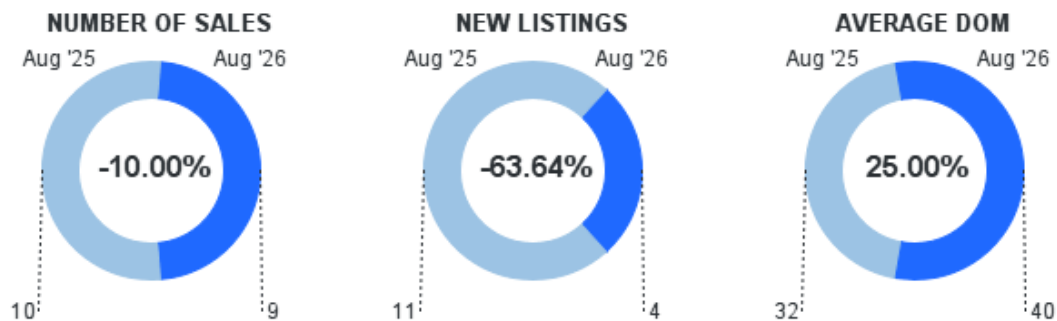


EASTON | August 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



32.45% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

25.57% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

31.41% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

24.88% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Aug '25  Aug '26

AREA REPORT

EASTON

FULL MARKET SUMMARY

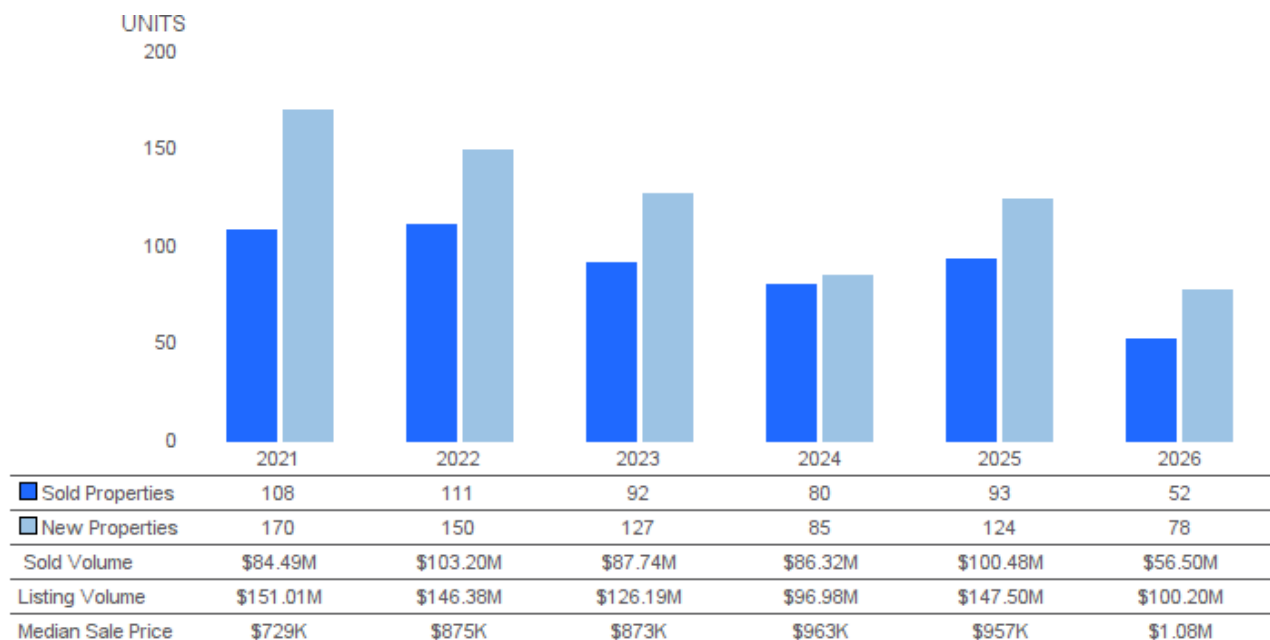
August 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	4	11	-63.64% ↓	78	100	-22% ↓
Sold Listings	9	10	-10% ↓	52	60	-13.33% ↓
Median List Price (Solds)	\$1,050,000	\$799,000	31.41% ↑	\$1,048,000	\$897,000	16.83% ↑
Median Sold Price	\$1,080,000	\$815,375	32.45% ↑	\$1,076,000	\$927,500	16.01% ↑
Median Days on Market	32	32	0%	20	11	81.82% ↑
Average List Price (Solds)	\$1,112,433	\$890,790	24.88% ↑	\$1,071,972	\$1,048,528	2.24% ↑
Average Sold Price	\$1,129,555	\$899,525	25.57% ↑	\$1,086,486	\$1,059,337	2.56% ↑
Average Days on Market	40	32	25% ↑	33	30	10% ↑
List/Sold Price Ratio	101%	101.6%	-0.59% ↓	101.7%	101.8%	-0.1% ↓

SOLD AND NEW PROPERTIES (UNITS)

August 2026 | Single Family Homes ?

