

Market Trends Report

December 2024

 Property Type

Single Family

 Date Range

January 2022 - December 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 December 2024. You will see data comparisons between December and the previous month, the last three months and December 2023.

Overview	Monthly Trends				
	YTD Avg.	December	November	Sep. - Nov.	Dec. 2023
New Listings	84	2	1	6	8
Average Sales Price per Square Foot	283	345	257	263	287
Average Days on Market	69	58	60	49	95
Number of Properties for Sale	232	6	13	19	23
Average List Price	\$1,417,163	\$2,188,833	\$1,551,808	\$1,483,215	\$1,142,630
Median List Price	\$1,169,708	\$2,322,000	\$950,000	\$1,041,667	\$999,000
Average Sales Price	\$1,048,833	\$1,671,429	\$970,667	\$927,556	\$850,500
Median Sales Price	\$967,704	\$1,197,000	\$860,000	\$846,833	\$820,000
Sales Price / List Price Ratio	99.78%	97.97%	98.81%	99.23%	99.44%
Number of Properties Sold	80	7	9	5	6
Month's Supply of Inventory	3.52	0.86	1.44	4.73	3.83
Absorption Rate	0.41	1.17	0.69	0.33	0.26



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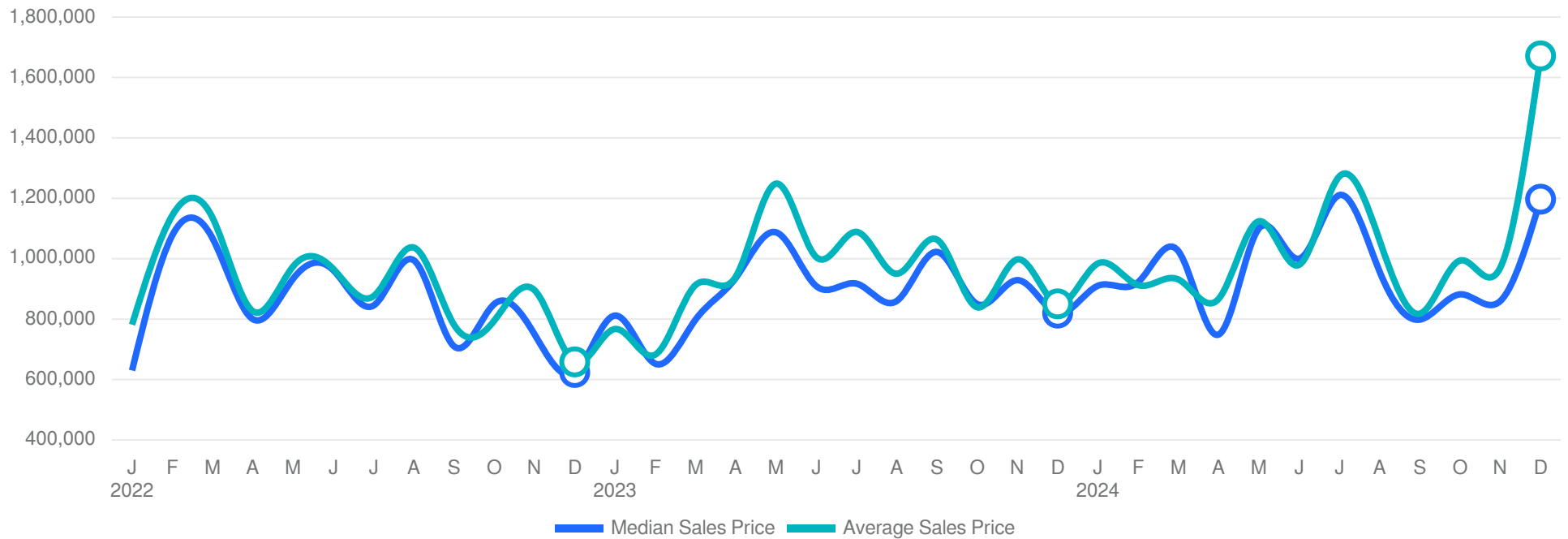
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Average & Median Sales Price

The median sales price in December 2024 was \$1,197,000, up 39.19% from \$860,000 from the previous month and 45.98% higher than \$820,000 from December 2023. The December 2024 median sales price was at its highest level compared to December 2023 and 2022. The average sales price in December 2024 was \$1,671,429, up 72.19% from \$970,667 from the previous month and 96.52% higher than \$850,500 from December 2023. The December 2024 average sale price was at its highest level compared to December 2023 and 2022.



