

Market Trends Report

March 2025

 Property Type

Single Family

 Date Range

April 2022 - March 2025

 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 2025 to March 2025. You will see data comparisons between March and the previous month, the last three months and March 2024.

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2024
New Listings	25	11	8	6	9
Average Sales Price per Square Foot	329	318	341	338	305
Average Days on Market	119	31	183	128	66
Number of Properties for Sale	31	10	12	10	22
Average List Price	\$1,690,393	\$1,625,790	\$1,672,500	\$1,797,088	\$1,228,655
Median List Price	\$1,483,667	\$1,314,500	\$1,447,500	\$1,586,833	\$977,500
Average Sales Price	\$997,600	\$967,800	\$940,000	\$1,232,143	\$931,250
Median Sales Price	\$925,000	\$810,000	\$840,000	\$1,054,000	\$1,025,000
Sales Price / List Price Ratio	101.21%	107.04%	98.87%	98.19%	100.77%
Number of Properties Sold	13	5	4	5	4
Month's Supply of Inventory	2.42	2	3	2.13	5.5
Absorption Rate	0.42	0.5	0.33	0.55	0.18



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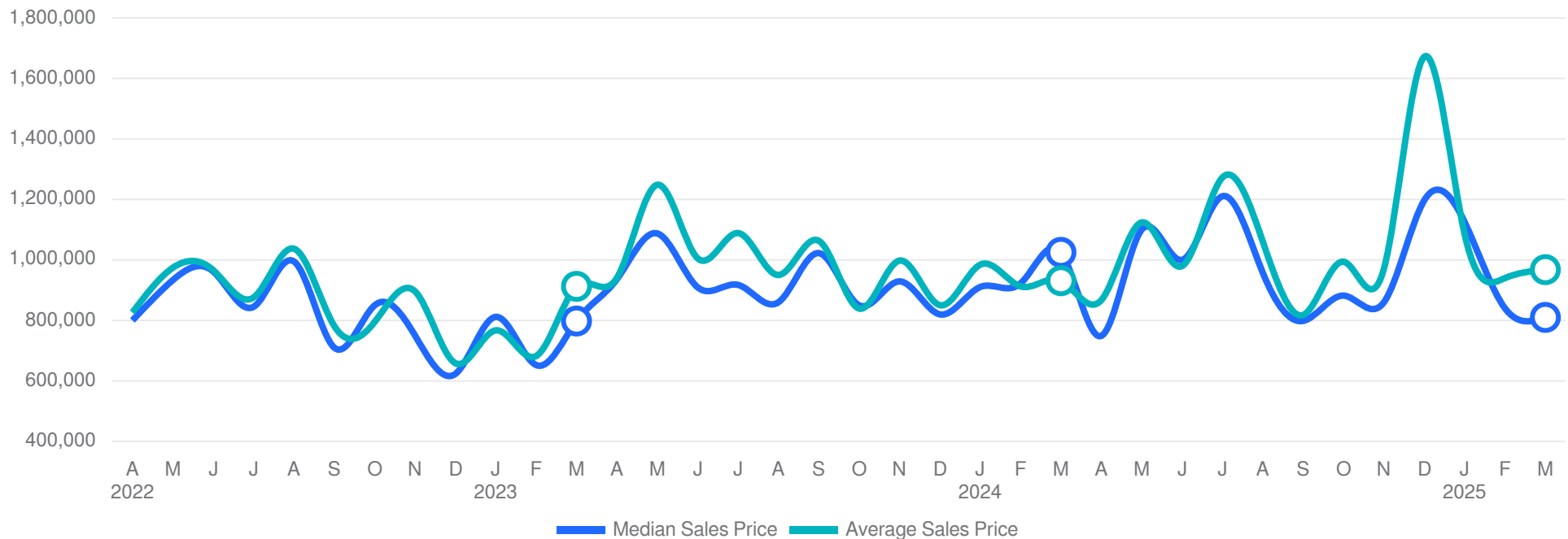
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Average & Median Sales Price

The median sales price in March 2025 was \$810,000, down -3.57% from \$840,000 from the previous month and -20.98% lower than \$1,025,000 from March 2024. The March 2025 median sales price was at a mid level compared to March 2024 and 2023. The average sales price in March 2025 was \$967,800, up 2.96% from \$940,000 from the previous month and 3.92% higher than \$931,250 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.



