

Market Trends Report

June 2025

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2024
New Listings	76	15	17	16	8
Average Sales Price per Square Foot	312	323	304	293	306
Average Days on Market	77	40	36	32	49
Number of Properties for Sale	116	25	26	23	21
Average List Price	\$1,517,106	\$1,654,425	\$1,391,035	\$1,370,088	\$1,406,271
Median List Price	\$1,290,083	\$1,175,000	\$1,249,500	\$1,149,833	\$1,200,000
Average Sales Price	\$1,077,602	\$1,224,357	\$1,069,456	\$1,072,085	\$979,727
Median Sales Price	\$982,750	\$966,000	\$1,010,000	\$988,500	\$1,000,000
Sales Price / List Price Ratio	101.93%	103.19%	102.93%	103.93%	103.22%
Number of Properties Sold	42	14	11	7	11
Month's Supply of Inventory	3.28	1.79	2.36	4.2	1.91
Absorption Rate	0.37	0.56	0.42	0.3	0.52



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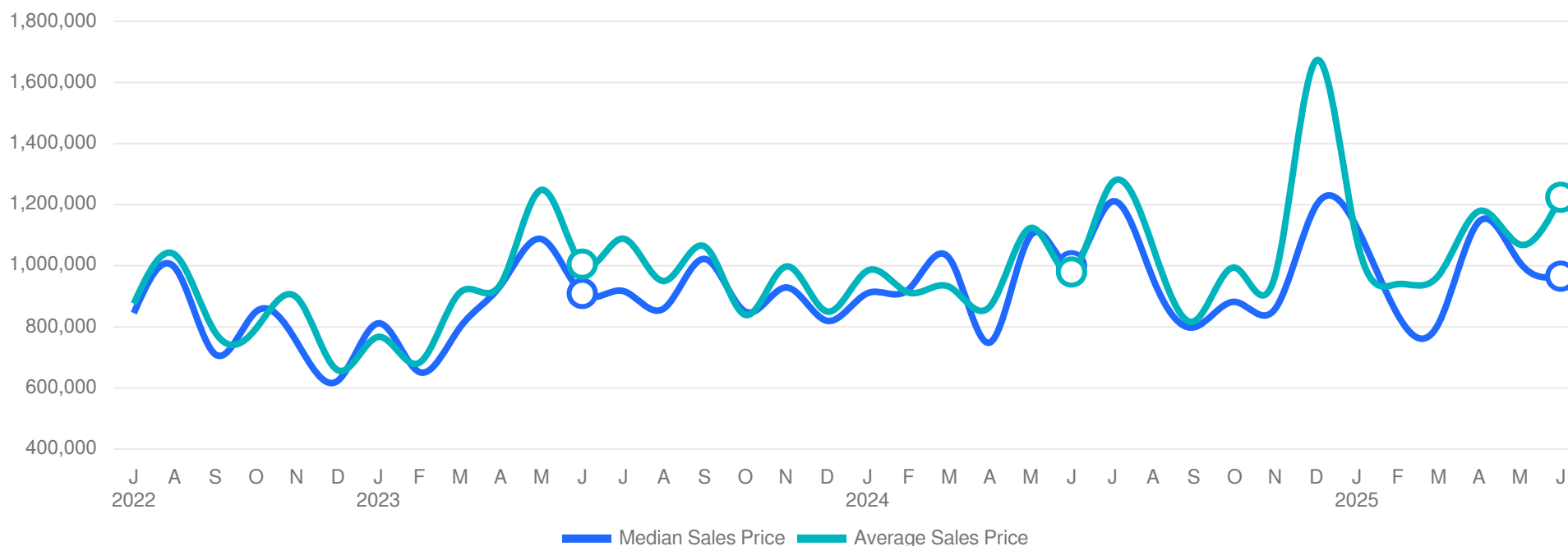
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Average & Median Sales Price

The median sales price in June 2025 was \$966,000, down -4.36% from \$1,010,000 from the previous month and -3.40% lower than \$1,000,000 from June 2024. The June 2025 median sales price was at a mid level compared to June 2024 and 2023. The average sales price in June 2025 was \$1,224,357, up 14.48% from \$1,069,456 from the previous month and 24.97% higher than \$979,727 from June 2024. The June 2025 average sale price was at its highest level compared to June 2024 and 2023.





