

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	18	- 35.7%	140	112	- 20.0%
Closed Sales	27	20	- 25.9%	138	107	- 22.5%
Median Sales Price*	\$690,000	\$640,000	- 7.2%	\$700,000	\$660,000	- 5.7%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	34	42	+ 23.5%
Percent of Original List Price Received*	99.8%	99.4%	- 0.4%	101.8%	99.8%	- 2.0%
New Listings	26	22	- 15.4%	181	138	- 23.8%

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

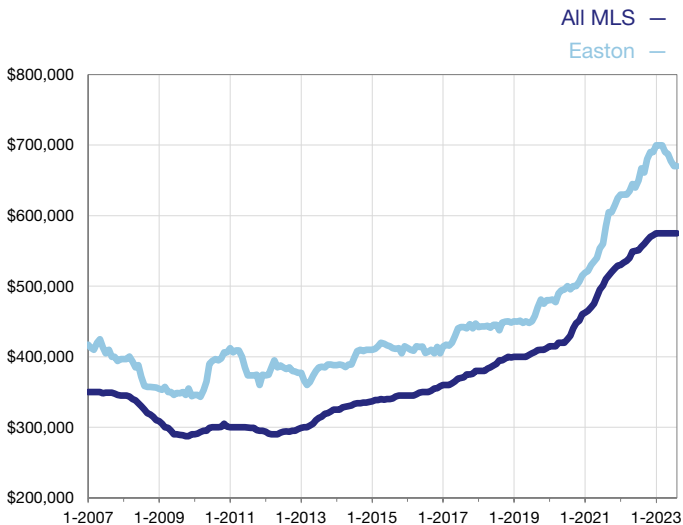
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	66	54	- 18.2%
Closed Sales	15	8	- 46.7%	61	55	- 9.8%
Median Sales Price*	\$338,500	\$377,500	+ 11.5%	\$350,000	\$369,000	+ 5.4%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	34	31	- 8.8%	26	28	+ 7.7%
Percent of Original List Price Received*	104.0%	103.5%	- 0.5%	104.0%	101.5%	- 2.4%
New Listings	4	7	+ 75.0%	72	60	- 16.7%

* 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

