

Market Trends Report

May 2025

 **Property Type**

Single Family

 **Date Range**

June 2022 - May 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 from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2024
New Listings	59	15	18	13	9
Average Sales Price per Square Foot	310	304	258	306	324
Average Days on Market	84	36	28	81	146
Number of Properties for Sale	80	17	27	18	26
Average List Price	\$1,547,876	\$1,514,112	\$1,384,548	\$1,489,164	\$1,356,908
Median List Price	\$1,343,200	\$1,300,000	\$1,150,000	\$1,242,333	\$1,222,500
Average Sales Price	\$1,048,251	\$1,069,456	\$1,179,000	\$1,028,933	\$1,123,857
Median Sales Price	\$986,100	\$1,010,000	\$1,145,500	\$931,833	\$1,100,000
Sales Price / List Price Ratio	101.68%	102.93%	101.83%	102.58%	99.35%
Number of Properties Sold	28	11	4	4	7
Month's Supply of Inventory	3.31	1.55	6.75	4.25	3.71
Absorption Rate	0.38	0.65	0.15	0.27	0.27



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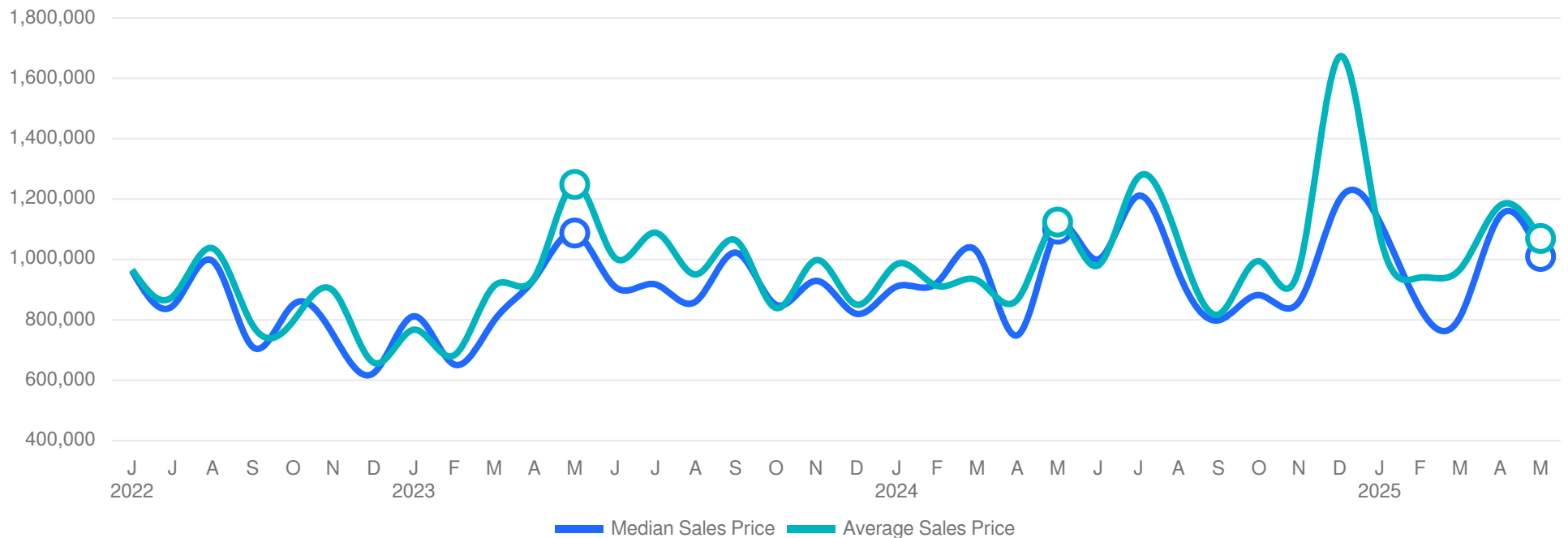
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Average & Median Sales Price

The median sales price in May 2025 was \$1,010,000, down -11.83% from \$1,145,500 from the previous month and -8.18% lower than \$1,100,000 from May 2024. The May 2025 median sales price was at its lowest level compared to May 2024 and 2023. The average sales price in May 2025 was \$1,069,456, down -9.29% from \$1,179,000 from the previous month and -4.84% lower than \$1,123,857 from May 2024. The May 2025 average sale price was at its lowest level compared to May 2024 and 2023.