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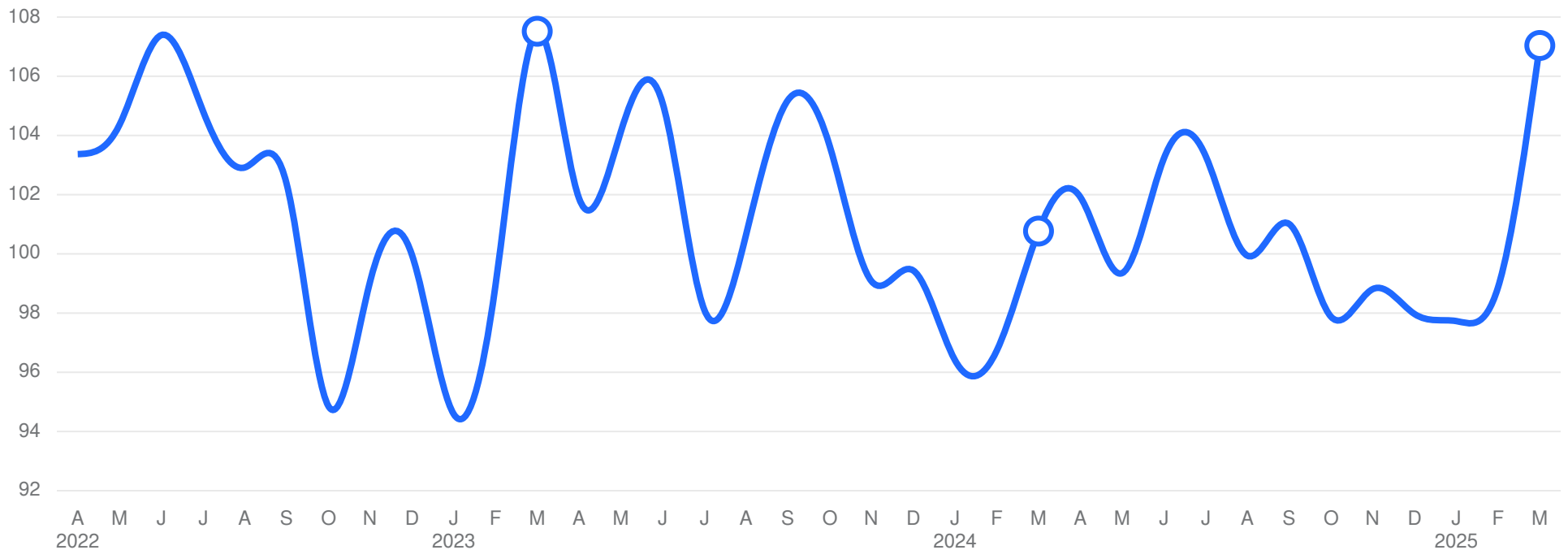
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Sales Price / List Price Ratio

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 March 2025 sales price/list price ratio was 107.04%, up from 98.87% from the previous month and up from 100.77% from March 2024.



