

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	15	+ 87.5%	16	24	+ 50.0%
Closed Sales	6	8	+ 33.3%	15	18	+ 20.0%
Median Sales Price*	\$687,500	\$633,500	- 7.9%	\$755,000	\$724,500	- 4.0%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	46	49	+ 6.5%	51	64	+ 25.5%
Percent of Original List Price Received*	97.3%	95.5%	- 1.8%	98.5%	95.1%	- 3.5%
New Listings	7	3	- 57.1%	17	12	- 29.4%

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

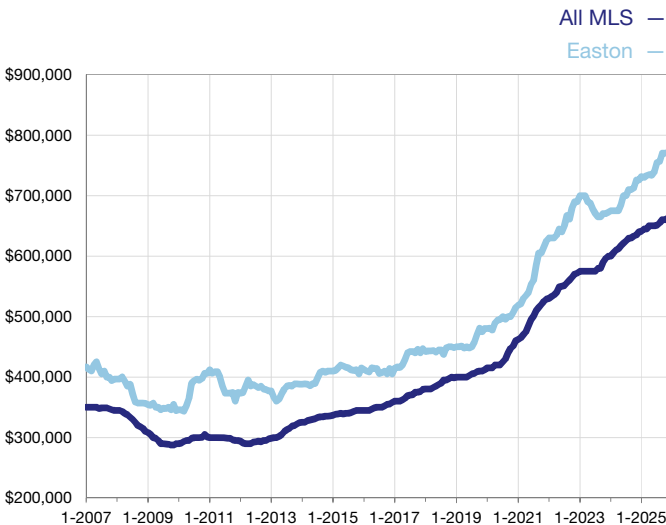
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	7	- 12.5%	15	12	- 20.0%
Closed Sales	4	6	+ 50.0%	10	10	0.0%
Median Sales Price*	\$335,000	\$380,000	+ 13.4%	\$393,000	\$380,000	- 3.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	53	+ 65.6%	84	46	- 45.2%
Percent of Original List Price Received*	102.6%	98.9%	- 3.6%	98.3%	98.8%	+ 0.5%
New Listings	4	7	+ 75.0%	10	10	0.0%

* 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

