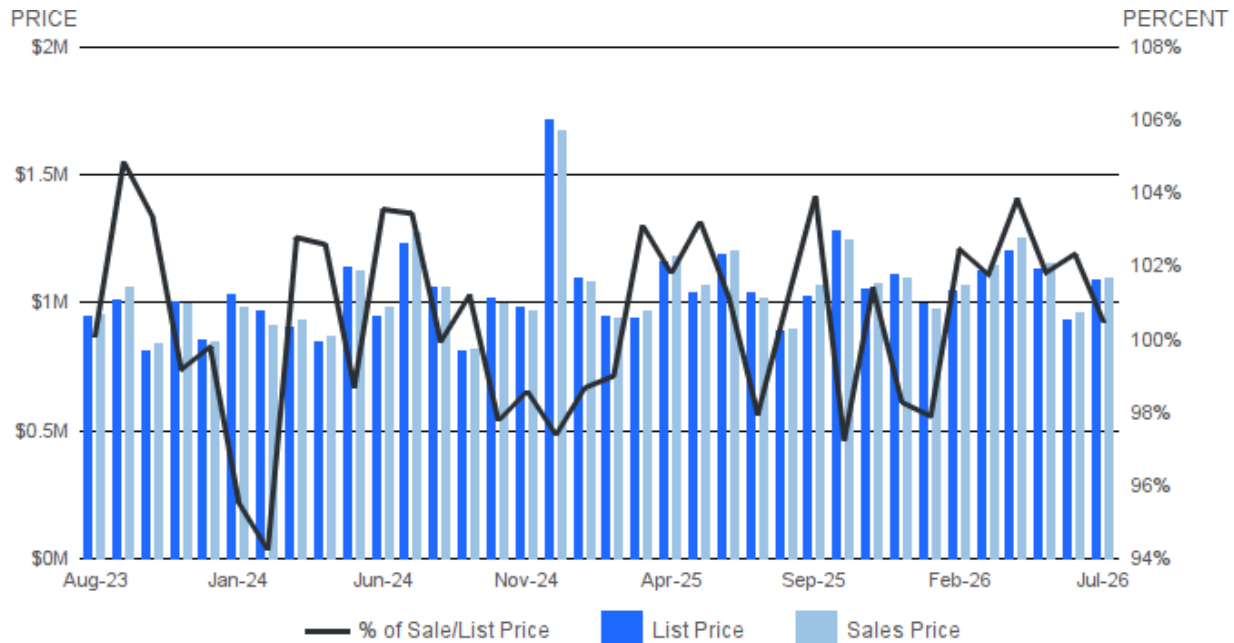
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