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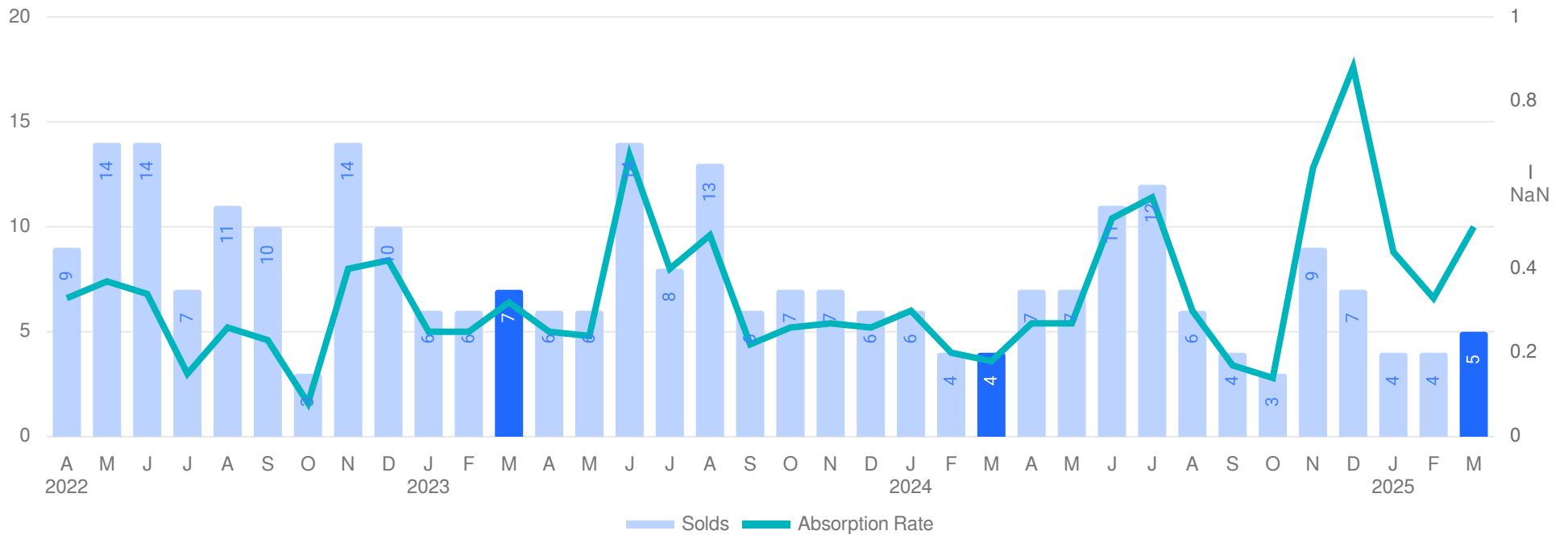
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 5, up 25.00% from 4 from the previous month and 25.00% higher than 4 from March 2024. The March 2025 sales were at a mid level compared to March 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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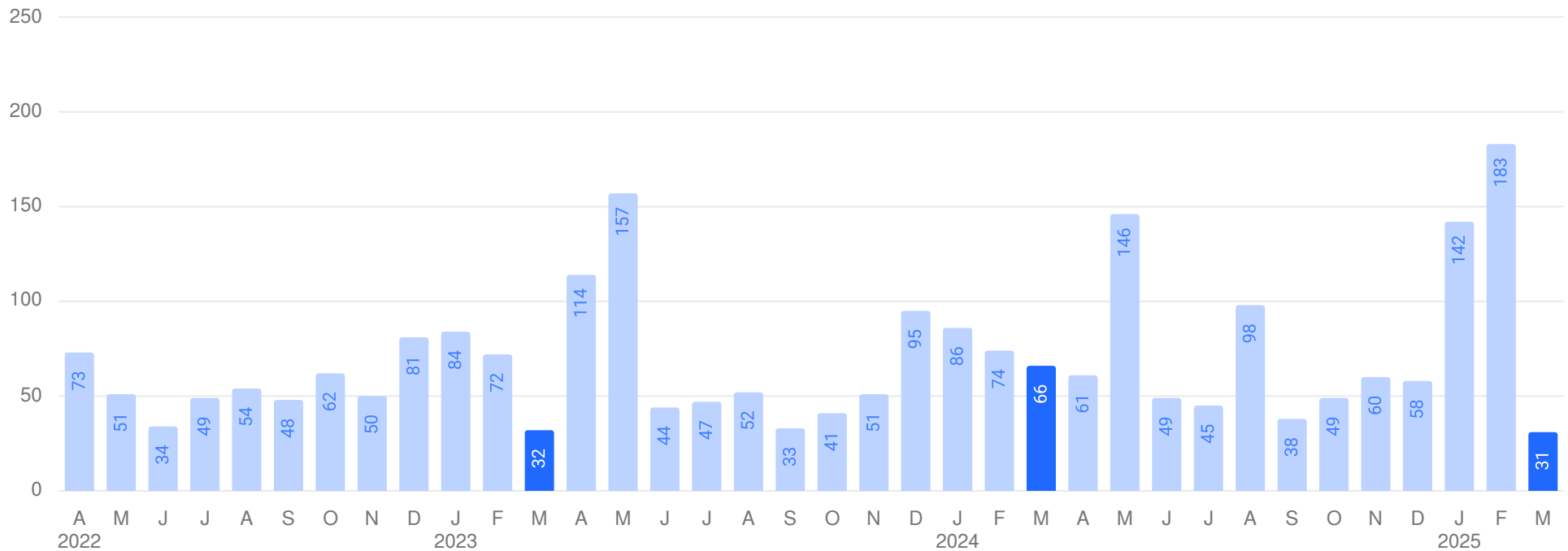
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Average Days on Market