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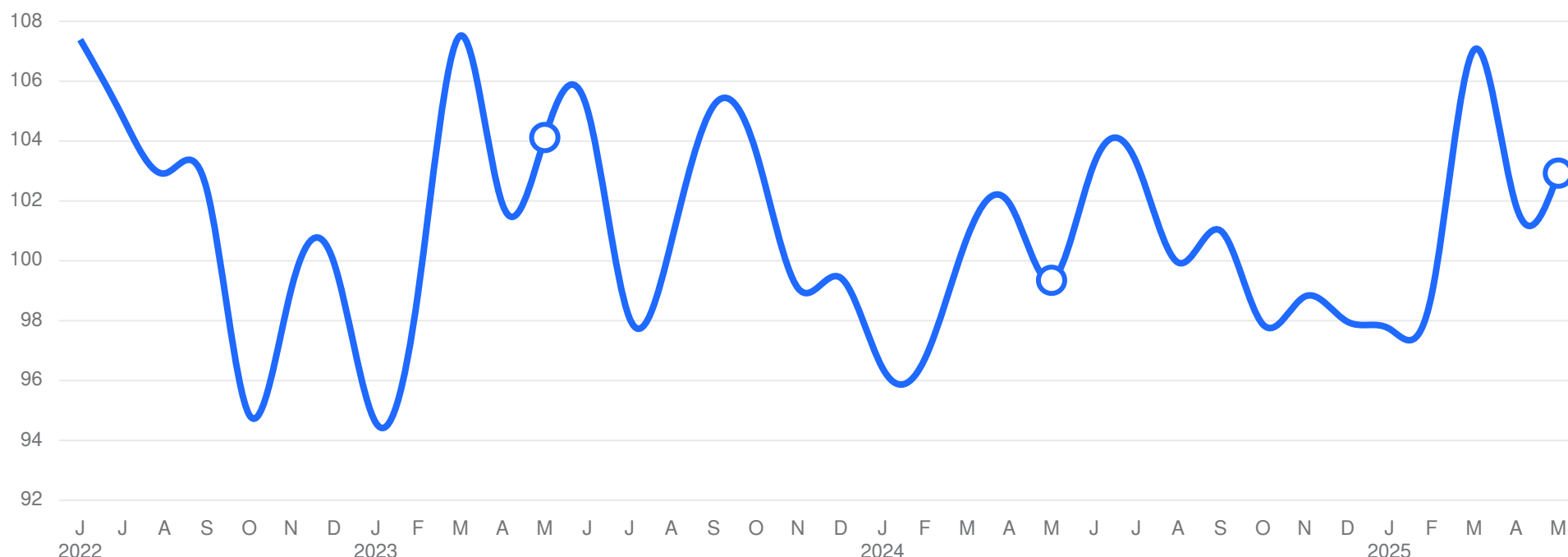
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Sales Price / List Price Ratio

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 May 2025 sales price/list price ratio was 102.93%, up from 101.83% from the previous month and up from 99.35% from May 2024.





