

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	26	22	- 15.4%
Closed Sales	16	7	- 56.3%	36	17	- 52.8%
Median Sales Price*	\$605,000	\$670,000	+ 10.7%	\$632,500	\$630,000	- 0.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	36	43	+ 19.4%
Percent of Original List Price Received*	100.4%	96.1%	- 4.3%	99.7%	97.2%	- 2.5%
New Listings	18	11	- 38.9%	32	25	- 21.9%

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

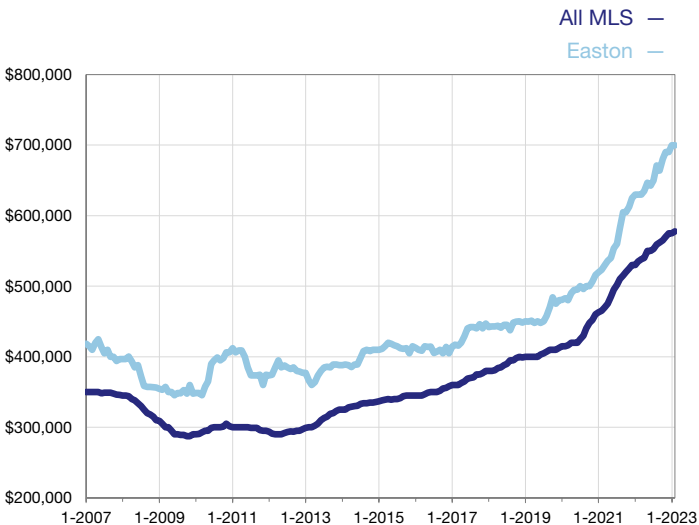
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	8	13	+ 62.5%
Closed Sales	5	5	0.0%	10	10	0.0%
Median Sales Price*	\$335,000	\$305,000	- 9.0%	\$343,750	\$307,500	- 10.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	27	47	+ 74.1%	37	40	+ 8.1%
Percent of Original List Price Received*	102.0%	97.8%	- 4.1%	103.0%	97.6%	- 5.2%
New Listings	9	7	- 22.2%	13	16	+ 23.1%

* 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

