

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

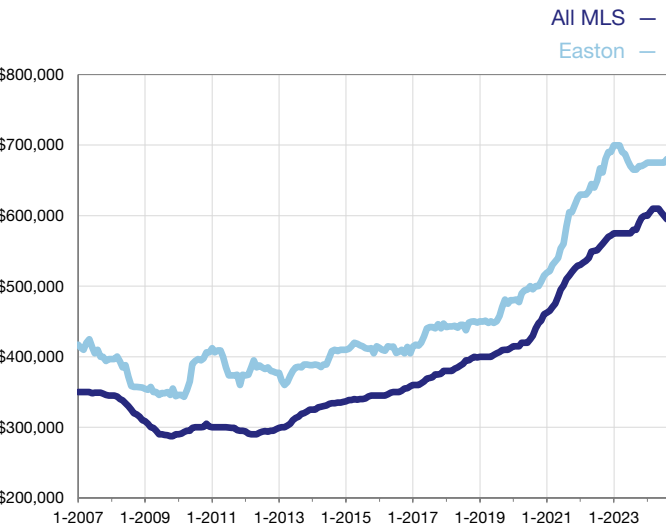
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				16	11	- 31.3%	110	108	- 1.8%
Closed Sales				21	14	- 33.3%	108	101	- 6.5%
Median Sales Price*				\$640,000	\$728,750	+ 13.9%	\$660,000	\$735,000	+ 11.4%
Inventory of Homes for Sale				29	23	- 20.7%	--	--	--
Months Supply of Inventory				2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale				29	28	- 3.4%	41	39	- 4.9%
Percent of Original List Price Received*				99.1%	98.4%	- 0.7%	99.3%	99.3%	0.0%
New Listings				21	20	- 4.8%	138	124	- 10.1%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	10	+ 400.0%	52	54	+ 3.8%
Closed Sales				9	8	- 11.1%	56	50	- 10.7%
Median Sales Price*				\$365,000	\$428,250	+ 17.3%	\$367,500	\$376,250	+ 2.4%
Inventory of Homes for Sale				9	9	0.0%	--	--	--
Months Supply of Inventory				1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale				32	17	- 46.9%	28	27	- 3.6%
Percent of Original List Price Received*				103.1%	104.1%	+ 1.0%	101.5%	101.1%	- 0.4%
New Listings				6	8	+ 33.3%	59	62	+ 5.1%

* 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