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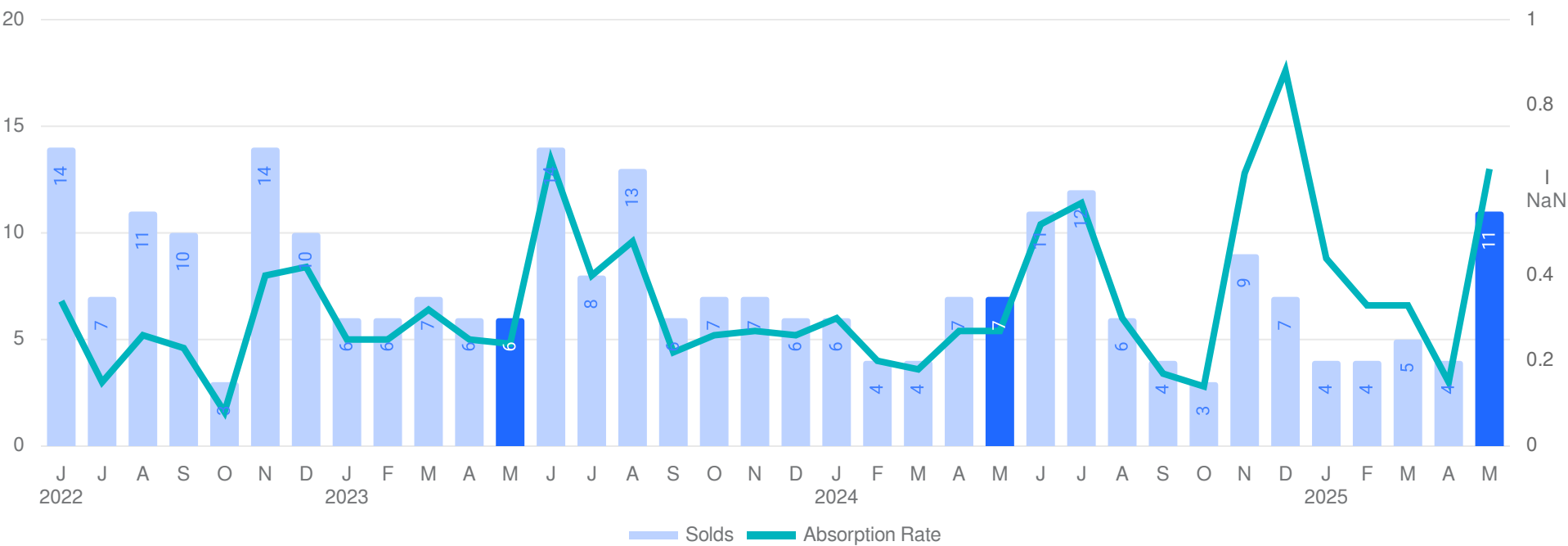
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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 11, up 175.00% from 4 from the previous month and 57.14% higher than 7 from May 2024. The May 2025 sales were at its highest level compared to May 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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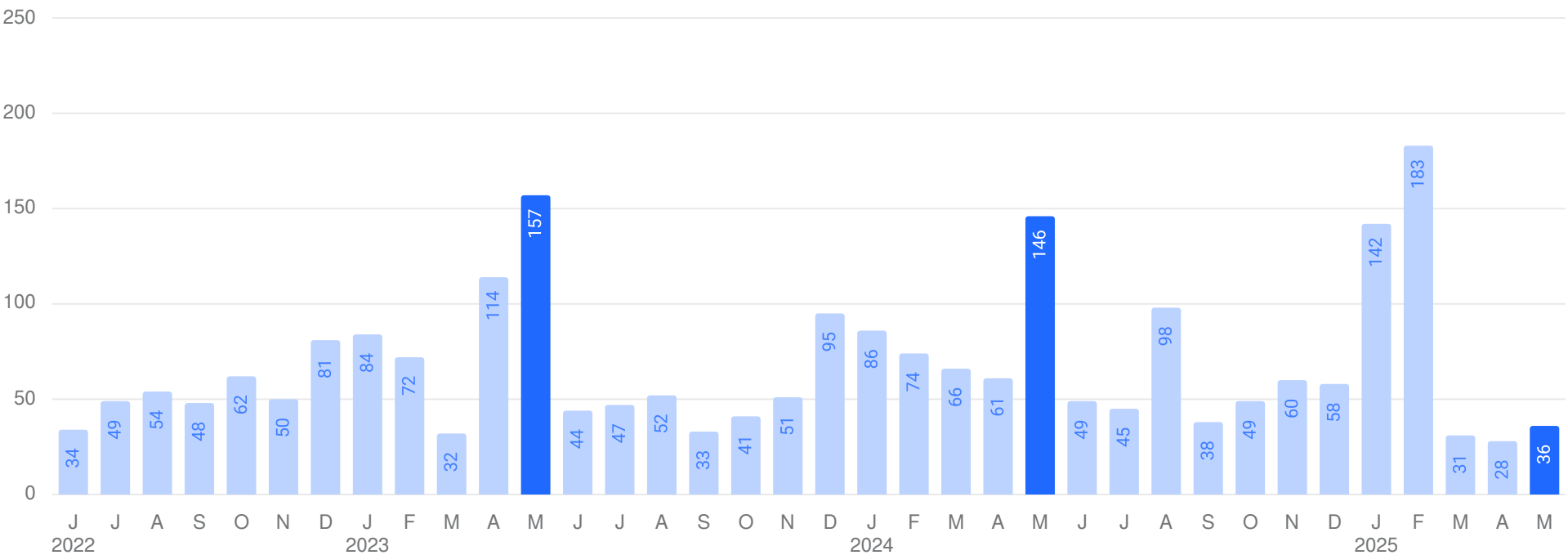
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Average Days on Market