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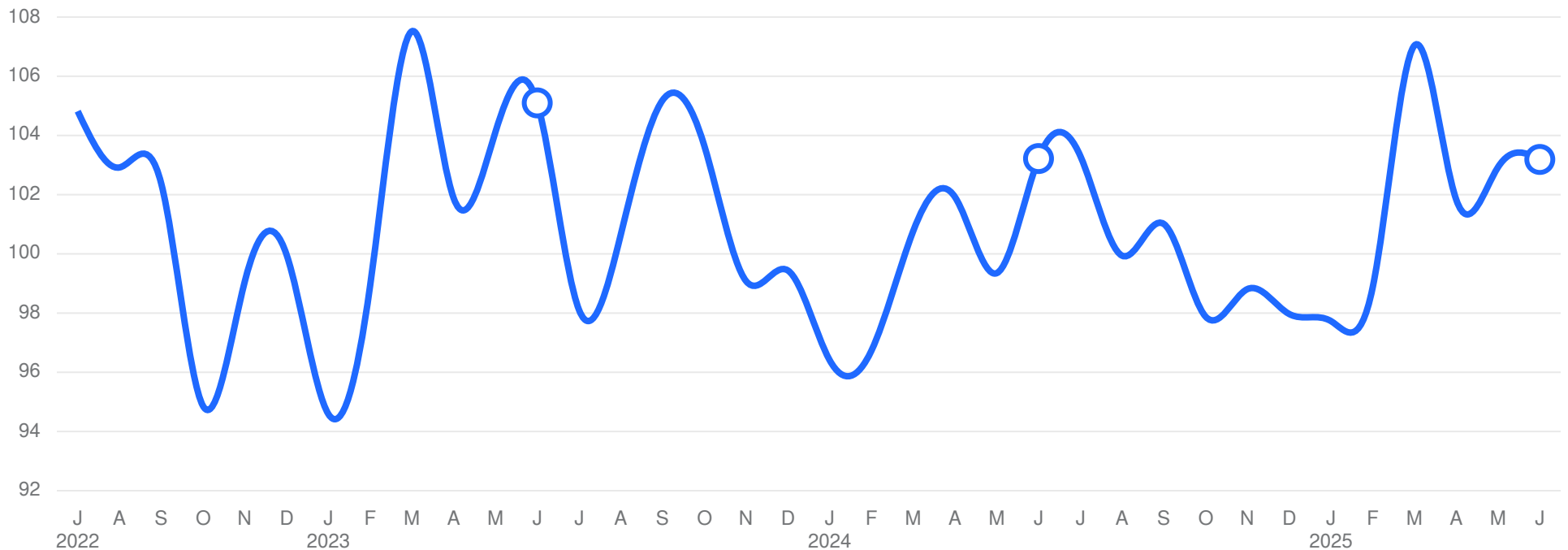
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Sales Price / List Price Ratio

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 June 2025 sales price/list price ratio was 103.19%, equal to the previous month and equal to June 2024.