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 March 2025 was 31 days, down -83.06% from 183 days from the previous month and -53.03% lower than 66 days from March 2024. The March 2025 DOM was at its lowest level compared with March 2024 and 2023.



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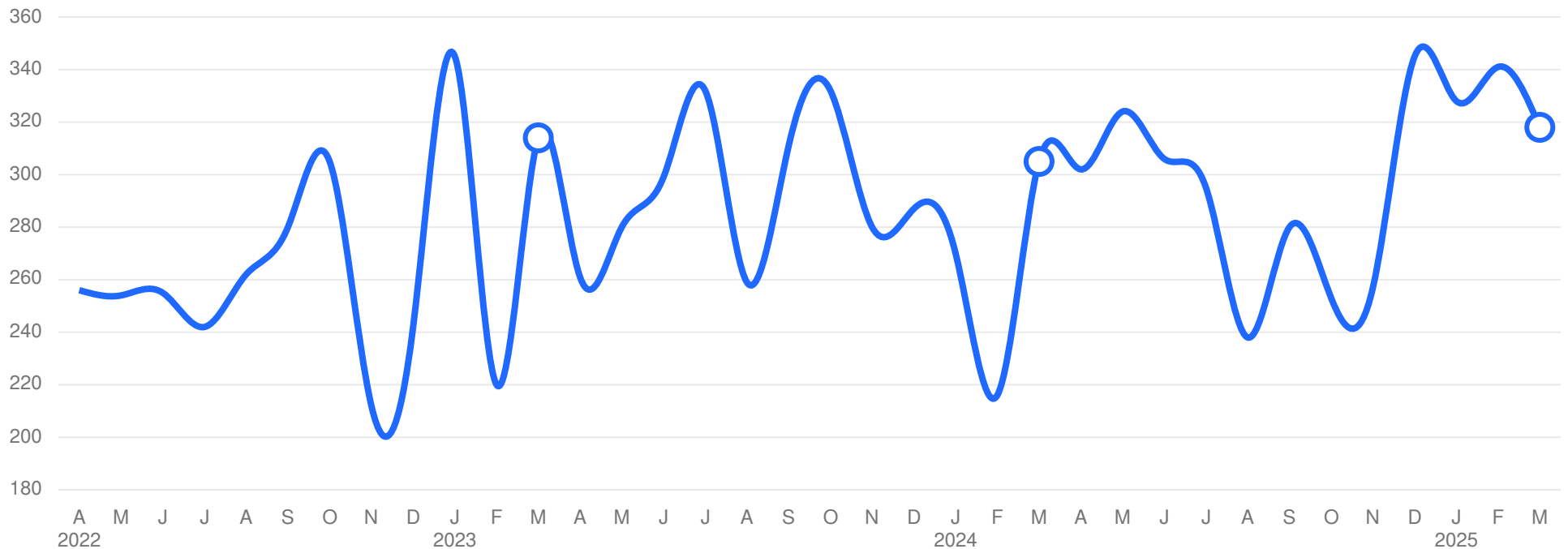
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Average Sales Price per Square Foot

