

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	188	152	- 19.1%
Closed Sales	14	14	0.0%	195	147	- 24.6%
Median Sales Price*	\$675,000	\$705,000	+ 4.4%	\$690,000	\$670,000	- 2.9%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	48	58	+ 20.8%	36	41	+ 13.9%
Percent of Original List Price Received*	98.0%	94.3%	- 3.8%	100.8%	98.6%	- 2.2%
New Listings	17	16	- 5.9%	237	195	- 17.7%

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

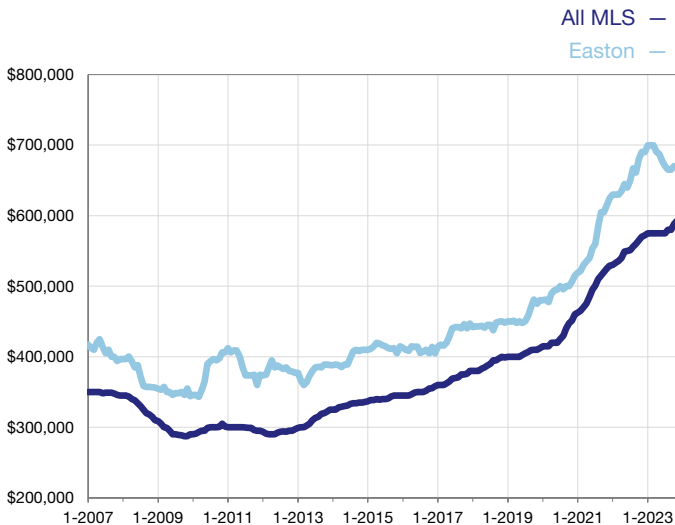
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	86	72	- 16.3%
Closed Sales	8	4	- 50.0%	83	69	- 16.9%
Median Sales Price*	\$340,000	\$390,000	+ 14.7%	\$342,500	\$370,000	+ 8.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	25	27	+ 8.0%
Percent of Original List Price Received*	100.5%	102.0%	+ 1.5%	103.4%	101.5%	- 1.8%
New Listings	8	9	+ 12.5%	98	83	- 15.3%

* 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