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

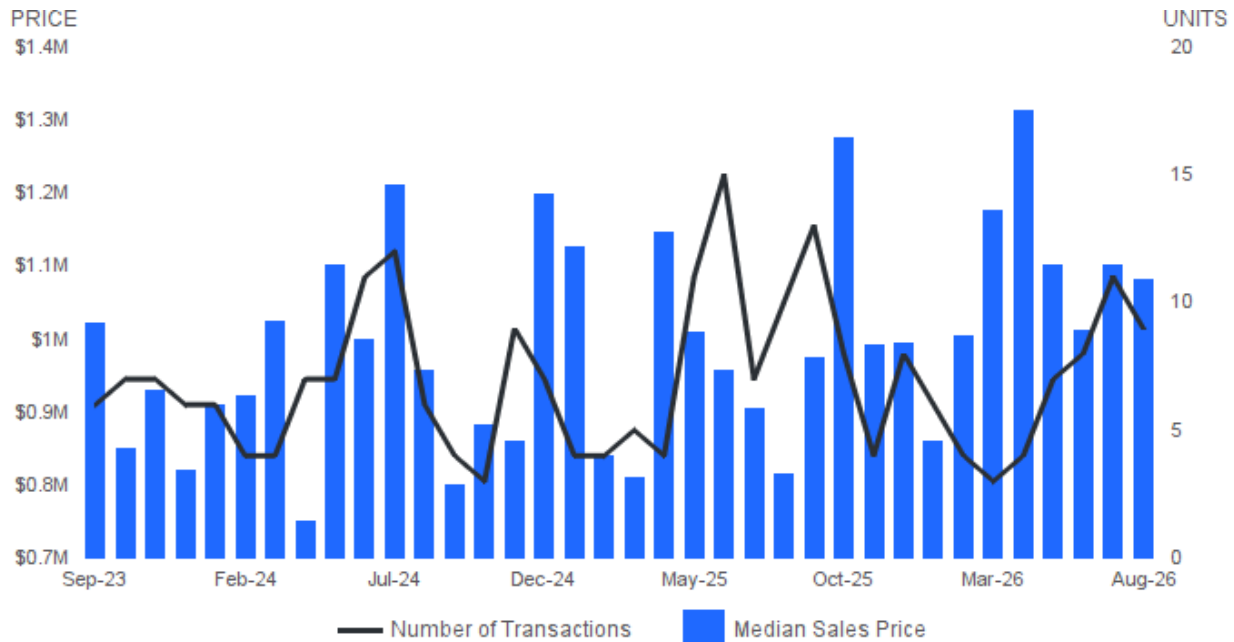


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2026 | Single Family Homes ?

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

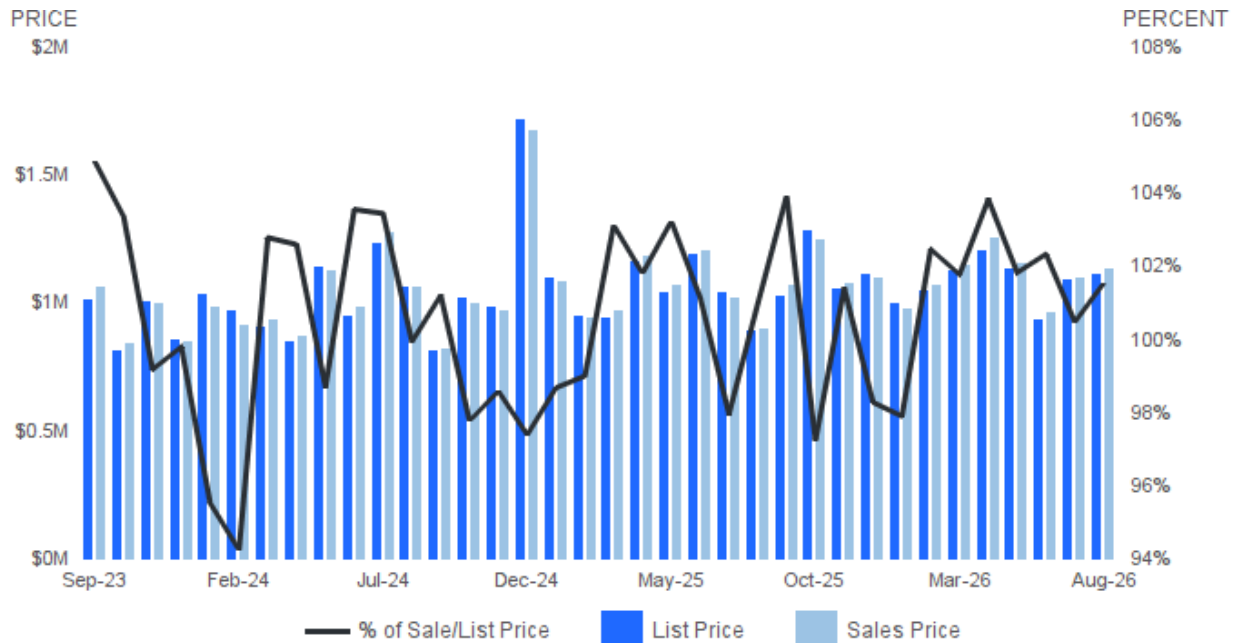
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2026 | Single Family Homes ?