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 March 2025 was \$318, down -6.74% from \$341 from the previous month and 4.26% higher than \$305 from March 2024.



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Inventory & MSI

The number of properties for sale in March 2025 was 10, down -16.67% from 12 from the previous month and -54.55% lower than 22 from March 2024. The March 2025 inventory was at its lowest level compared with March 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2025 MSI of 2 months was at its lowest level compared with March 2024 and 2023.



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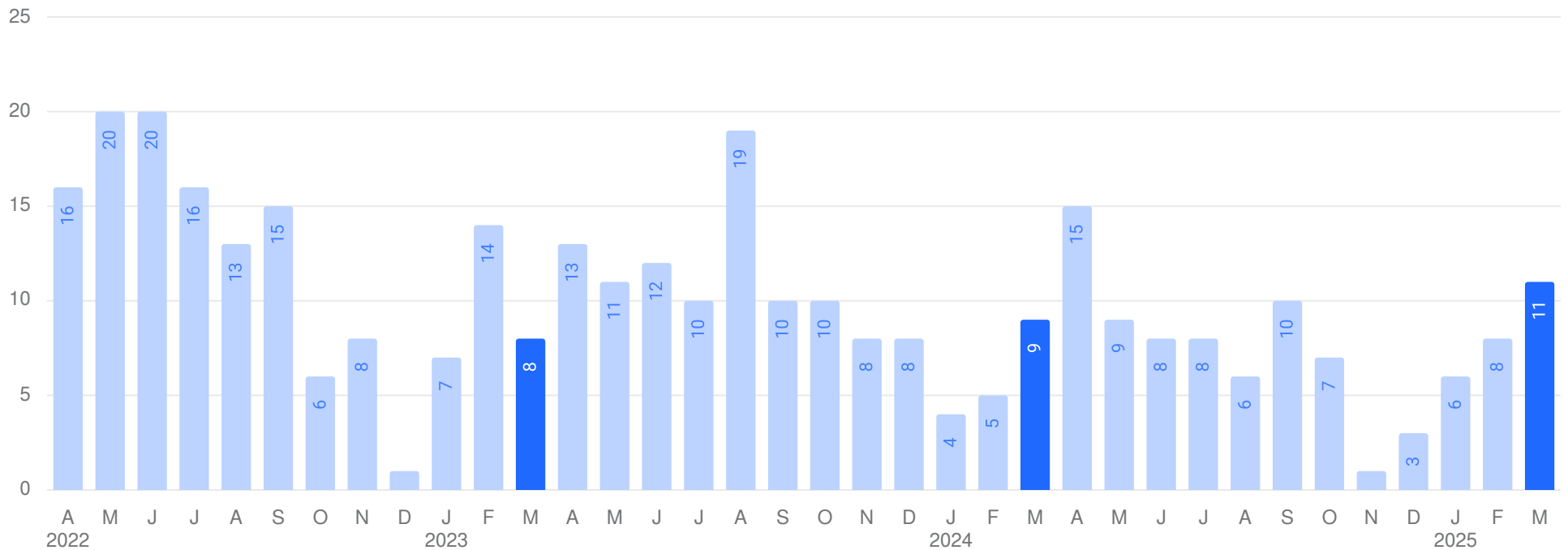
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New Listings

The number of new listings in March 2025 was 11, up 37.50% from 8 from the previous month and 22.22% higher than 9 from March 2024. The March 2025 listings were at its highest level compared to March 2024 and 2023.



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