

Market Trends Report

January 2025

 Property Type

Single Family

 Date Range

February 2022 - January 2025

 Price Range

\$0 - \$999,999,999

 Location






CITY
Easton






Judy Michaelis

Broker Lic#: 0750642

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Overview

The overview below shows real estate activity for January 2025. You will see data comparisons between January and the previous month, the last three months and January 2024.

Overview	Monthly Trends				
	YTD Avg.	January	December	Oct. - Dec.	Jan. 2024
New Listings	4	4	3	4	4
Average Sales Price per Square Foot	327	327	345	285	270
Average Days on Market	188	188	58	56	86
Number of Properties for Sale	6	6	8	15	20
Average List Price	\$2,253,667	\$2,253,667	\$1,947,625	\$1,685,342	\$1,307,925
Median List Price	\$2,097,000	\$2,097,000	\$1,624,000	\$1,316,333	\$1,187,000
Average Sales Price	\$1,013,333	\$1,013,333	\$1,671,429	\$1,212,032	\$984,317
Median Sales Price	\$950,000	\$950,000	\$1,197,000	\$979,667	\$910,450
Sales Price / List Price Ratio	96.95%	96.95%	97.97%	98.22%	96.41%
Number of Properties Sold	3	3	7	6	6
Month's Supply of Inventory	2	2	1.14	3.34	3.33
Absorption Rate	0.5	0.5	0.88	0.55	0.3



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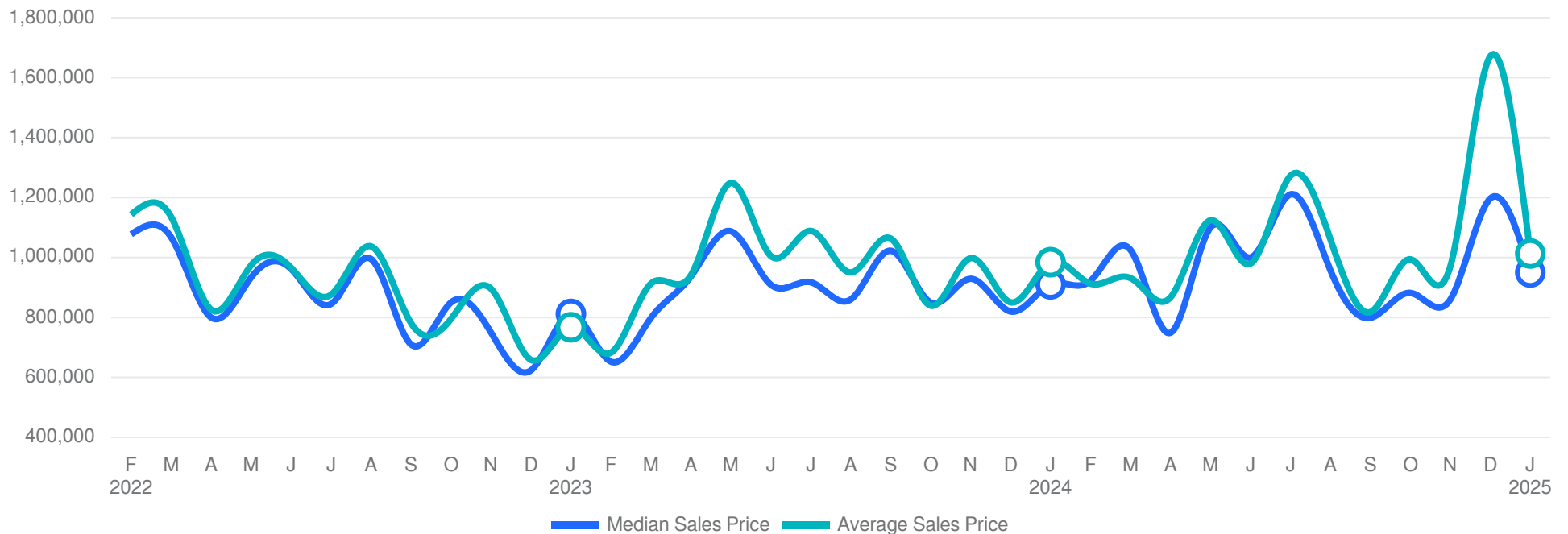
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Average & Median Sales Price

The median sales price in January 2025 was \$950,000, down -20.63% from \$1,197,000 from the previous month and 4.34% higher than \$910,450 from January 2024. The January 2025 median sales price was at its highest level compared to January 2024 and 2023. The average sales price in January 2025 was \$1,013,333, down -39.37% from \$1,671,429 from the previous month and 2.95% higher than \$984,317 from January 2024. The January 2025 average sale price was at its highest level compared to January 2024 and 2023.





