

Market Trends Report

October 2024

 Property Type

Single Family

 Date Range

November 2021 - October 2024

 Price Range

\$0 - \$999,999,999

 Location

CITY
Easton






Judy Michaelis

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Overview

The overview below shows real estate activity from January 2024 to October 2024. You will see data comparisons between October and the previous month, the last three months and October 2023.

Overview	Monthly Trends				
	YTD Avg.	October	September	Jul. - Sep.	Oct. 2023
New Listings	81	7	10	8	10
Average Sales Price per Square Foot	279	253	280	271	332
Average Days on Market	71	49	38	60	41
Number of Properties for Sale	201	11	21	20	27
Average List Price	\$1,341,567	\$1,678,136	\$1,370,057	\$1,275,676	\$1,137,919
Median List Price	\$1,078,850	\$1,249,000	\$950,000	\$914,667	\$1,000,000
Average Sales Price	\$994,389	\$994,000	\$818,000	\$1,050,367	\$839,293
Median Sales Price	\$955,545	\$882,000	\$798,500	\$988,833	\$850,000
Sales Price / List Price Ratio	100.05%	97.88%	101.01%	101.42%	103.65%
Number of Properties Sold	64	3	4	7	7
Month's Supply of Inventory	3.6	3.67	5.25	3.36	3.86
Absorption Rate	0.32	0.27	0.19	0.37	0.26



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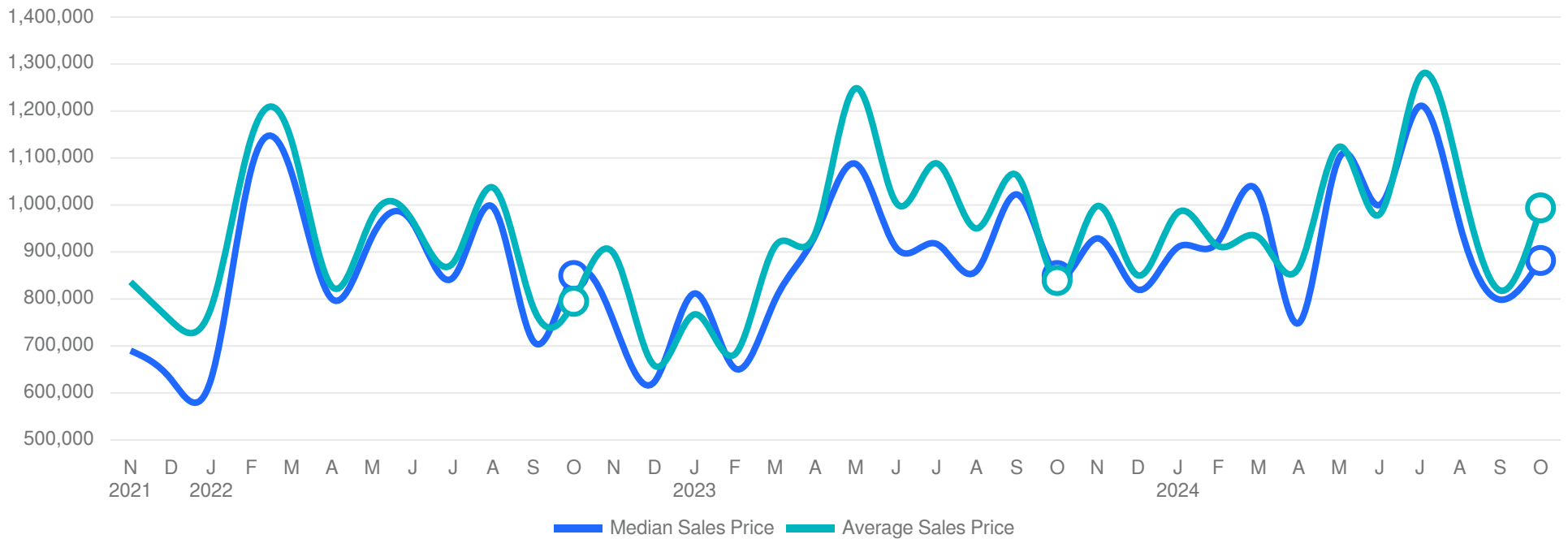
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Average & Median Sales Price

The median sales price in October 2024 was \$882,000, up 10.46% from \$798,500 from the previous month and 3.76% higher than \$850,000 from October 2023. The October 2024 median sales price was at its highest level compared to October 2023 and 2022. The average sales price in October 2024 was \$994,000, up 21.52% from \$818,000 from the previous month and 18.43% higher than \$839,293 from October 2023. The October 2024 average sale price was at its highest level compared to October 2023 and 2022.



