

Market Trends Report

November 2024

 Property Type

Single Family

 Date Range

December 2021 - November 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 November 2024. You will see data comparisons between November and the previous month, the last three months and November 2023.

Overview	Monthly Trends				
	YTD Avg.	November	October	Aug. - Oct.	Nov. 2023
New Listings	82	1	7	8	8
Average Sales Price per Square Foot	278	272	253	257	280
Average Days on Market	70	62	49	62	51
Number of Properties for Sale	219	8	19	20	26
Average List Price	\$1,377,387	\$1,860,812	\$1,588,421	\$1,389,170	\$1,178,588
Median List Price	\$1,114,909	\$1,499,500	\$1,225,000	\$1,008,000	\$1,124,500
Average Sales Price	\$991,796	\$965,857	\$994,000	\$957,556	\$997,714
Median Sales Price	\$946,859	\$860,000	\$882,000	\$879,333	\$929,000
Sales Price / List Price Ratio	99.84%	97.73%	97.88%	99.61%	99.08%
Number of Properties Sold	71	7	3	4	7
Month's Supply of Inventory	3.67	1.14	6.33	5.08	3.71
Absorption Rate	0.36	0.88	0.16	0.22	0.27



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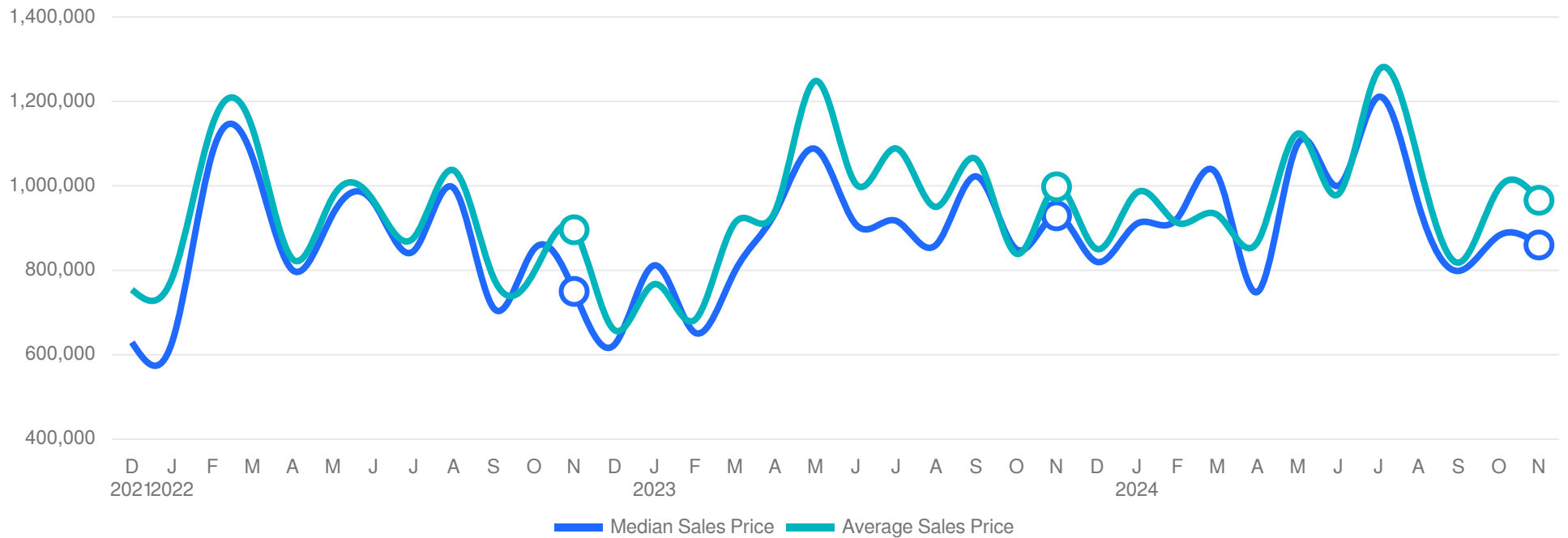
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Average & Median Sales Price

The median sales price in November 2024 was \$860,000, down -2.49% from \$882,000 from the previous month and -7.43% lower than \$929,000 from November 2023. The November 2024 median sales price was at a mid level compared to November 2023 and 2022. The average sales price in November 2024 was \$965,857, down -2.83% from \$994,000 from the previous month and -3.19% lower than \$997,714 from November 2023. The November 2024 average sale price was at a mid level compared to November 2023 and 2022.



