

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	16	- 15.8%	112	97	- 13.4%
Closed Sales	14	15	+ 7.1%	111	87	- 21.6%
Median Sales Price*	\$816,500	\$725,000	- 11.2%	\$700,000	\$665,000	- 5.0%
Inventory of Homes for Sale	45	21	- 53.3%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	24	96	+ 300.0%	35	44	+ 25.7%
Percent of Original List Price Received*	100.8%	99.7%	- 1.1%	102.3%	99.9%	- 2.3%
New Listings	24	15	- 37.5%	155	117	- 24.5%

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

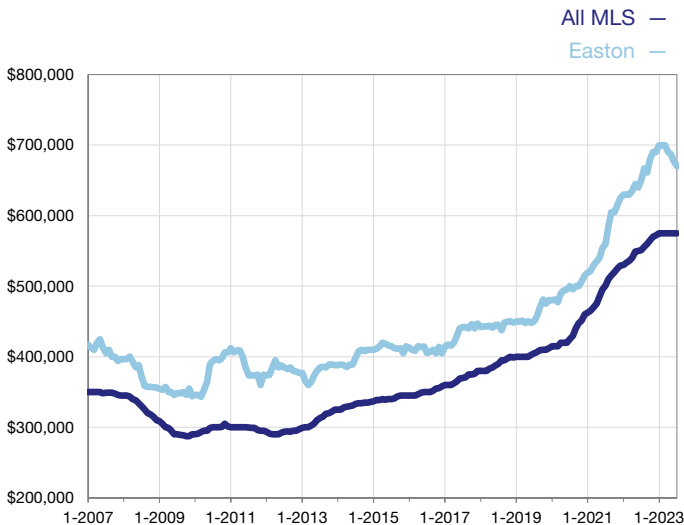
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	58	51	- 12.1%
Closed Sales	9	10	+ 11.1%	46	47	+ 2.2%
Median Sales Price*	\$350,000	\$392,000	+ 12.0%	\$350,000	\$369,000	+ 5.4%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	24	27	+ 12.5%
Percent of Original List Price Received*	103.9%	102.0%	- 1.8%	104.0%	101.1%	- 2.8%
New Listings	16	5	- 68.8%	68	53	- 22.1%

* 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