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

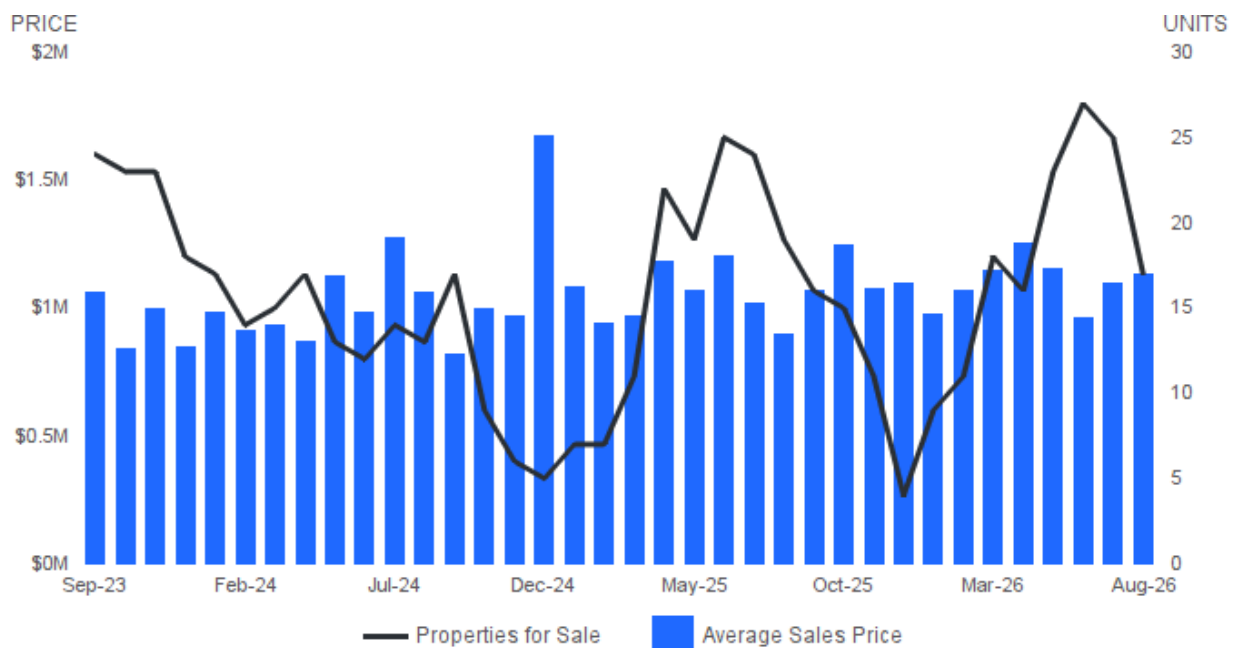


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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