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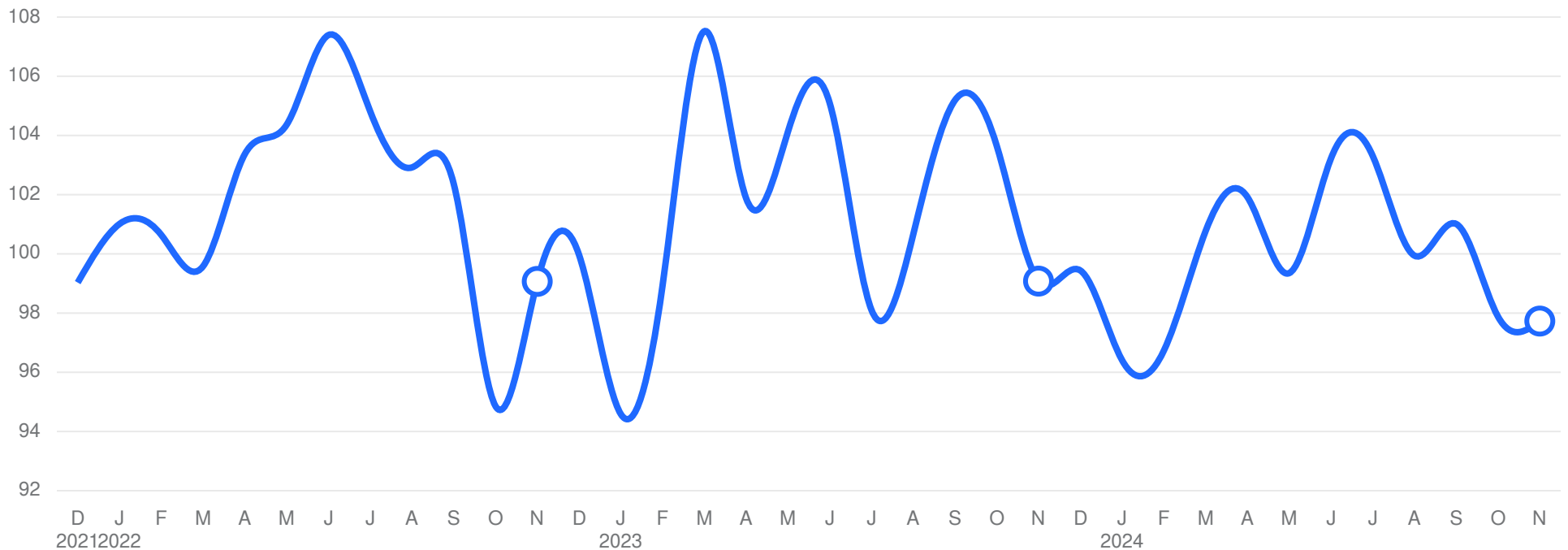
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Sales Price / List Price Ratio

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 November 2024 sales price/list price ratio was 97.73%, equal to the previous month and down from 99.08% from November 2023.