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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 January 2025 sales price/list price ratio was 96.95%, down from 97.97% from the previous month and equal to January 2024.



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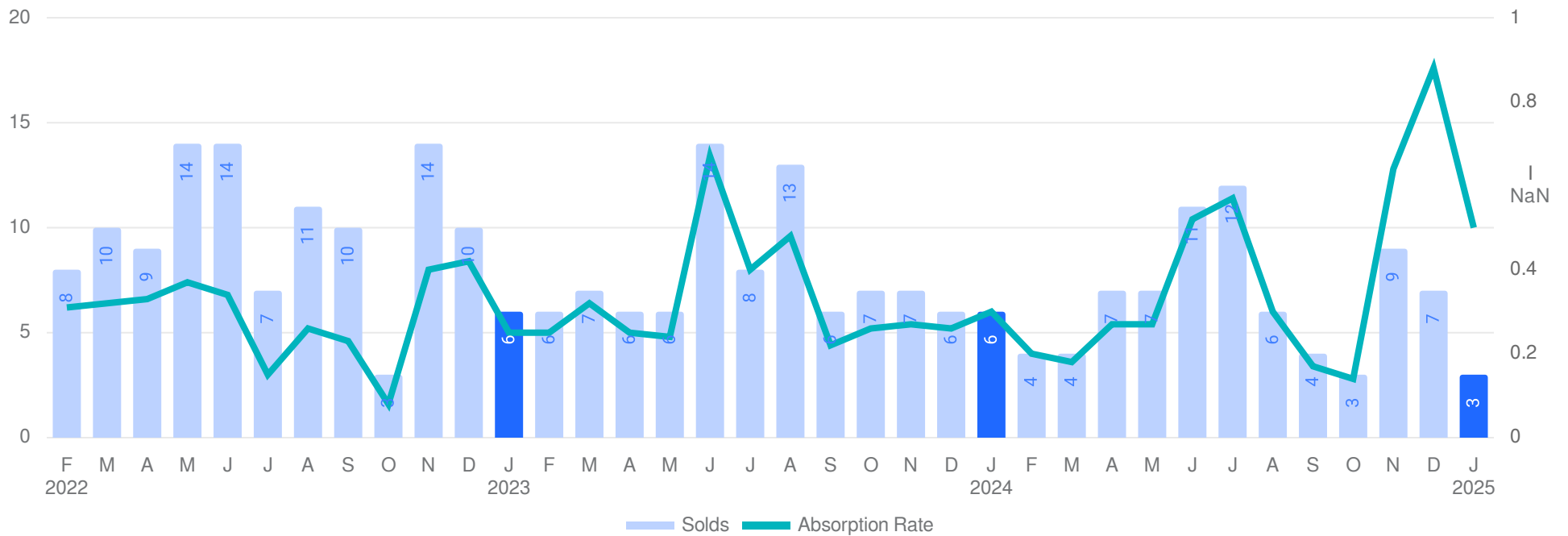
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Number of Properties Sold & Absorption Rate

