

# Local Market Update – February 2024

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## Easton

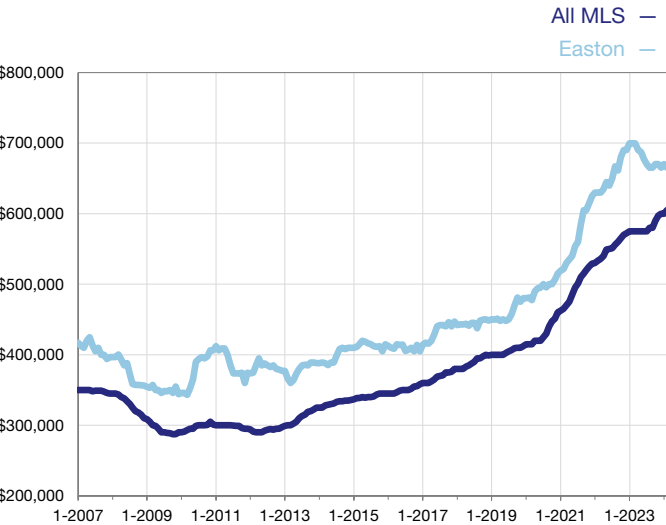
| Single-Family Properties                 |  |  |  | February  |           |         | Year to Date |           |         |
|------------------------------------------|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            |  |  |  | 10        | 15        | + 50.0% | 20           | 21        | + 5.0%  |
| Closed Sales                             |  |  |  | 8         | 7         | - 12.5% | 18           | 14        | - 22.2% |
| Median Sales Price*                      |  |  |  | \$705,000 | \$735,000 | + 4.3%  | \$650,000    | \$715,000 | + 10.0% |
| Inventory of Homes for Sale              |  |  |  | 21        | 15        | - 28.6% | --           | --        | --      |
| Months Supply of Inventory               |  |  |  | 1.3       | 1.1       | - 15.4% | --           | --        | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 64        | 112       | + 75.0% | 51           | 84        | + 64.7% |
| Percent of Original List Price Received* |  |  |  | 96.0%     | 94.8%     | - 1.3%  | 97.1%        | 95.7%     | - 1.4%  |
| New Listings                             |  |  |  | 10        | 10        | 0.0%    | 24           | 21        | - 12.5% |

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

| Condominium Properties                   |  |  |  | February  |           |         | Year to Date |           |         |
|------------------------------------------|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            |  |  |  | 8         | 8         | 0.0%    | 12           | 12        | 0.0%    |
| Closed Sales                             |  |  |  | 6         | 5         | - 16.7% | 11           | 7         | - 36.4% |
| Median Sales Price*                      |  |  |  | \$315,000 | \$336,000 | + 6.7%  | \$310,000    | \$336,000 | + 8.4%  |
| Inventory of Homes for Sale              |  |  |  | 7         | 7         | 0.0%    | --           | --        | --      |
| Months Supply of Inventory               |  |  |  | 0.9       | 1.1       | + 22.2% | --           | --        | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 47        | 41        | - 12.8% | 40           | 42        | + 5.0%  |
| Percent of Original List Price Received* |  |  |  | 97.0%     | 99.4%     | + 2.5%  | 97.2%        | 98.2%     | + 1.0%  |
| New Listings                             |  |  |  | 5         | 6         | + 20.0% | 14           | 13        | - 7.1%  |

\* 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