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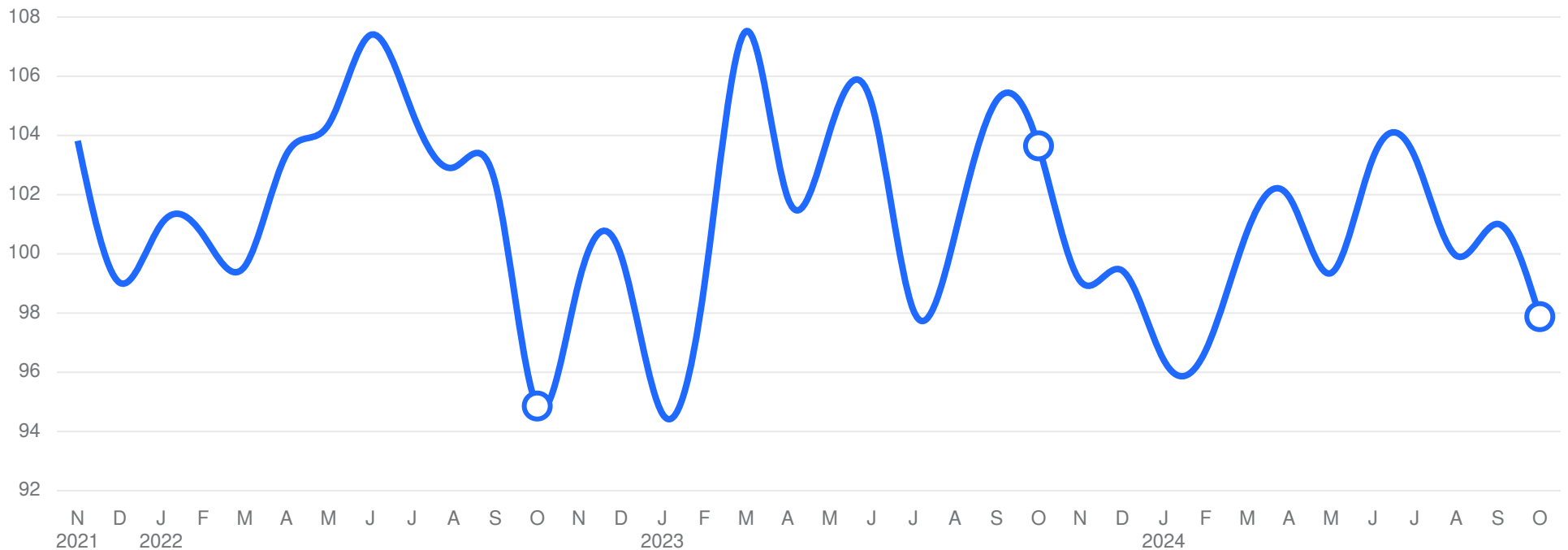
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The October 2024 sales price/list price ratio was 97.88%, down from 101.01% from the previous month and down from 103.65% from October 2023.



