

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	196	160	- 18.4%
Closed Sales	18	13	- 27.8%	213	160	- 24.9%
Median Sales Price*	\$809,500	\$700,000	- 13.5%	\$690,000	\$672,500	- 2.5%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	42	43	+ 2.4%	36	41	+ 13.9%
Percent of Original List Price Received*	94.7%	98.6%	+ 4.1%	100.3%	98.6%	- 1.7%
New Listings	4	2	- 50.0%	241	196	- 18.7%

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

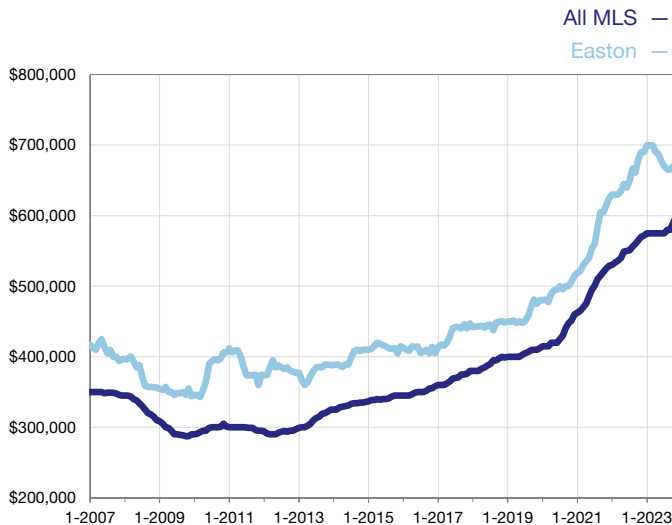
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	93	75	- 19.4%
Closed Sales	10	8	- 20.0%	93	77	- 17.2%
Median Sales Price*	\$329,950	\$346,500	+ 5.0%	\$340,000	\$369,000	+ 8.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	26	28	+ 7.7%
Percent of Original List Price Received*	99.5%	100.4%	+ 0.9%	103.0%	101.4%	- 1.6%
New Listings	4	1	- 75.0%	102	84	- 17.6%

* 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