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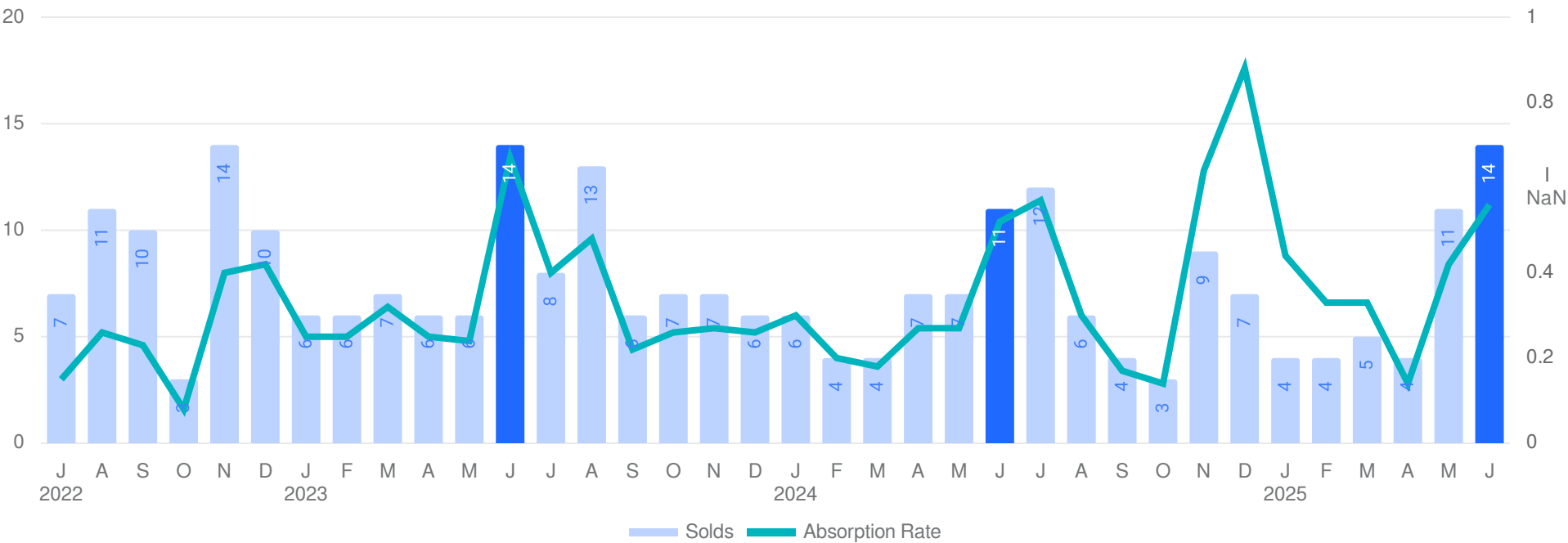
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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 14, up 27.27% from 11 from the previous month and 27.27% higher than 11 from June 2024. The June 2025 sales were at a mid level compared to June 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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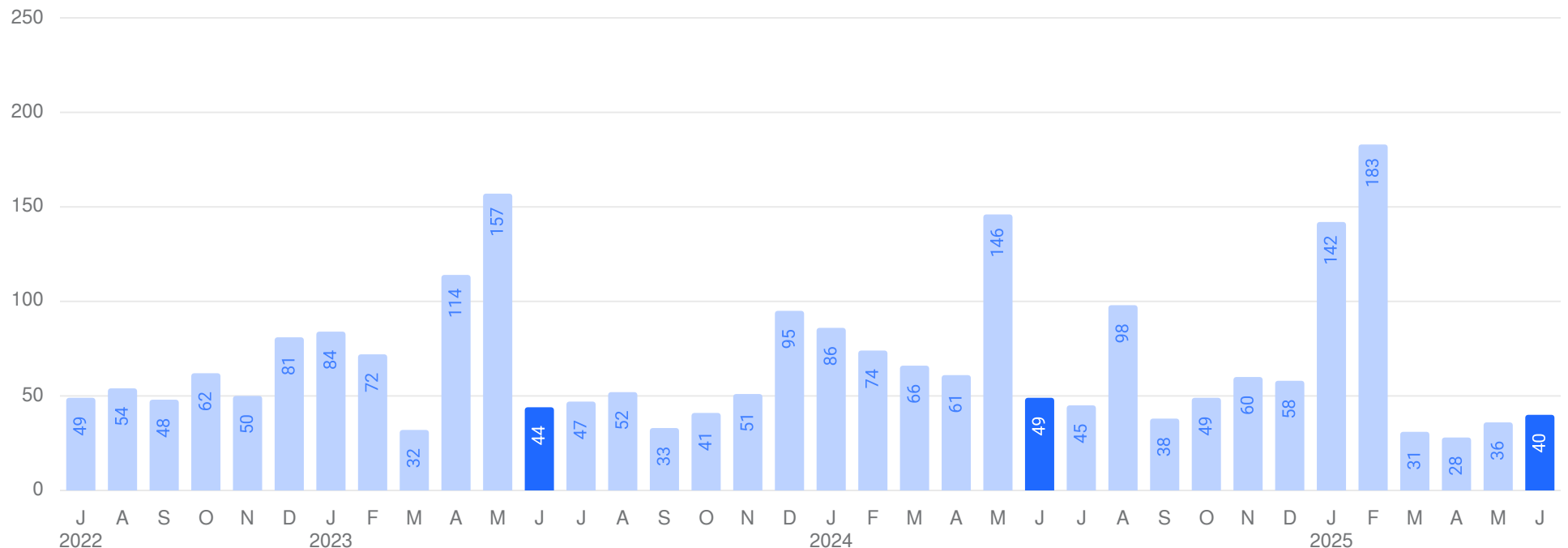
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Average Days on Market

