

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	171	139	- 18.7%
Closed Sales	20	12	- 40.0%	181	133	- 26.5%
Median Sales Price*	\$652,500	\$695,000	+ 6.5%	\$690,000	\$665,000	- 3.6%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	45	32	- 28.9%	35	39	+ 11.4%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	101.1%	99.5%	- 1.6%
New Listings	17	19	+ 11.8%	220	179	- 18.6%

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

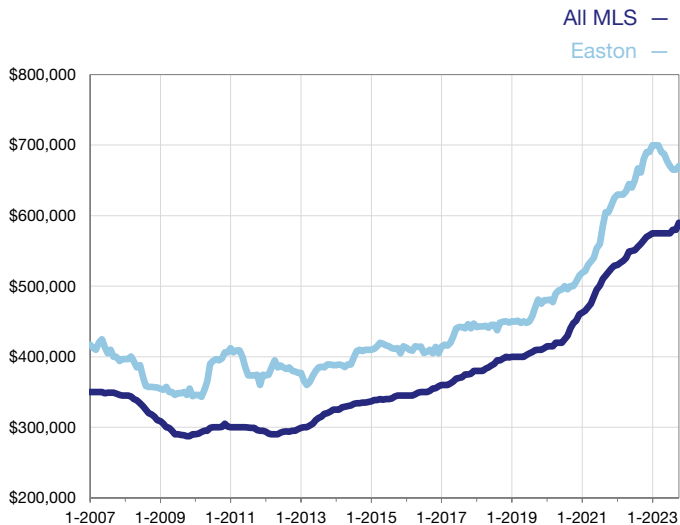
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	79	67	- 15.2%
Closed Sales	5	7	+ 40.0%	75	65	- 13.3%
Median Sales Price*	\$355,000	\$385,000	+ 8.5%	\$342,500	\$369,000	+ 7.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	18	0.0%	25	26	+ 4.0%
Percent of Original List Price Received*	100.6%	101.1%	+ 0.5%	103.7%	101.5%	- 2.1%
New Listings	9	7	- 22.2%	90	74	- 17.8%

* 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