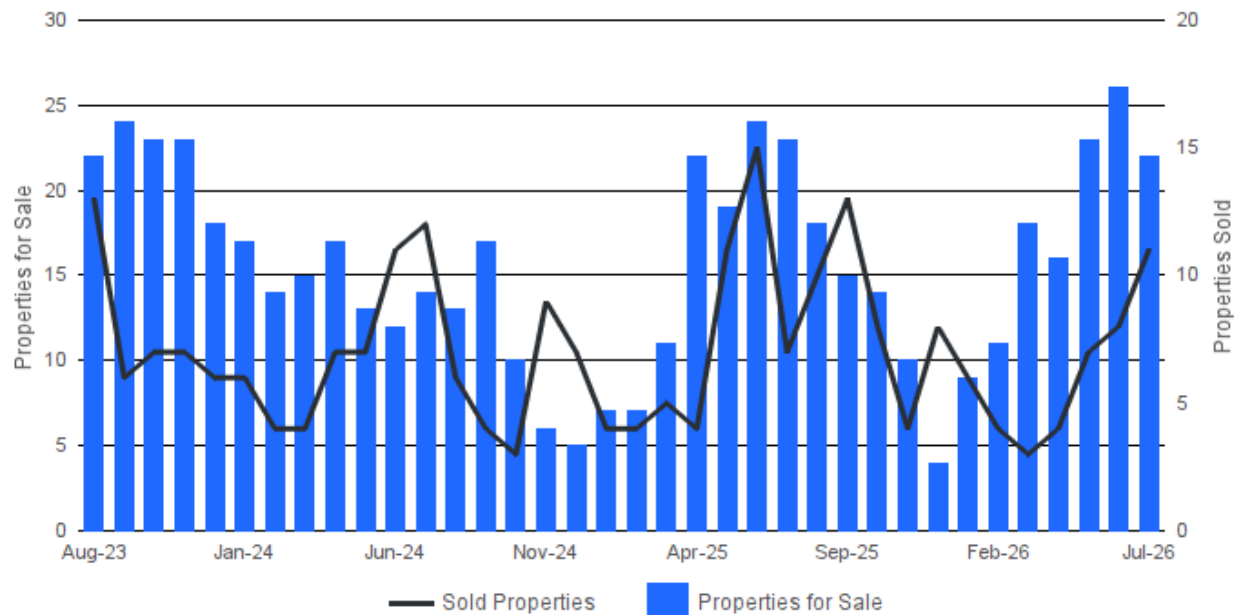


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



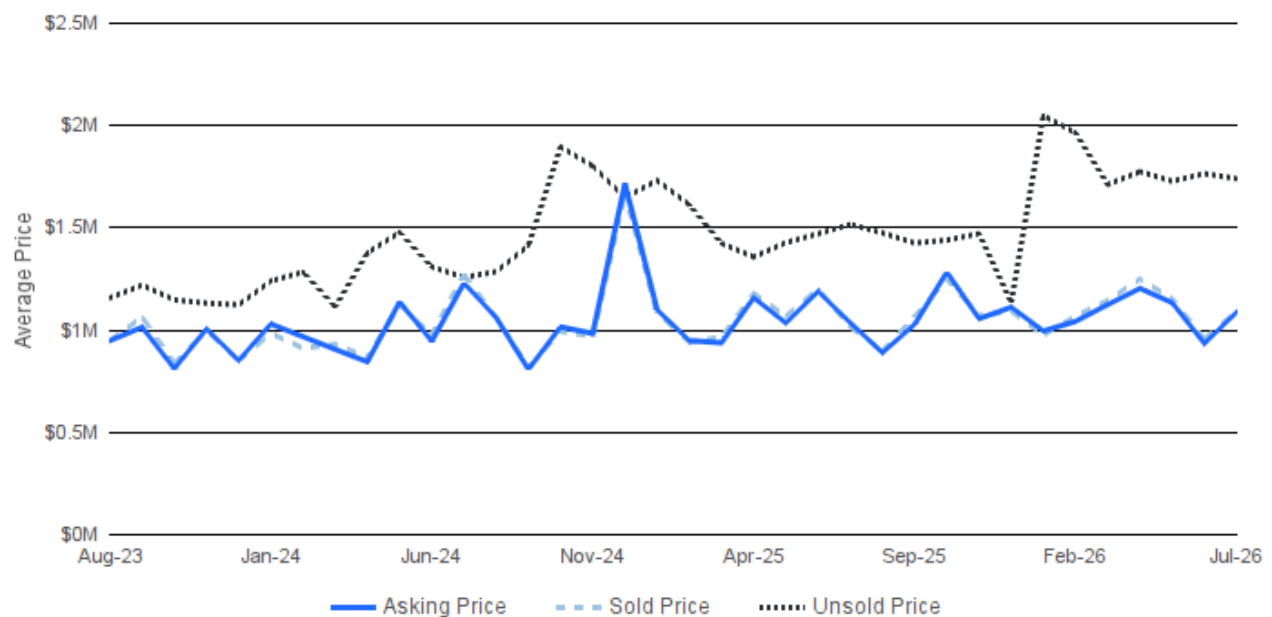
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

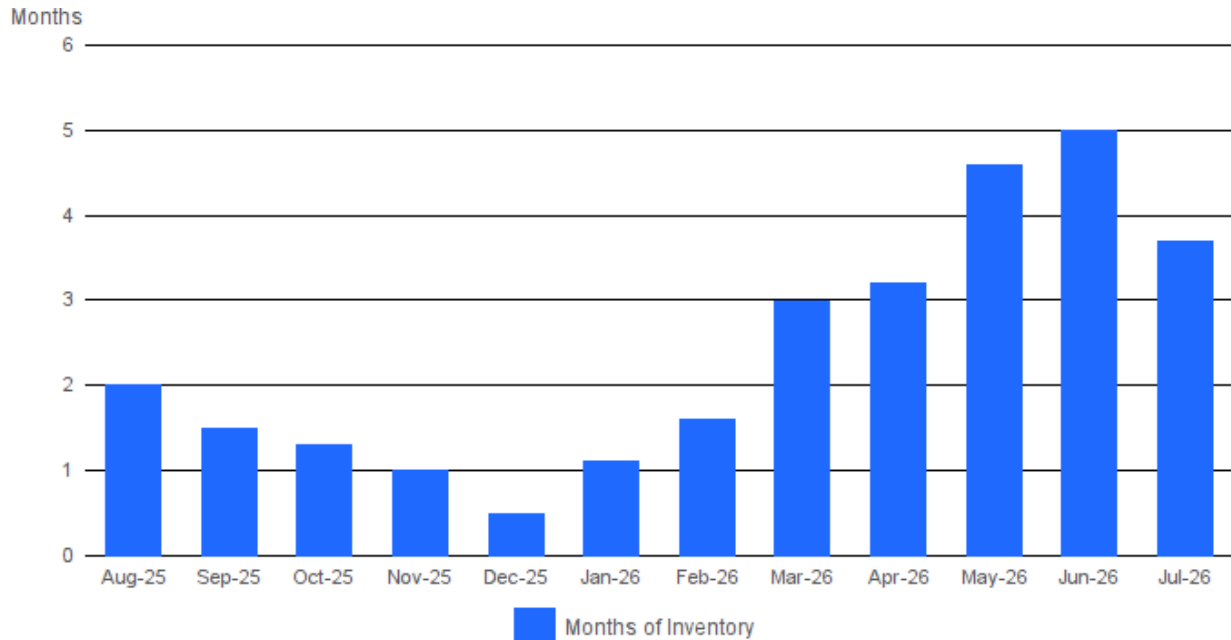
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

