

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

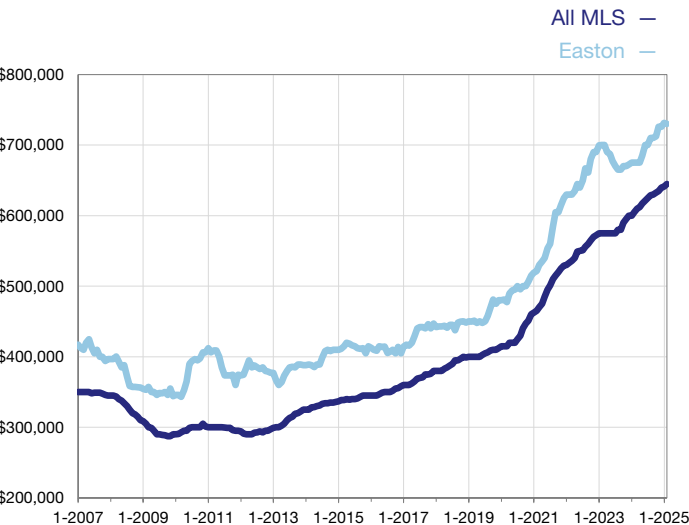
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	11	- 26.7%	22	19	- 13.6%
Closed Sales	7	6	- 14.3%	14	15	+ 7.1%
Median Sales Price*	\$735,000	\$687,500	- 6.5%	\$715,000	\$755,000	+ 5.6%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	112	46	- 58.9%	84	51	- 39.3%
Percent of Original List Price Received*	94.8%	97.3%	+ 2.6%	95.7%	98.5%	+ 2.9%
New Listings	10	7	- 30.0%	21	17	- 19.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	10	16	+ 60.0%
Closed Sales	5	4	- 20.0%	7	10	+ 42.9%
Median Sales Price*	\$336,000	\$335,000	- 0.3%	\$336,000	\$393,000	+ 17.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	41	32	- 22.0%	42	84	+ 100.0%
Percent of Original List Price Received*	99.4%	102.6%	+ 3.2%	98.2%	98.3%	+ 0.1%
New Listings	6	4	- 33.3%	13	10	- 23.1%

* 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