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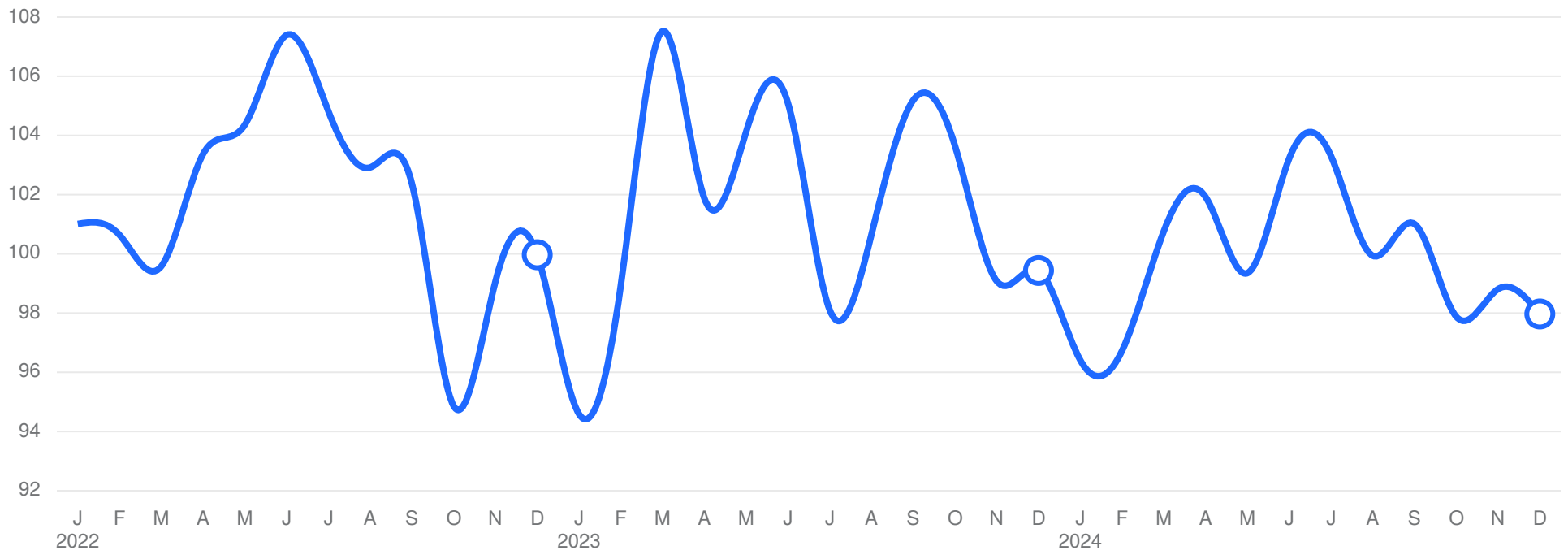
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Sales Price / List Price Ratio

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 December 2024 sales price/list price ratio was 97.97%, equal to the previous month and down from 99.44% from December 2023.



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Number of Properties Sold & Absorption Rate

