

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	9	- 52.6%	246	198	- 19.5%
Closed Sales	22	18	- 18.2%	254	213	- 16.1%
Median Sales Price*	\$677,450	\$809,500	+ 19.5%	\$625,000	\$690,000	+ 10.4%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	42	+ 20.0%	37	36	- 2.7%
Percent of Original List Price Received*	98.4%	94.7%	- 3.8%	101.4%	100.3%	- 1.1%
New Listings	5	6	+ 20.0%	274	252	- 8.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

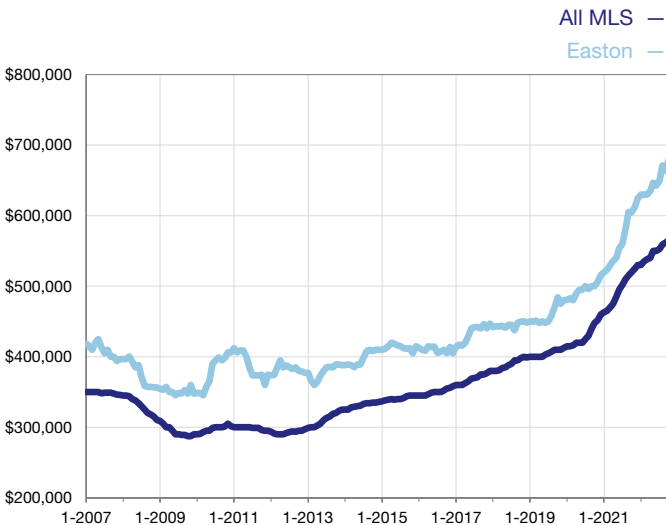
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	7	+ 40.0%	112	93	- 17.0%
Closed Sales	11	10	- 9.1%	124	93	- 25.0%
Median Sales Price*	\$335,000	\$329,950	- 1.5%	\$309,500	\$340,000	+ 9.9%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	35	+ 29.6%	28	26	- 7.1%
Percent of Original List Price Received*	105.2%	101.8%	- 3.2%	102.8%	103.2%	+ 0.4%
New Listings	3	4	+ 33.3%	119	102	- 14.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

