

Market Trends Report

September 2025

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2024
New Listings	111	10	11	13	10
Average Sales Price per Square Foot	318	324	343	329	280
Average Days on Market	66	31	50	47	38
Number of Properties for Sale	202	16	28	31	24
Average List Price	\$1,545,476	\$1,760,369	\$1,579,487	\$1,570,455	\$1,341,404
Median List Price	\$1,276,222	\$1,217,000	\$1,212,000	\$1,234,333	\$950,000
Average Sales Price	\$1,047,446	\$1,068,500	\$899,525	\$1,039,086	\$818,000
Median Sales Price	\$953,653	\$975,000	\$815,375	\$892,458	\$798,500
Sales Price / List Price Ratio	101.86%	105.47%	101.52%	100.96%	101.01%
Number of Properties Sold	73	13	10	11	4
Month's Supply of Inventory	3.21	1.23	2.8	3.17	6
Absorption Rate	0.39	0.81	0.36	0.35	0.17



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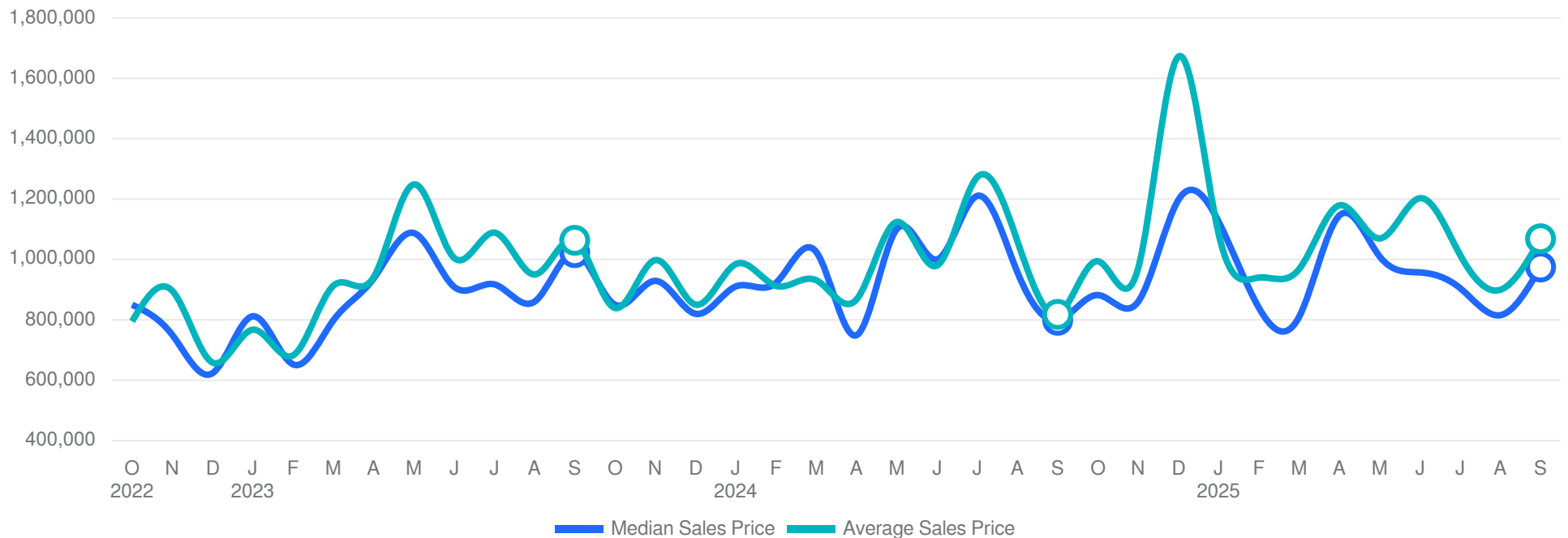
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Average & Median Sales Price

The median sales price in September 2025 was \$975,000, up 19.58% from \$815,375 from the previous month and 22.10% higher than \$798,500 from September 2024. The September 2025 median sales price was at a mid level compared to September 2024 and 2023. The average sales price in September 2025 was \$1,068,500, up 18.78% from \$899,525 from the previous month and 30.62% higher than \$818,000 from September 2024. The September 2025 average sale price was at its highest level compared to September 2024 and 2023.