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 June 2025 was 40 days, up 11.11% from 36 days from the previous month and -18.37% lower than 49 days from June 2024. The June 2025 DOM was at its lowest level compared with June 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 June 2025 was \$323, up 6.25% from \$304 from the previous month and 5.56% higher than \$306 from June 2024.



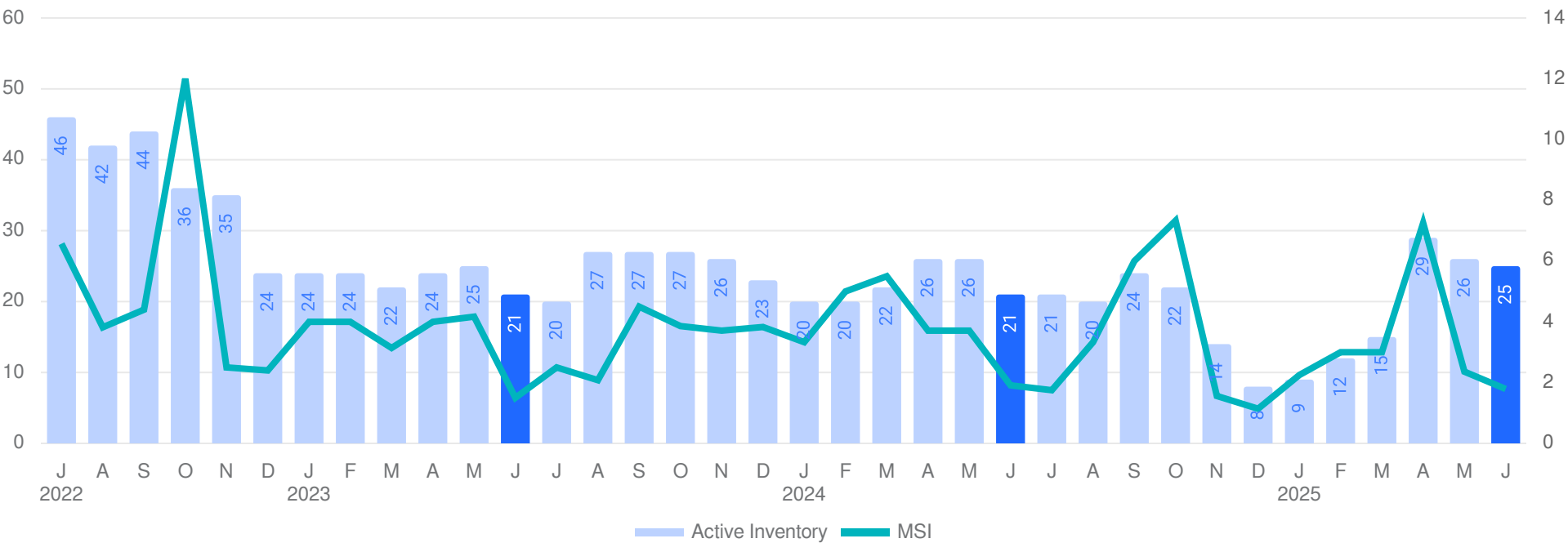


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Inventory & MSI

The number of properties for sale in June 2025 was 25, down -3.85% from 26 from the previous month and 19.05% higher than 21 