Local Market Update – October 2020

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

Easton

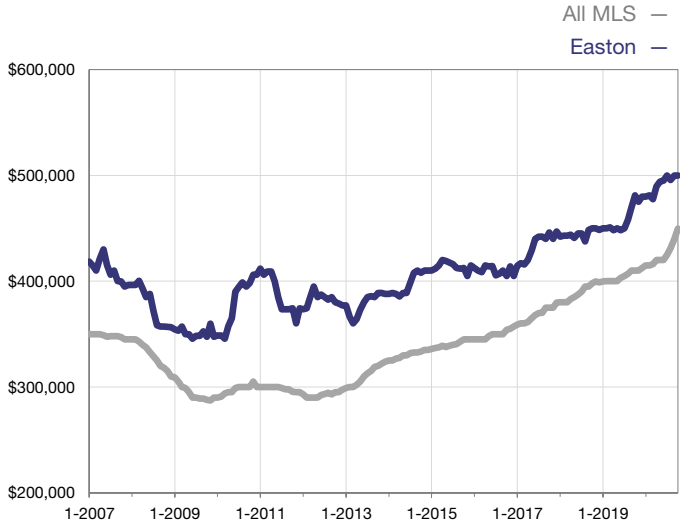
Single-Family Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	25	**26**	+ 4.0%	195	**243**	+ 24.6%
Closed Sales	19	**29**	+ 52.6%	169	**216**	+ 27.8%
Median Sales Price*	$527,000	**$560,000**	+ 6.3%	$495,000	**$509,000**	+ 2.8%
Inventory of Homes for Sale	100	**38**	- 62.0%	--	--	--
Months Supply of Inventory	5.9	**1.7**	- 71.2%	--	--	--
Cumulative Days on Market Until Sale	73	**42**	- 42.5%	79	**72**	- 8.9%
Percent of Original List Price Received*	94.7%	**101.9%**	+ 7.6%	96.0%	**98.2%**	+ 2.3%
New Listings	31	**49**	+ 58.1%	301	**278**	- 7.6%

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

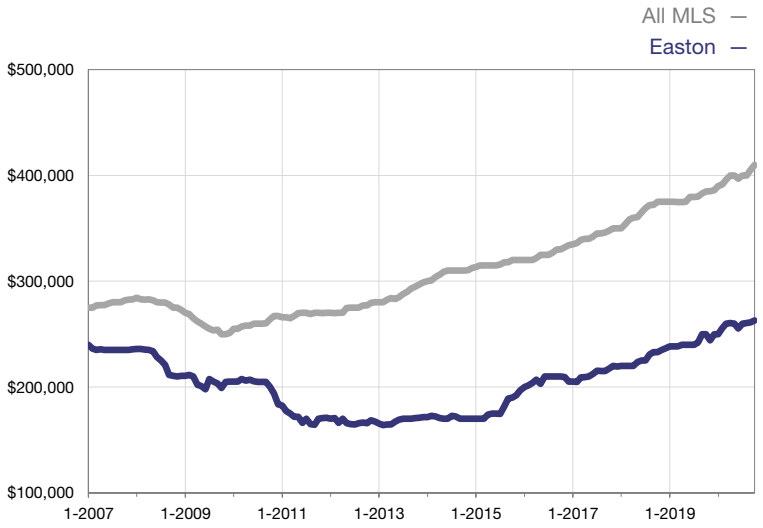
Condominium Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	12	**10**	- 16.7%	85	**90**	+ 5.9%
Closed Sales	6	**11**	+ 83.3%	72	**82**	+ 13.9%
Median Sales Price*	$233,000	**$282,000**	+ 21.0%	$250,000	**$263,500**	+ 5.4%
Inventory of Homes for Sale	24	**13**	- 45.8%	--	--	--
Months Supply of Inventory	3.3	**1.6**	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	25	**23**	- 8.0%	46	**49**	+ 6.5%
Percent of Original List Price Received*	97.1%	**100.0%**	+ 3.0%	98.0%	**98.8%**	+ 0.8%
New Listings	11	**16**	+ 45.5%	117	**100**	- 14.5%

* 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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