The number of properties sold in December 2024 was 7, down -22.22% from 9 from the previous month and 16.67% higher than 6 from December 2023. The December 2024 sales were at a mid level compared to December 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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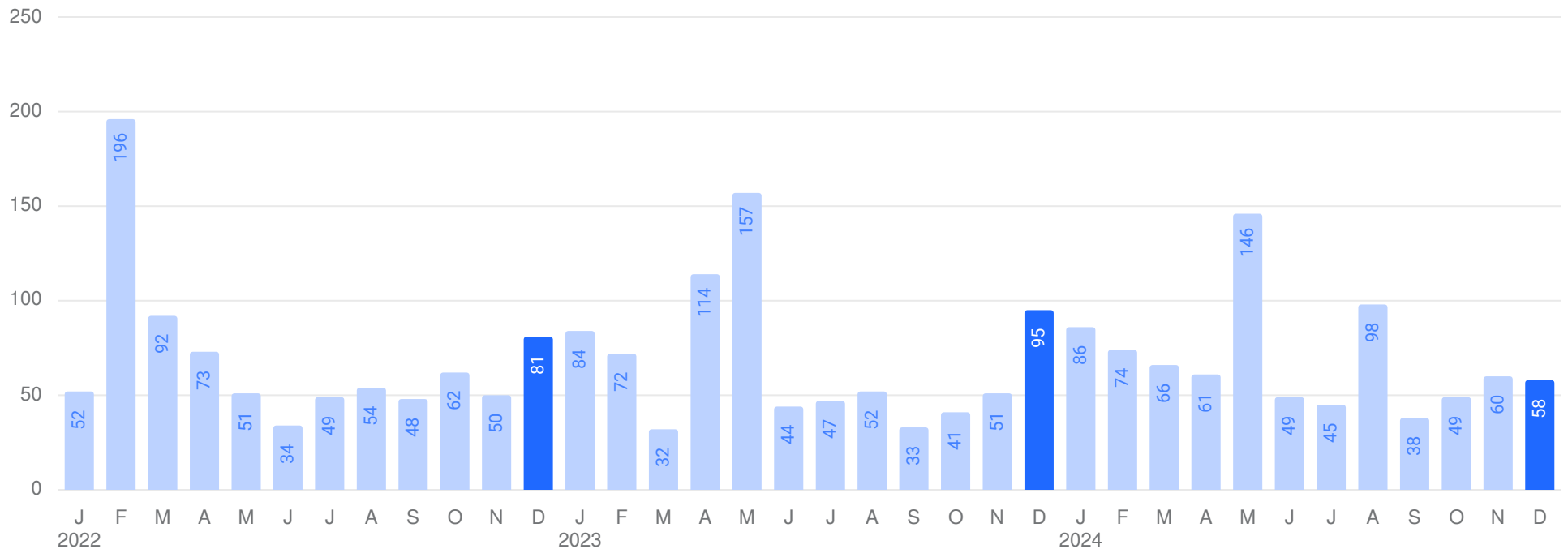
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Average Days on Market

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 December 2024 was 58 days, down -3.33% from 60 days from the previous month and -38.95% lower than 95 days from December 2023. The December 2024 DOM was at its lowest level compared with December 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 December 2024 was \$345, up 34.24% from \$257 from the previous month and 20.21% higher than \$287 from December 2023.



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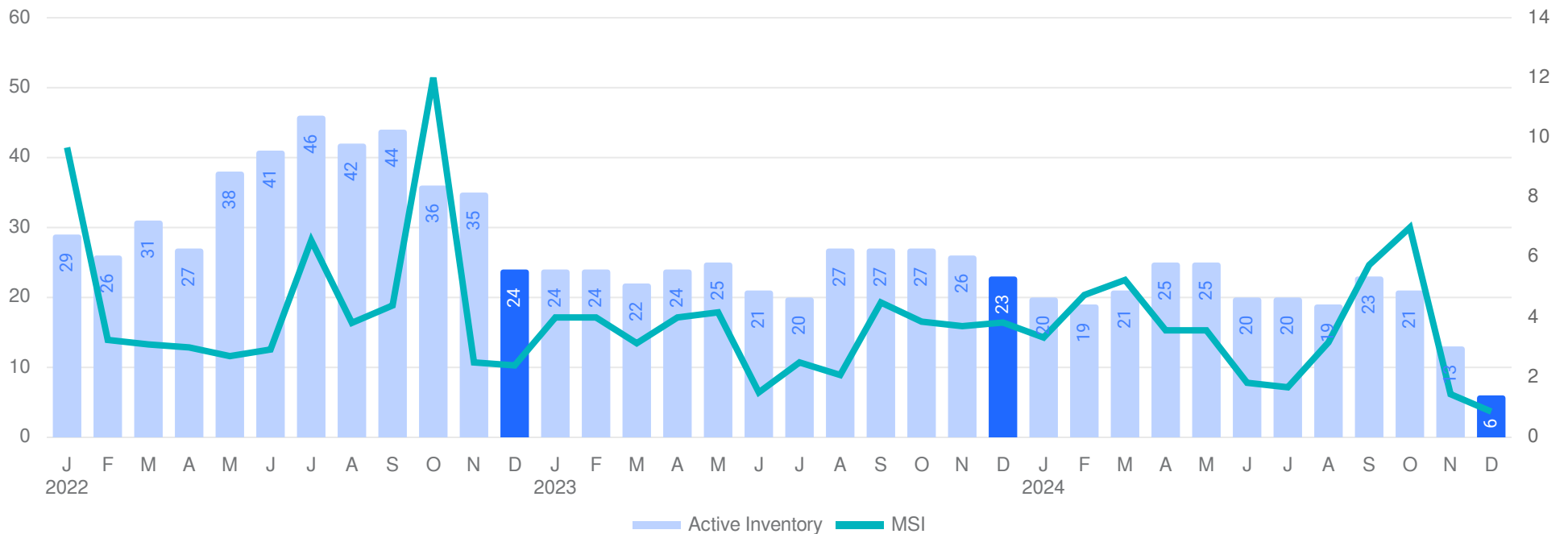
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Inventory & MSI

