

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	28	+ 154.5%	74	70	- 5.4%
Closed Sales	14	11	- 21.4%	78	47	- 39.7%
Median Sales Price*	\$673,000	\$620,000	- 7.9%	\$660,500	\$630,000	- 4.6%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	35	43	+ 22.9%
Percent of Original List Price Received*	104.8%	107.6%	+ 2.7%	102.1%	99.7%	- 2.4%
New Listings	26	23	- 11.5%	99	83	- 16.2%

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

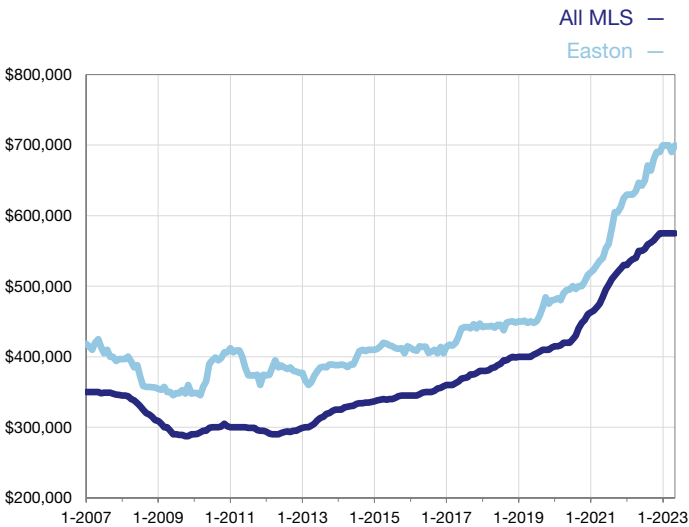
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	34	33	- 2.9%
Closed Sales	5	7	+ 40.0%	27	27	0.0%
Median Sales Price*	\$350,000	\$405,000	+ 15.7%	\$342,500	\$335,000	- 2.2%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	26	30	+ 15.4%
Percent of Original List Price Received*	106.0%	102.5%	- 3.3%	103.3%	100.2%	- 3.0%
New Listings	7	11	+ 57.1%	39	39	0.0%

* 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