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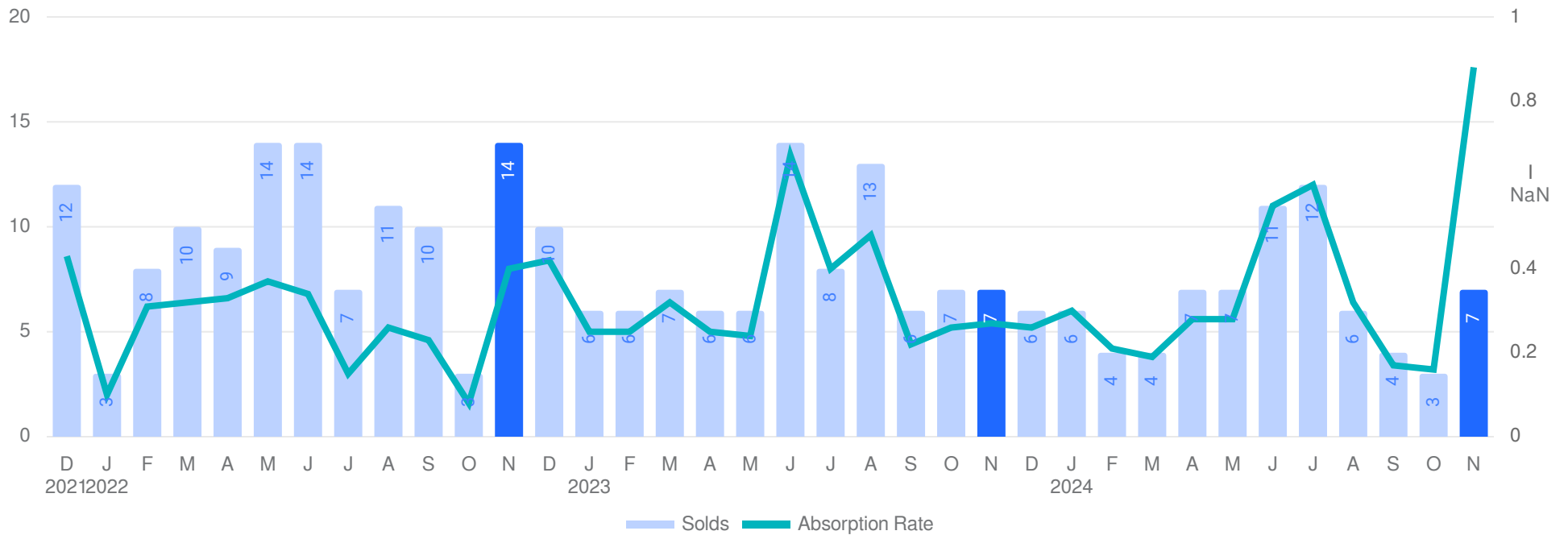
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Number of Properties Sold & Absorption Rate

The number of properties sold in November 2024 was 7, up 133.33% from 3 from the previous month and equal to November 2023. The November 2024 sales were at its lowest level compared to November 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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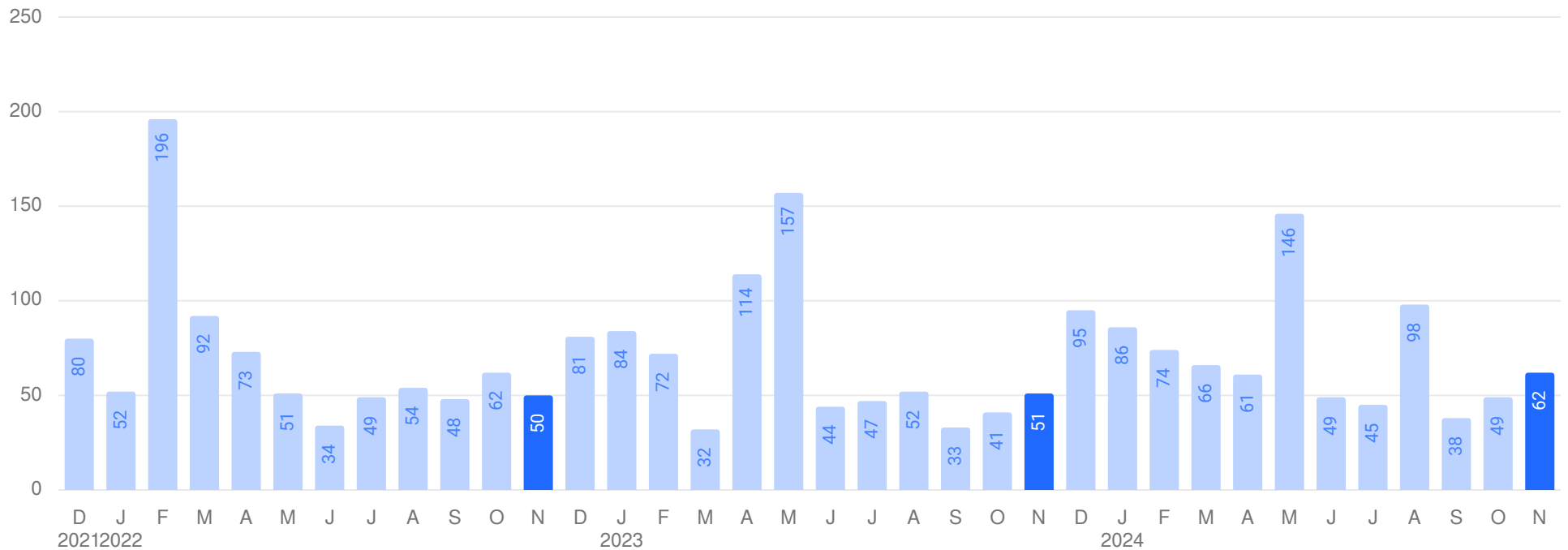
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Average Days on Market