August 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



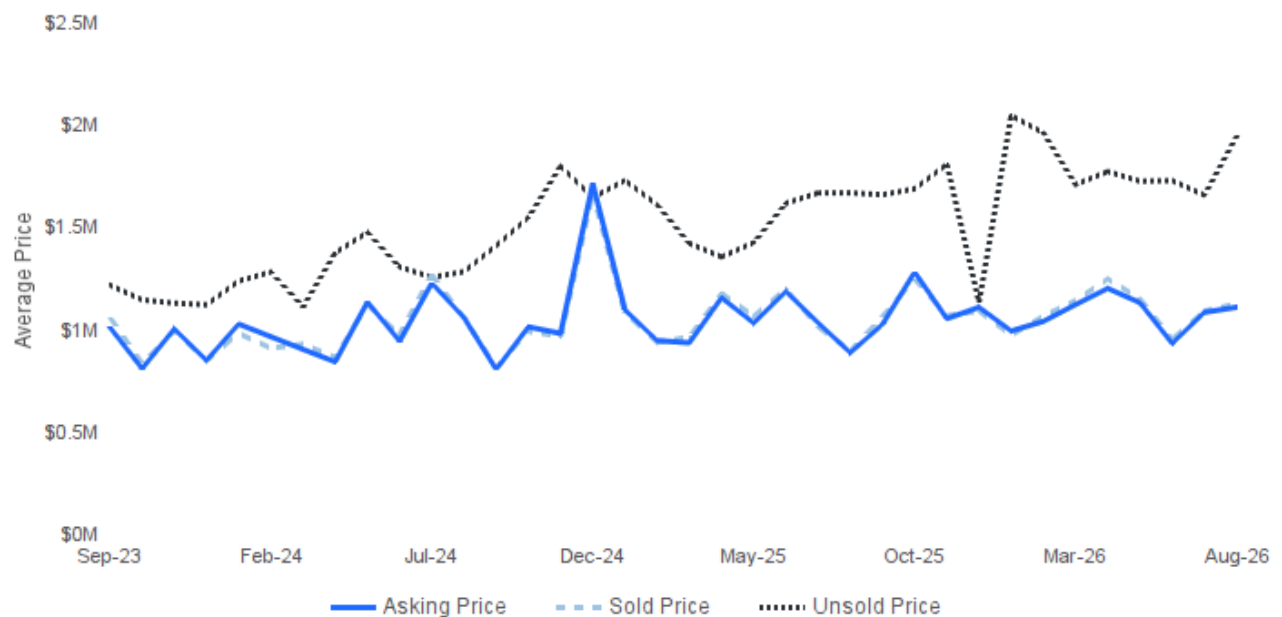
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

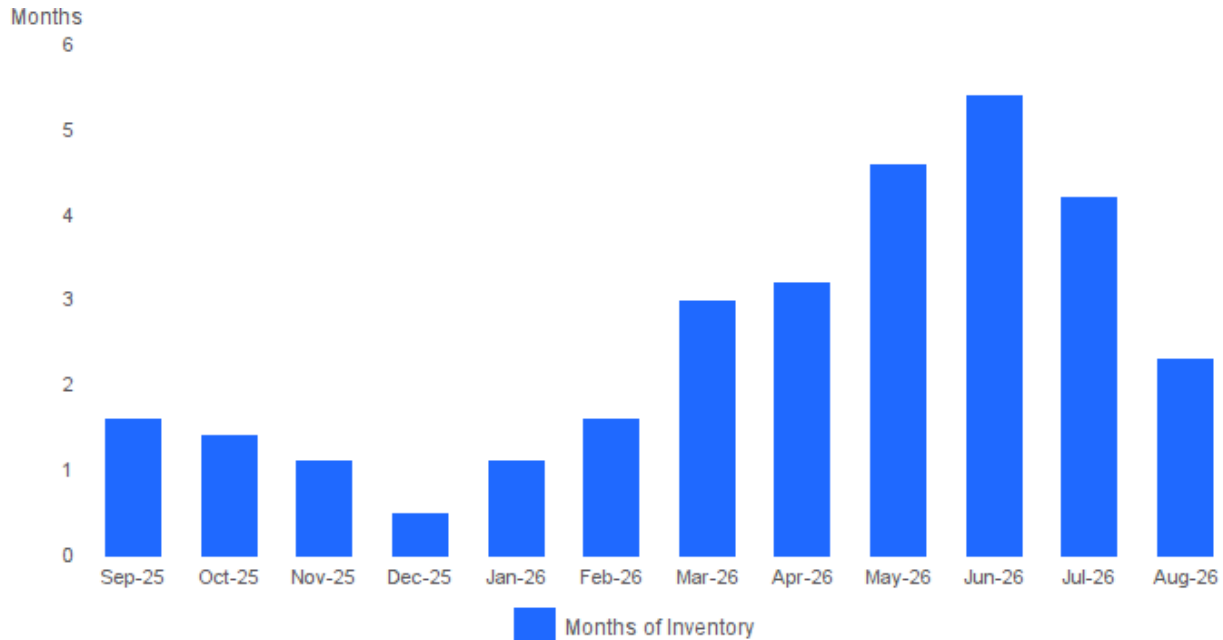
Unsold Price | the average active list price



ABSORPTION RATE

August 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

August 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.

