

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	19	+ 11.8%	157	129	- 17.8%
Closed Sales	23	13	- 43.5%	161	121	- 24.8%
Median Sales Price*	\$640,000	\$658,900	+ 3.0%	\$700,000	\$660,000	- 5.7%
Inventory of Homes for Sale	37	27	- 27.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	33	40	+ 21.2%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	101.4%	99.6%	- 1.8%
New Listings	22	24	+ 9.1%	203	162	- 20.2%

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

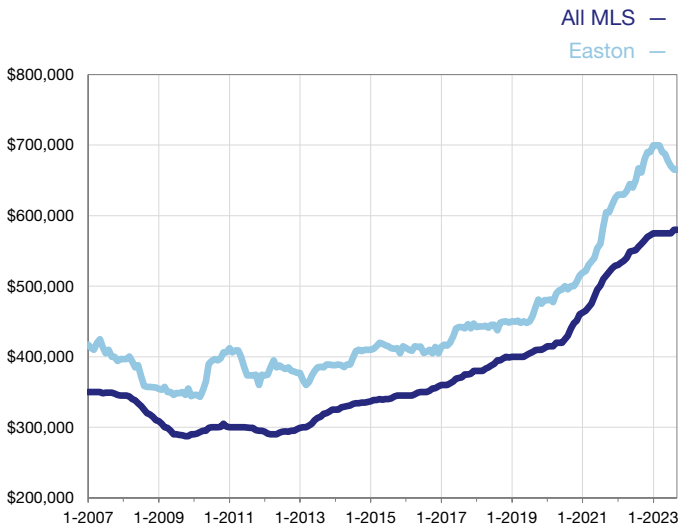
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	70	62	- 11.4%
Closed Sales	9	2	- 77.8%	70	58	- 17.1%
Median Sales Price*	\$323,500	\$535,000	+ 65.4%	\$341,250	\$369,000	+ 8.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	25	27	+ 8.0%
Percent of Original List Price Received*	103.4%	102.2%	- 1.2%	103.9%	101.5%	- 2.3%
New Listings	9	7	- 22.2%	81	67	- 17.3%

* 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