from June 2024. The June 2025 inventory was at its highest level compared with June 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 1.79 months was at a mid level compared with June 2024 and 2023.



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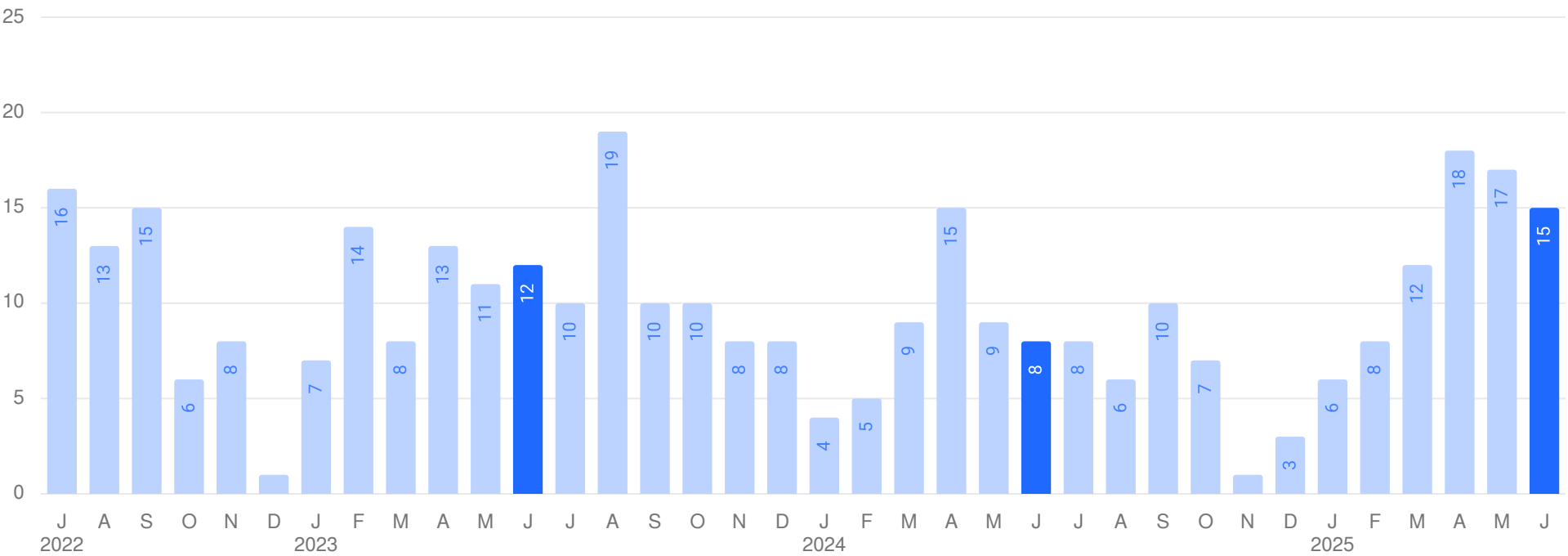
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New Listings

The number of new listings in June 2025 was 15, down -11.76% from 17 from the previous month and 87.50% higher than 8 from June 2024. The June 2025 listings were at its highest level compared to June 2024 and 2023.



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