

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	19	+ 58.3%	42	56	+ 33.3%
Closed Sales	5	14	+ 180.0%	36	40	+ 11.1%
Median Sales Price*	\$775,000	\$716,250	- 7.6%	\$650,000	\$670,000	+ 3.1%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	35	52	+ 48.6%	47	66	+ 40.4%
Percent of Original List Price Received*	95.9%	102.1%	+ 6.5%	97.3%	98.0%	+ 0.7%
New Listings	24	21	- 12.5%	60	59	- 1.7%

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

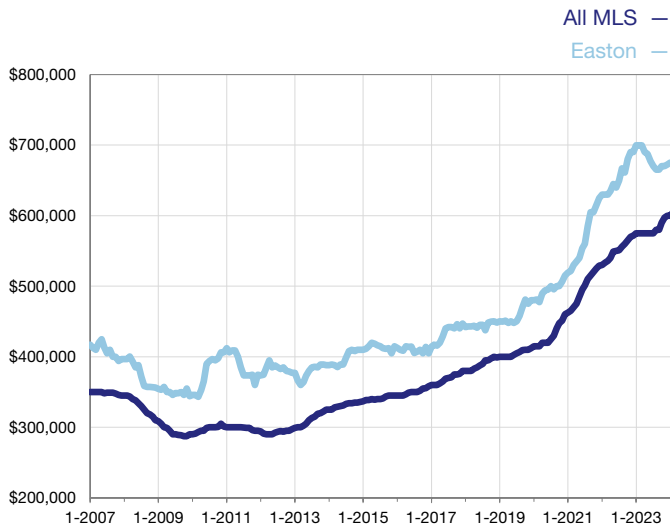
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	14	+ 250.0%	22	31	+ 40.9%
Closed Sales	3	12	+ 300.0%	20	23	+ 15.0%
Median Sales Price*	\$375,000	\$344,950	- 8.0%	\$327,000	\$349,900	+ 7.0%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	33	+ 3.1%	35	36	+ 2.9%
Percent of Original List Price Received*	101.1%	98.5%	- 2.6%	99.4%	98.8%	- 0.6%
New Listings	8	9	+ 12.5%	27	28	+ 3.7%

* 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