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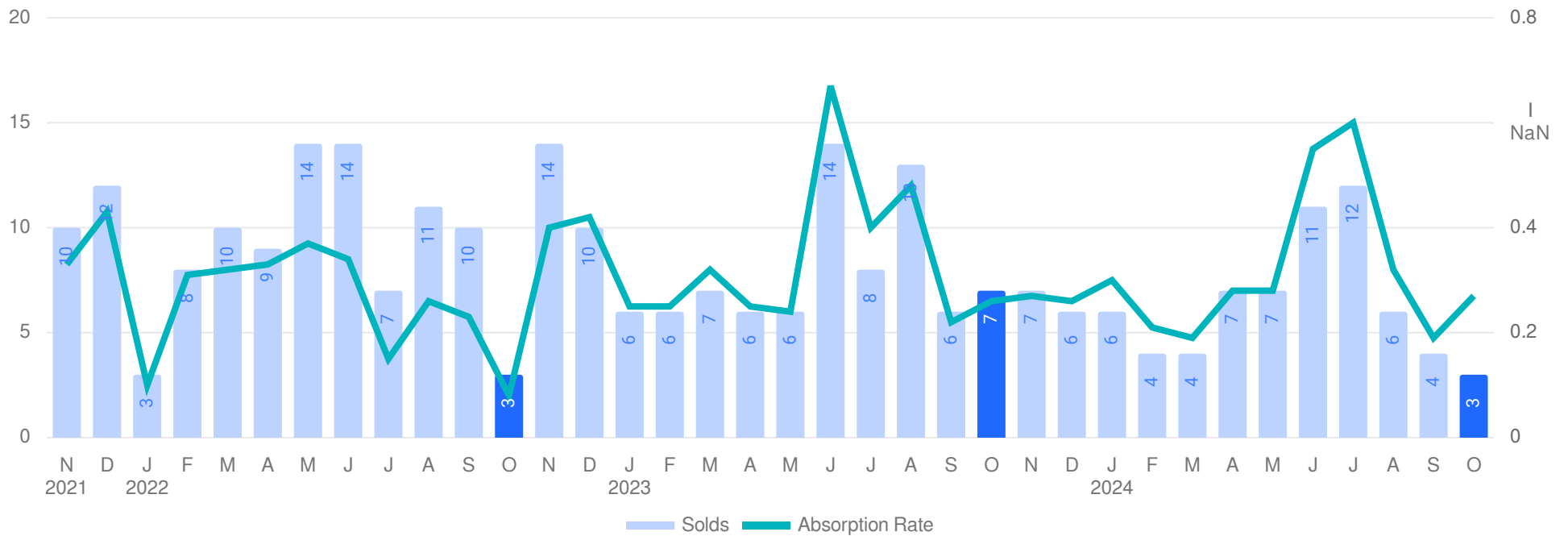
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2024 was 3, down -25.00% from 4 from the previous month and -57.14% lower than 7 from October 2023. The October 2024 sales were at its lowest level compared to October 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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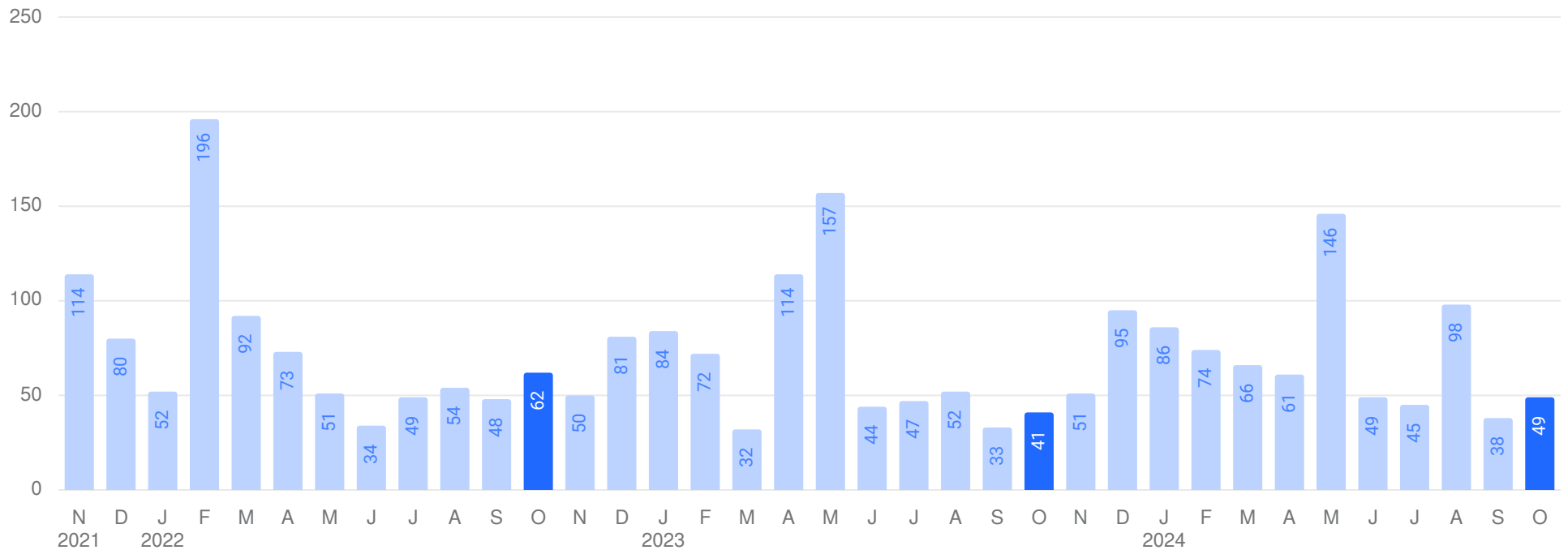
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for October 2024 was 49 days, up 28.95% from 38 days from the previous month and 19.51% higher than 41 days from October 2023. The October 2024 DOM was at a mid level compared with October 2023 and 2022.



