

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	18	- 10.0%	63	48	- 23.8%
Closed Sales	8	5	- 37.5%	64	36	- 43.8%
Median Sales Price*	\$780,000	\$775,000	- 0.6%	\$658,750	\$650,000	- 1.3%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	71	35	- 50.7%	38	47	+ 23.7%
Percent of Original List Price Received*	104.4%	95.9%	- 8.1%	101.5%	97.3%	- 4.1%
New Listings	19	25	+ 31.6%	74	65	- 12.2%

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

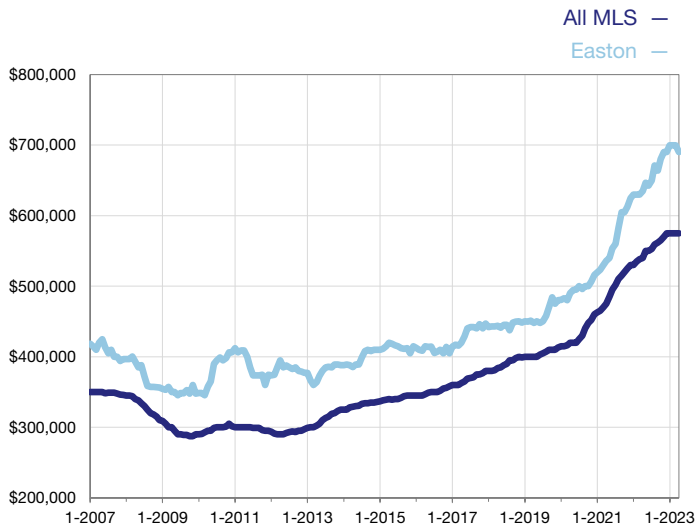
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	24	23	- 4.2%
Closed Sales	5	3	- 40.0%	22	20	- 9.1%
Median Sales Price*	\$295,500	\$375,000	+ 26.9%	\$341,250	\$327,000	- 4.2%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	23	32	+ 39.1%	28	35	+ 25.0%
Percent of Original List Price Received*	103.9%	101.1%	- 2.7%	102.7%	99.4%	- 3.2%
New Listings	11	9	- 18.2%	32	30	- 6.3%

* 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

