

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

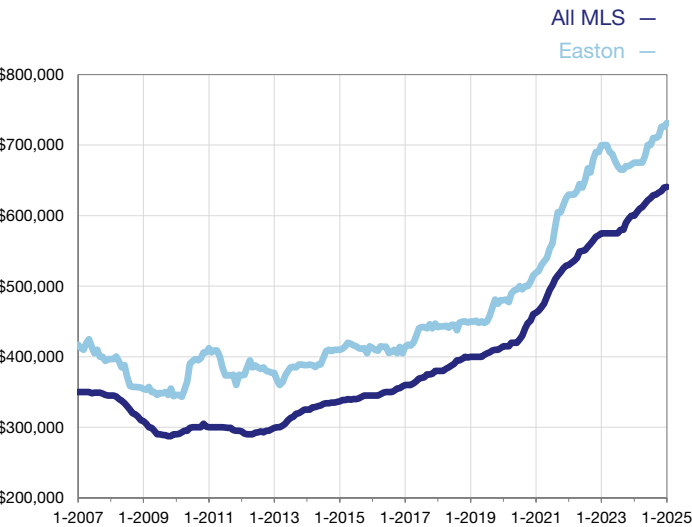
| Single-Family Properties | January | | | Year to Date | | |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 9 | + 28.6% | 7 | 9 | + 28.6% |
| Closed Sales | 7 | 9 | + 28.6% | 7 | 9 | + 28.6% |
| Median Sales Price* | \$640,000 | \$755,000 | + 18.0% | \$640,000 | \$755,000 | + 18.0% |
| Inventory of Homes for Sale | 32 | 16 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.3 | - 48.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 55 | 54 | - 1.8% | 55 | 54 | - 1.8% |
| Percent of Original List Price Received* | 96.6% | 99.4% | + 2.9% | 96.6% | 99.4% | + 2.9% |
| New Listings | 11 | 10 | - 9.1% | 11 | 10 | - 9.1% |

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

| Condominium Properties | January | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 8 | + 100.0% | 4 | 8 | + 100.0% |
| Closed Sales | 2 | 6 | + 200.0% | 2 | 6 | + 200.0% |
| Median Sales Price* | \$356,250 | \$419,000 | + 17.6% | \$356,250 | \$419,000 | + 17.6% |
| Inventory of Homes for Sale | 10 | 10 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.4 | + 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 44 | 119 | + 170.5% | 44 | 119 | + 170.5% |
| Percent of Original List Price Received* | 95.1% | 95.5% | + 0.4% | 95.1% | 95.5% | + 0.4% |
| New Listings | 7 | 6 | - 14.3% | 7 | 6 | - 14.3% |

* 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