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 May 2025 was 36 days, up 28.57% from 28 days from the previous month and -75.34% lower than 146 days from May 2024. The May 2025 DOM was at its lowest level compared with May 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 May 2025 was \$304, up 17.83% from \$258 from the previous month and -6.17% lower than \$324 from May 2024.



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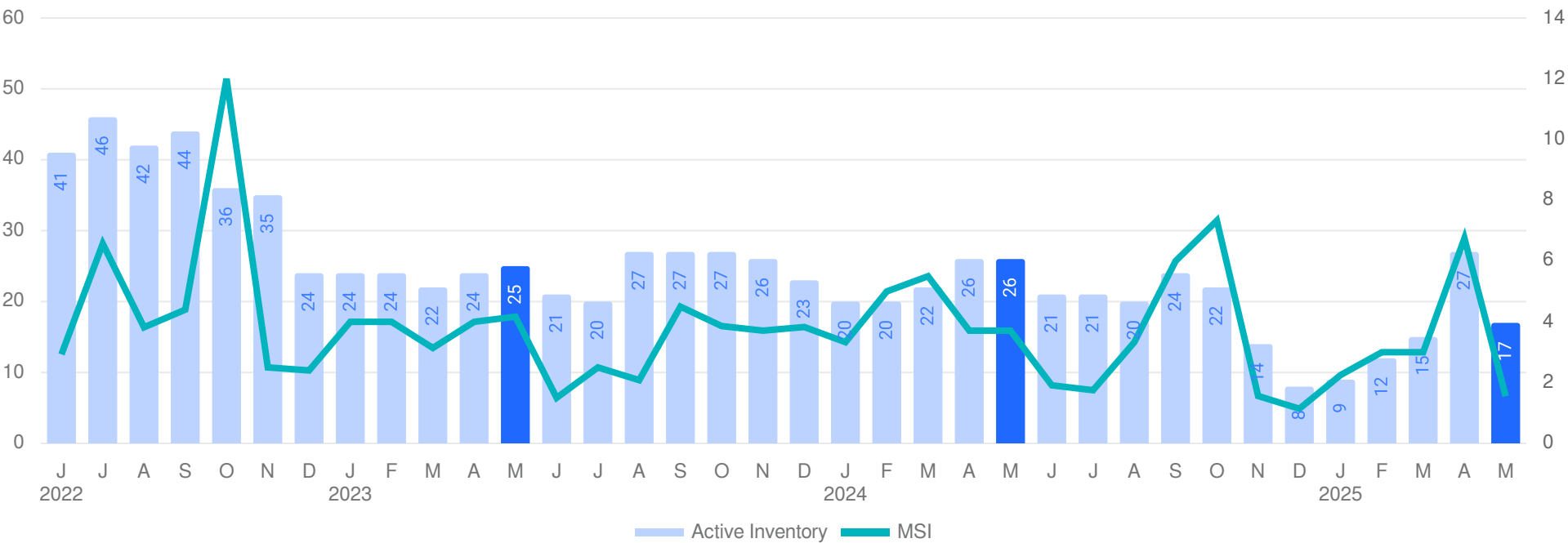
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Inventory & MSI

