

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easton

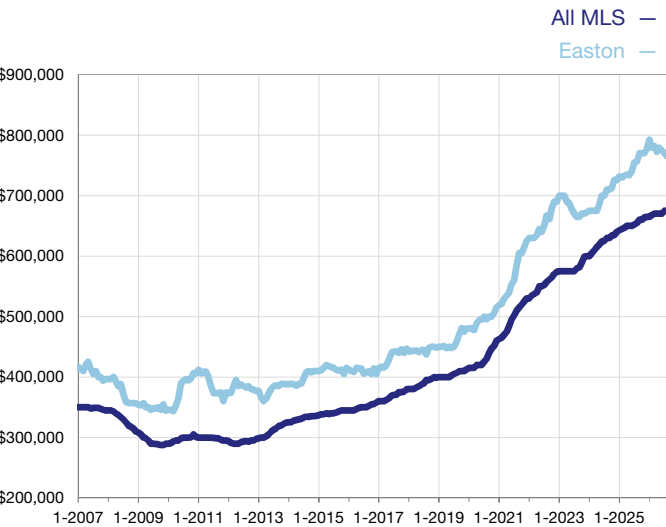
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	15	+ 7.1%	90	113	+ 25.6%
Closed Sales	13	14	+ 7.7%	87	114	+ 31.0%
Median Sales Price*	\$800,000	\$738,750	- 7.7%	\$784,900	\$762,500	- 2.9%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	4.5	2.2	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	41	32	- 22.0%	44	57	+ 29.5%
Percent of Original List Price Received*	98.2%	102.2%	+ 4.1%	99.3%	98.3%	- 1.0%
New Listings	13	15	+ 15.4%	141	138	- 2.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	53	54	+ 1.9%
Closed Sales	6	9	+ 50.0%	53	51	- 3.8%
Median Sales Price*	\$422,500	\$395,000	- 6.5%	\$385,000	\$395,000	+ 2.6%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	51	33	- 35.3%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	99.9%	100.8%	+ 0.9%
New Listings	7	13	+ 85.7%	65	73	+ 12.3%

* 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