The number of properties for sale in December 2024 was 6, down -53.85% from 13 from the previous month and -73.91% lower than 23 from December 2023. The December 2024 inventory was at its lowest level compared with December 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2024 MSI of 0.86 months was at its lowest level compared with December 2023 and 2022.



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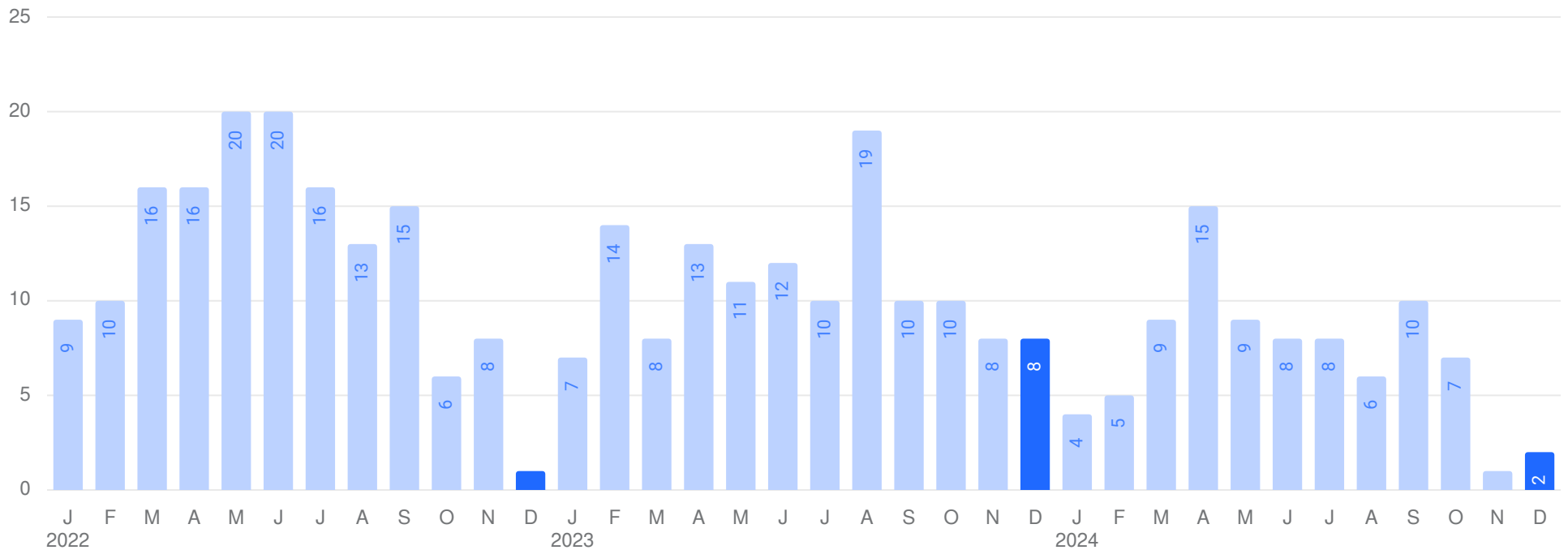
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New Listings

The number of new listings in December 2024 was 2, up 100% from 1 from the previous month and -75.00% lower than 8 from December 2023. The December 2024 listings were at a mid level compared to December 2023 and 2022.



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