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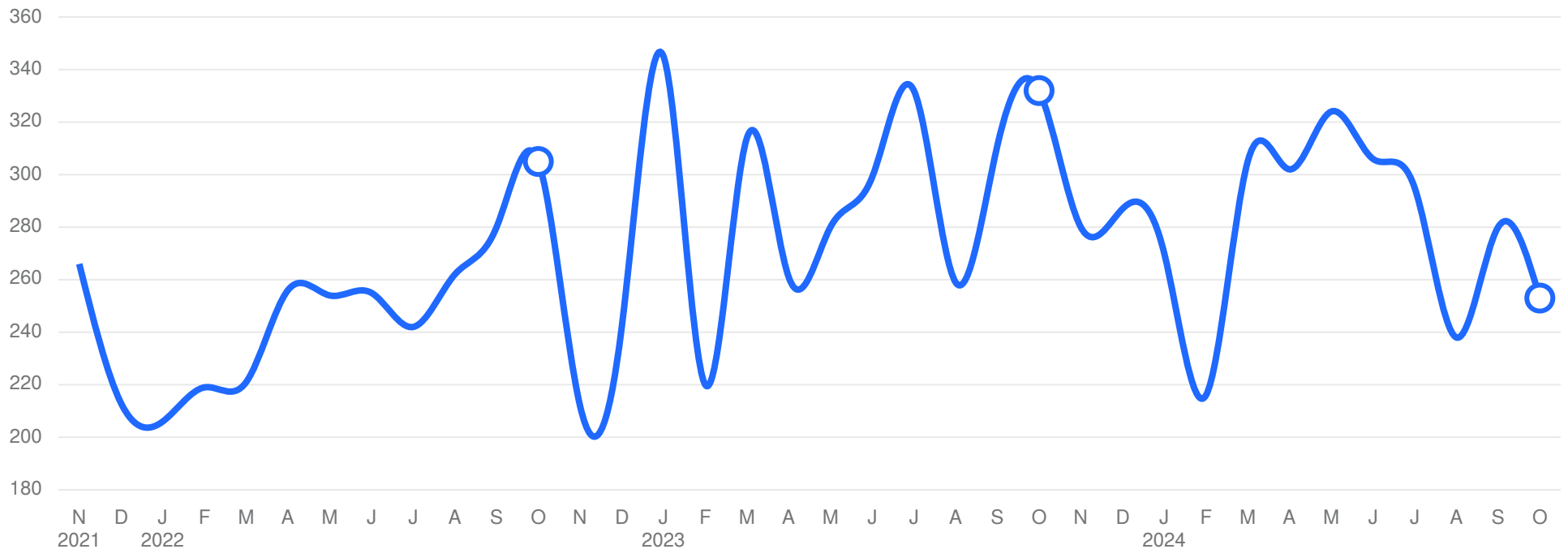
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in October 2024 was \$253, down -9.64% from \$280 from the previous month and -23.80% lower than \$332 from October 2023.



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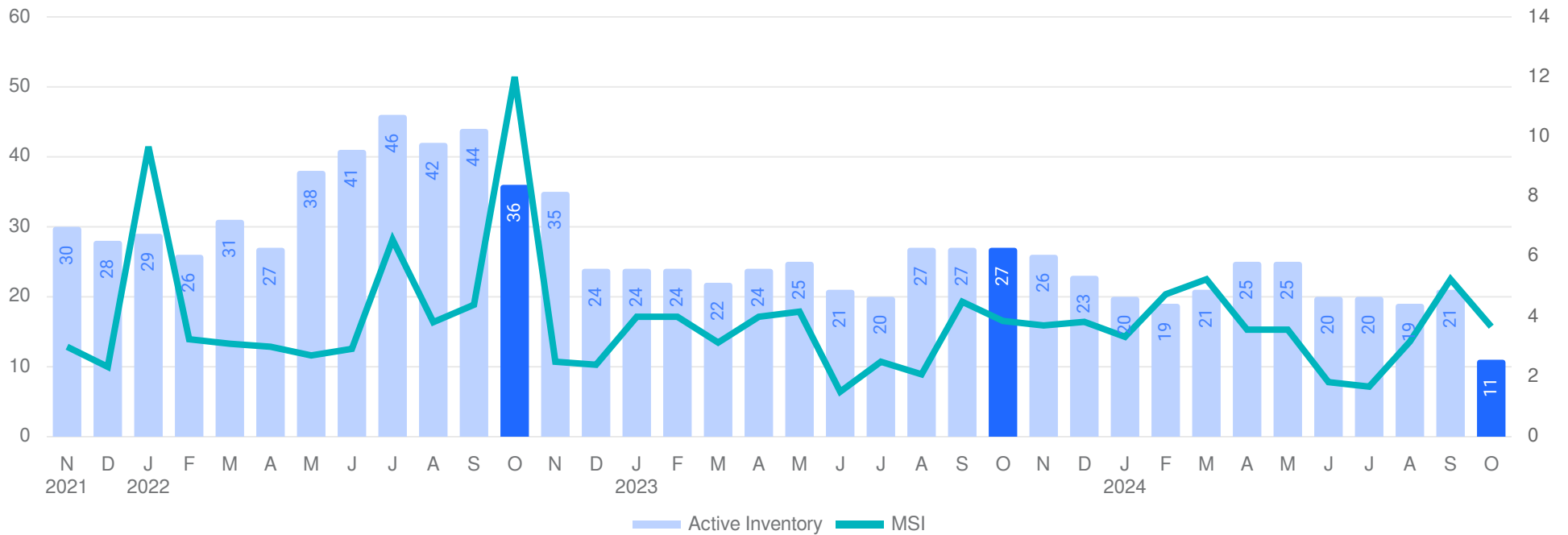
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Inventory & MSI