The number of properties sold in January 2025 was 3, down -57.14% from 7 from the previous month and -50.0% lower than 6 from January 2024. The January 2025 sales were at its lowest level compared to January 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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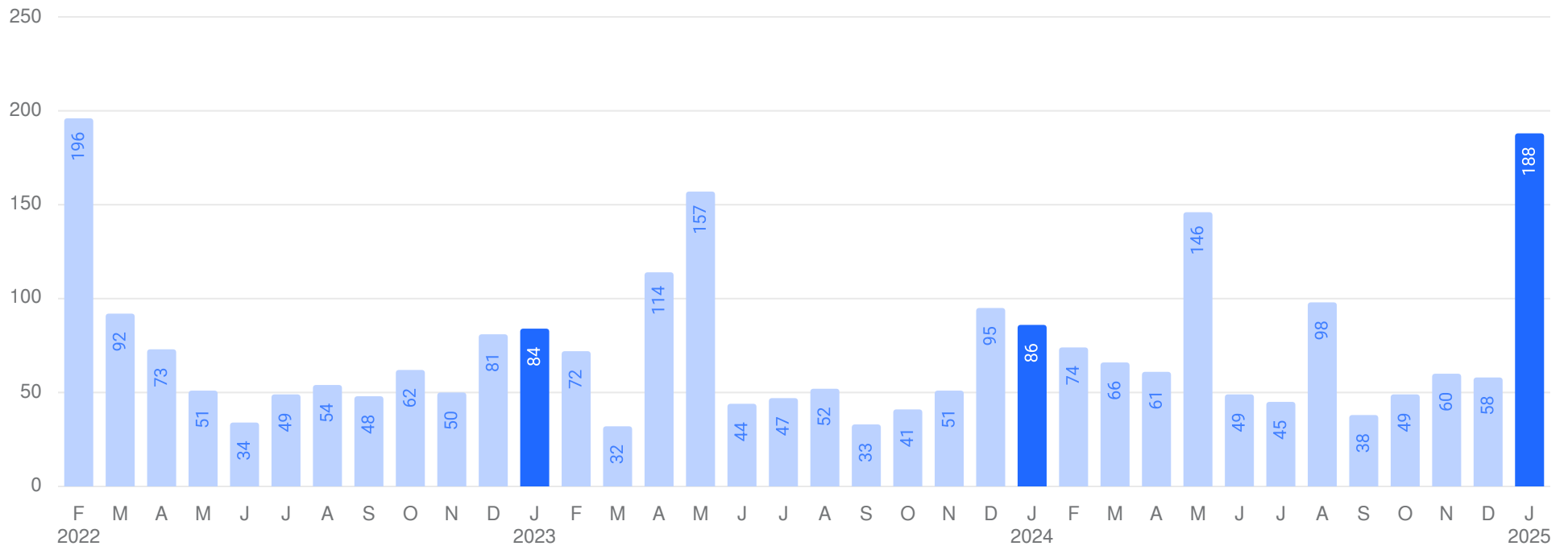
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Average Days on Market

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 January 2025 was 188 days, up 224.14% from 58 days from the previous month and 118.60% higher than 86 days from January 2024. The January 2025 DOM was at its highest level compared with January 2024 and 2023.



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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 January 2025 was \$327, down -5.22% from \$345 from the previous month and 21.11% higher than \$270 from January 2024.



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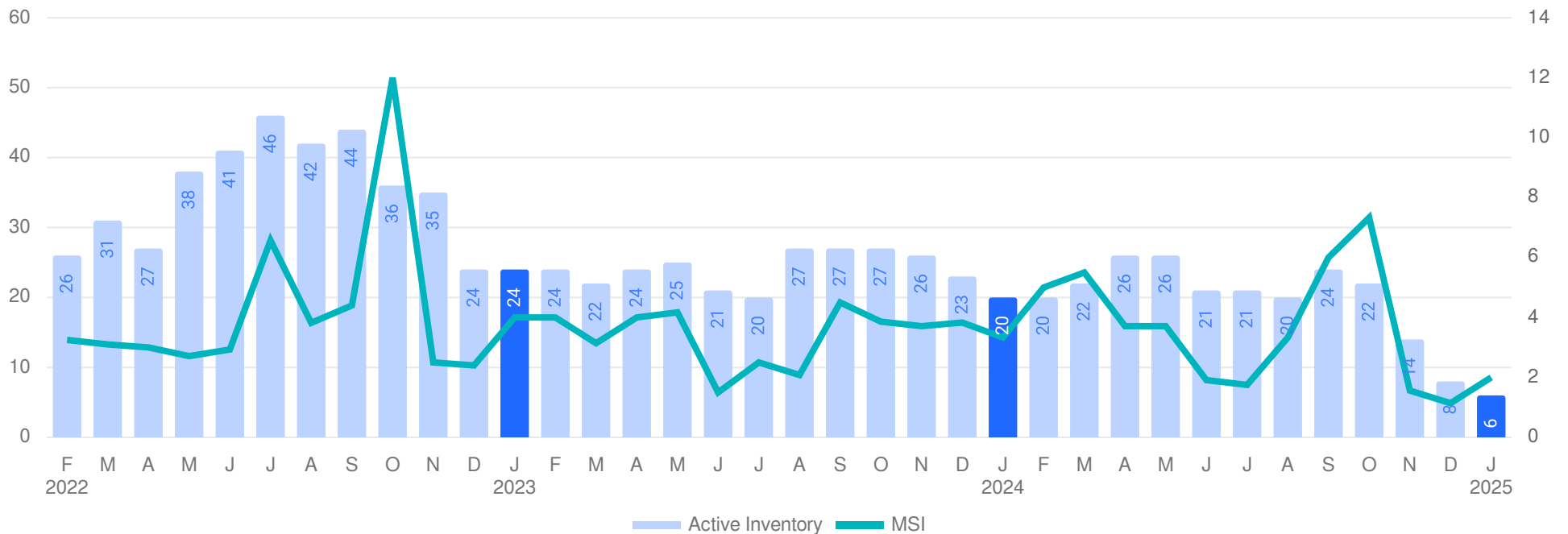
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Inventory & MSI

