Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Easton

Single-Family Properties

	September			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	14	**15**	+ 7.1%	165	**149**	- 9.7%
Closed Sales	23	**19**	- 17.4%	164	**136**	- 17.1%
Median Sales Price*	$407,500	**$450,000**	+ 10.4%	$446,000	**$450,000**	+ 0.9%
Inventory of Homes for Sale	66	**65**	- 1.5%	--	--	--
Months Supply of Inventory	3.8	**4.2**	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	74	**68**	- 8.1%	63	**63**	0.0%
Percent of Original List Price Received*	96.8%	**95.5%**	- 1.3%	96.4%	**97.1%**	+ 0.7%
New Listings	18	**29**	+ 61.1%	237	**234**	- 1.3%

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

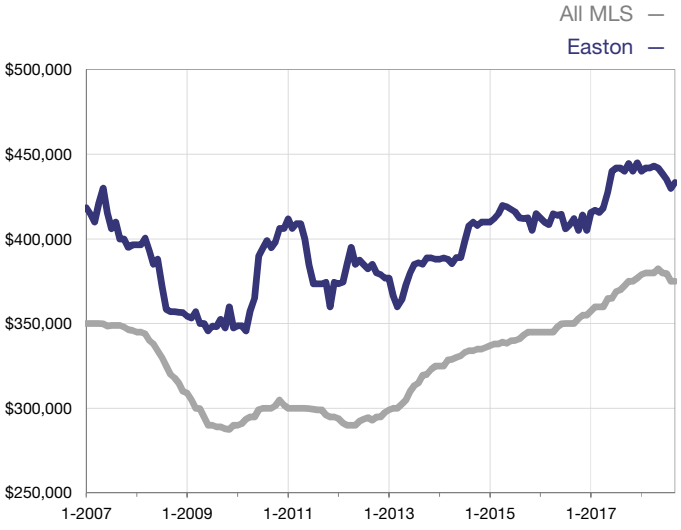
Condominium Properties

	September			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	10	**11**	+ 10.0%	88	**80**	- 9.1%
Closed Sales	8	**6**	- 25.0%	83	**73**	- 12.0%
Median Sales Price*	$208,750	**$235,000**	+ 12.6%	$216,000	**$235,000**	+ 8.8%
Inventory of Homes for Sale	11	**17**	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	**2.1**	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	37	**29**	- 21.6%	45	**47**	+ 4.4%
Percent of Original List Price Received*	98.2%	**99.3%**	+ 1.1%	97.8%	**98.0%**	+ 0.2%
New Listings	10	**20**	+ 100.0%	93	**109**	+ 17.2%

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

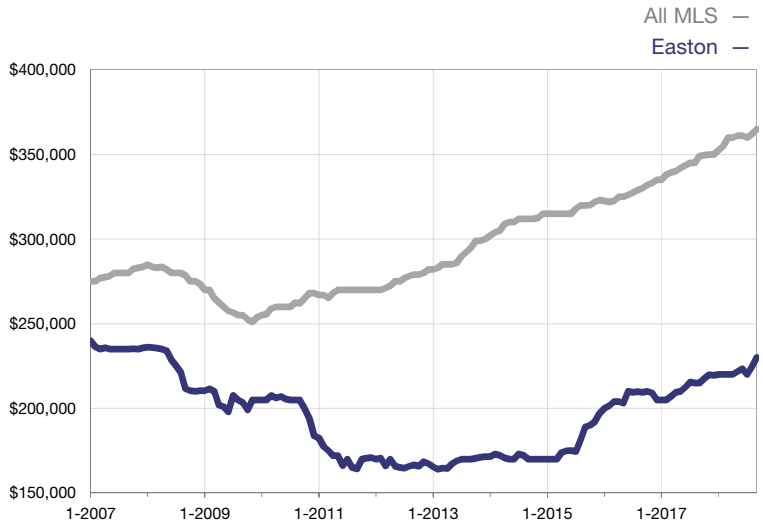
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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