The number of properties for sale in October 2024 was 11, down -47.62% from 21 from the previous month and -59.26% lower than 27 from October 2023. The October 2024 inventory was at its lowest level compared with October 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2024 MSI of 3.67 months was at its lowest level compared with October 2023 and 2022.



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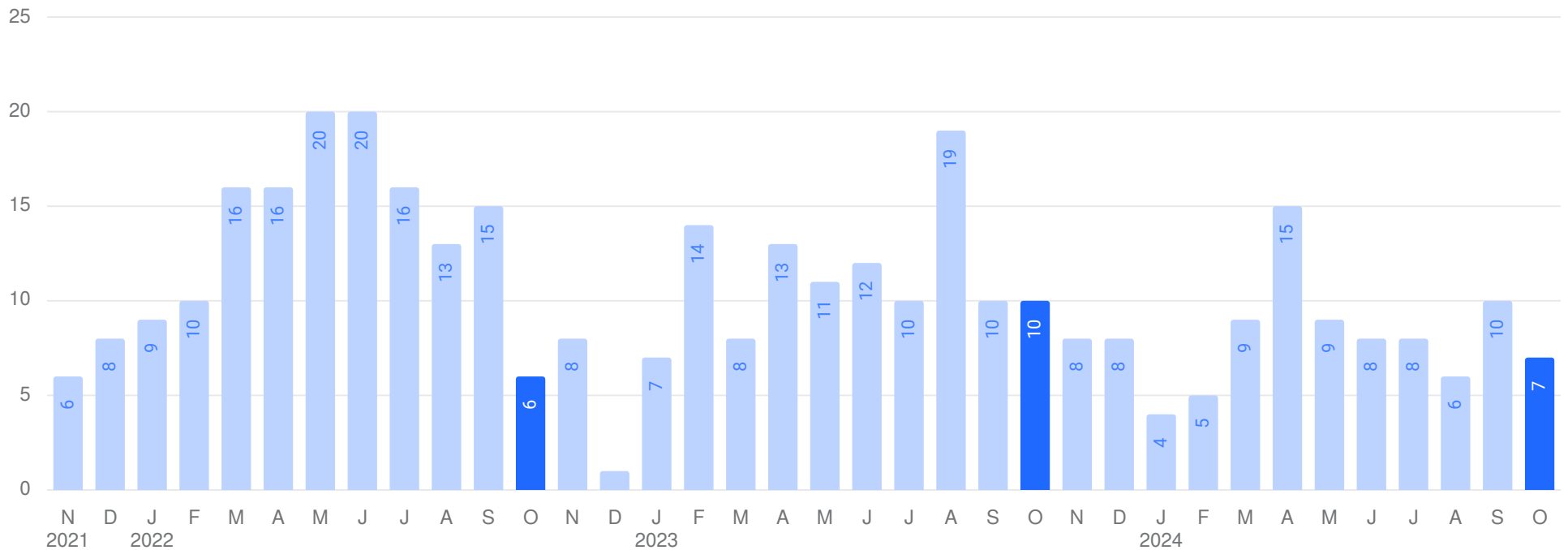
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New Listings

The number of new listings in October 2024 was 7, down -30.0% from 10 from the previous month and -30.0% lower than 10 from October 2023. The October 2024 listings were at a mid level compared to October 2023 and 2022.



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