The number of properties for sale in January 2025 was 6, down -25.00% from 8 from the previous month and -70.0% lower than 20 from January 2024. The January 2025 inventory was at its lowest level compared with January 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2025 MSI of 2 months was at its lowest level compared with January 2024 and 2023.



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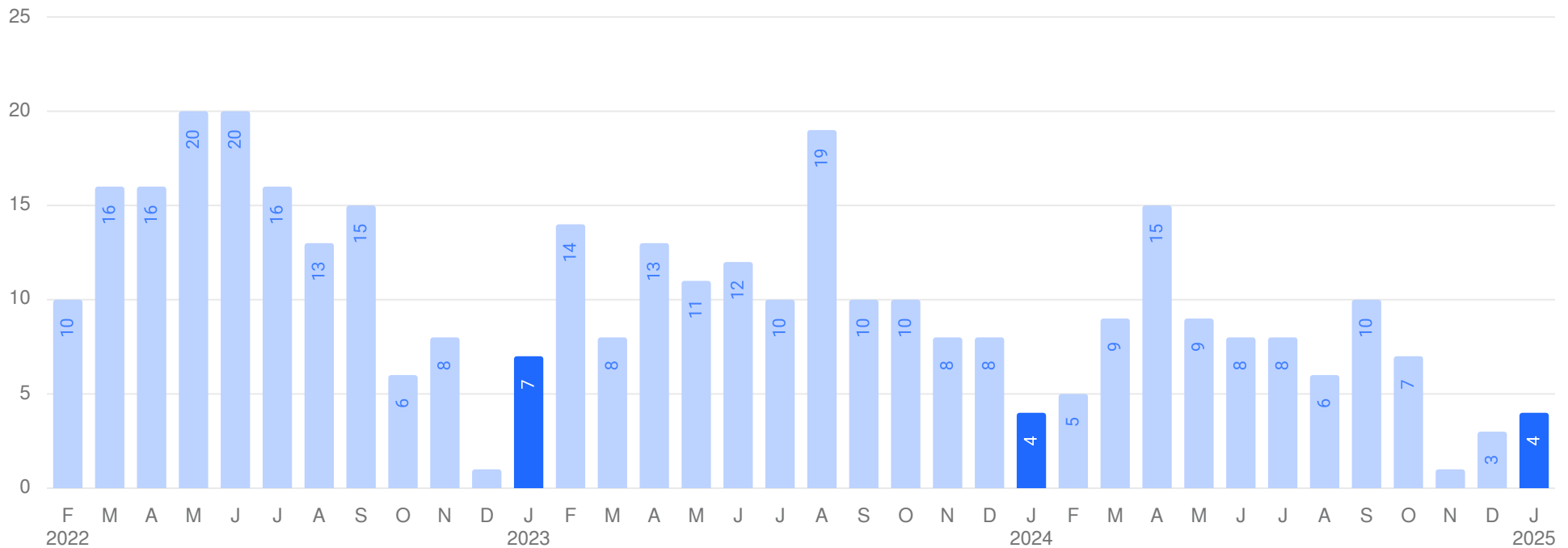
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New Listings

The number of new listings in January 2025 was 4, up 33.33% from 3 from the previous month and equal to January 2024. The January 2025 listings were at its lowest level compared to January 2024 and 2023.



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