The number of properties for sale in May 2025 was 17, down -37.04% from 27 from the previous month and -34.62% lower than 26 from May 2024. The May 2025 inventory was at its lowest level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 1.55 months was at its lowest level compared with May 2024 and 2023.



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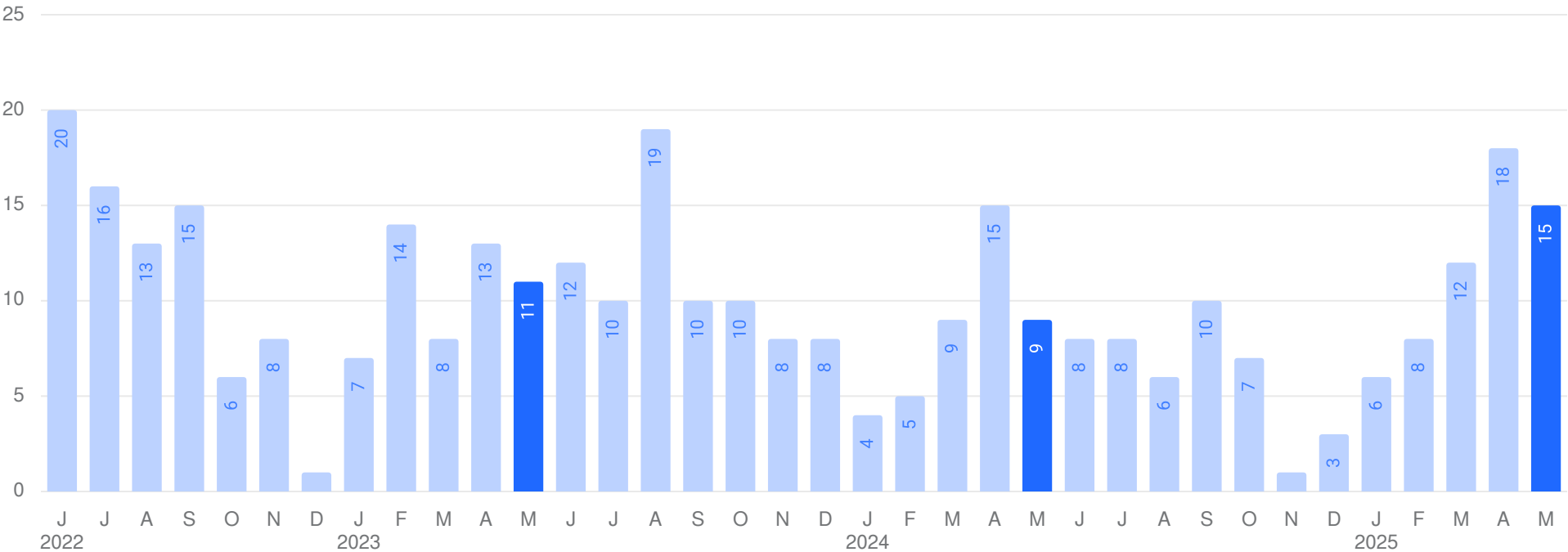
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New Listings

The number of new listings in May 2025 was 15, down -16.67% from 18 from the previous month and 66.67% higher than 9 from May 2024. The May 2025 listings were at its highest level compared to May 2024 and 2023.



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