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 November 2024 was 62 days, up 26.53% from 49 days from the previous month and 21.57% higher than 51 days from November 2023. The November 2024 DOM was at its highest level compared with November 2023 and 2022.



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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 November 2024 was \$272, up 7.51% from \$253 from the previous month and -2.86% lower than \$280 from November 2023.



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Inventory & MSI

The number of properties for sale in November 2024 was 8, down -57.89% from 19 from the previous month and -69.23% lower than 26 from November 2023. The November 2024 inventory was at its lowest level compared with November 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2024 MSI of 1.14 months was at its lowest level compared with November 2023 and 2022.



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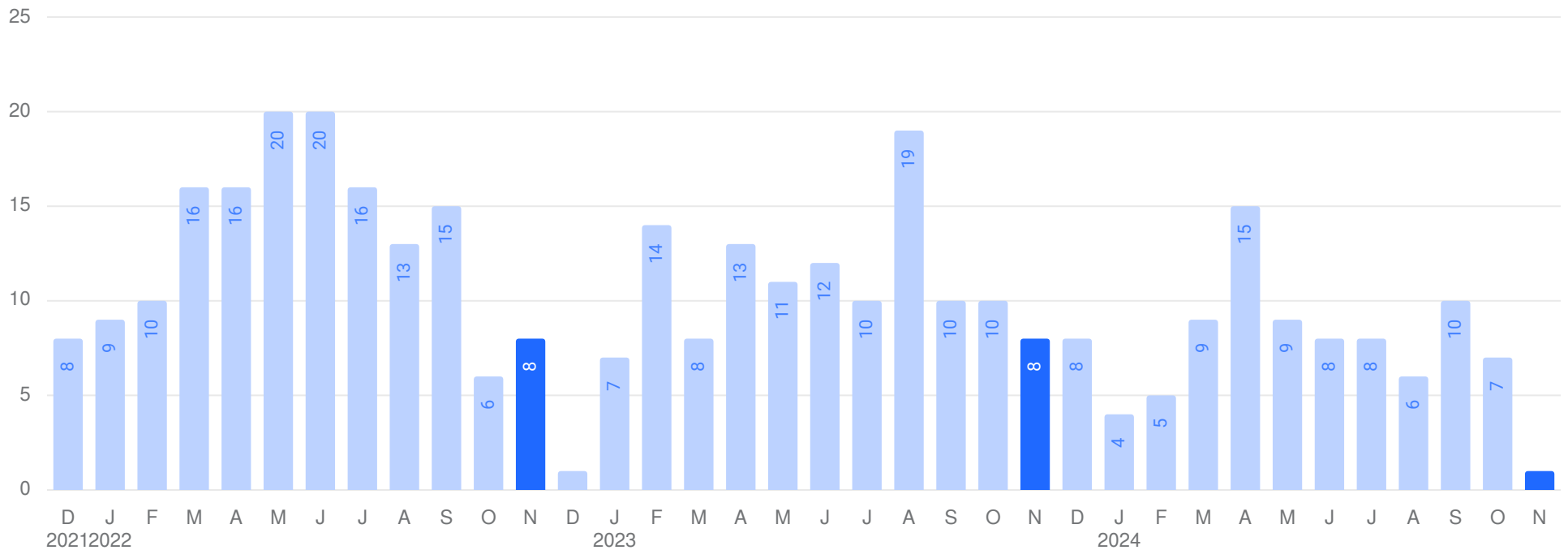
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New Listings

The number of new listings in November 2024 was 1, down -85.71% from 7 from the previous month and -87.50% lower than 8 from November 2023. The November 2024 listings were at its lowest level compared to November 2023 and 2022.



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