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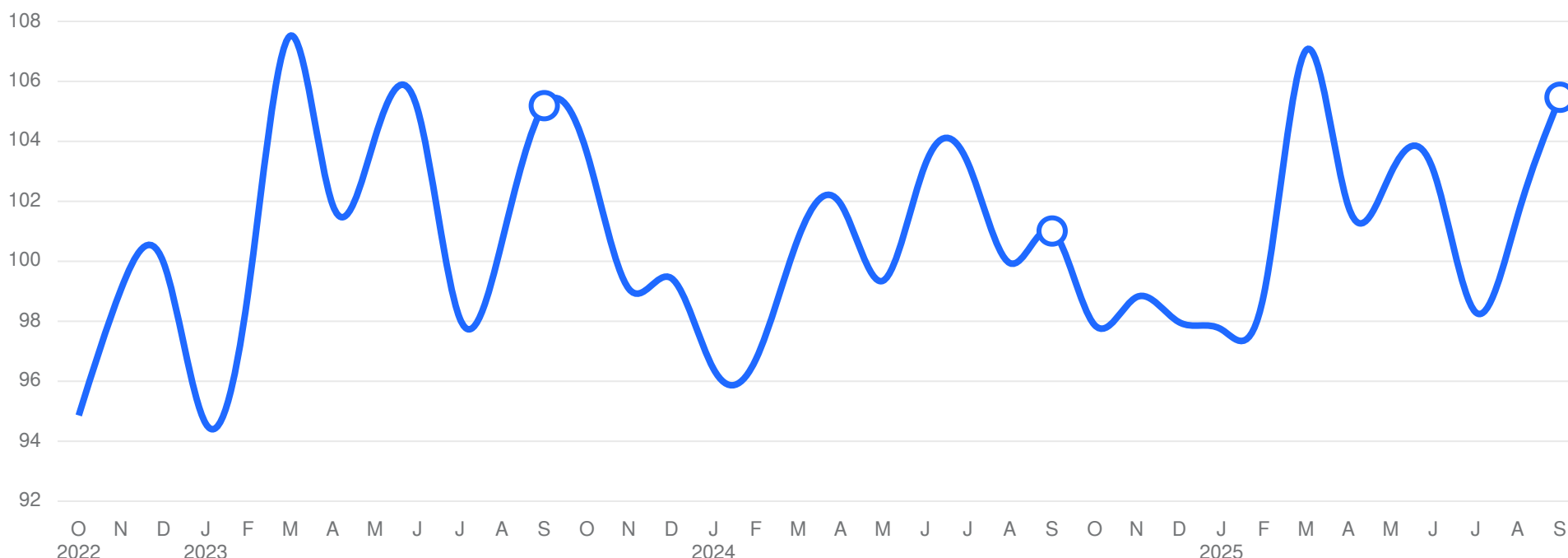
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Sales Price / List Price Ratio

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 September 2025 sales price/list price ratio was 105.47%, up from 101.52% from the previous month and up from 101.01% from September 2024.





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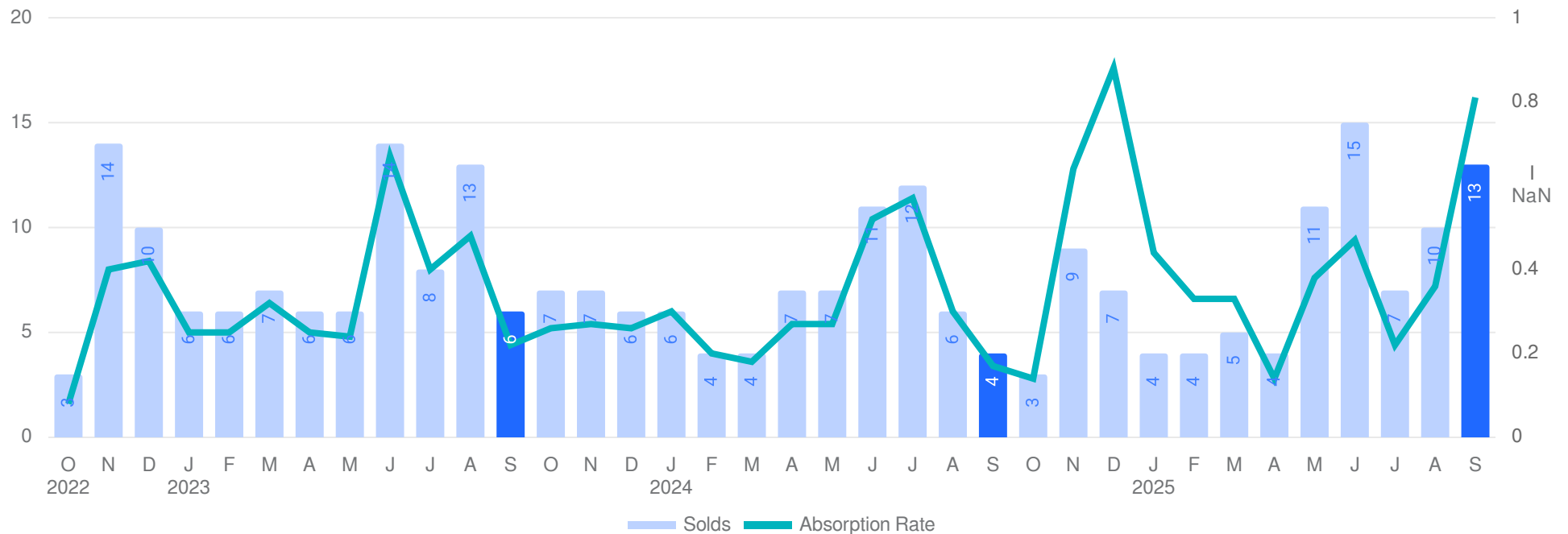
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2025 was 13, up 30.0% from 10 from the previous month and 225.00% higher than 4 from September 2024. The September 2025 sales were at its highest level compared to September 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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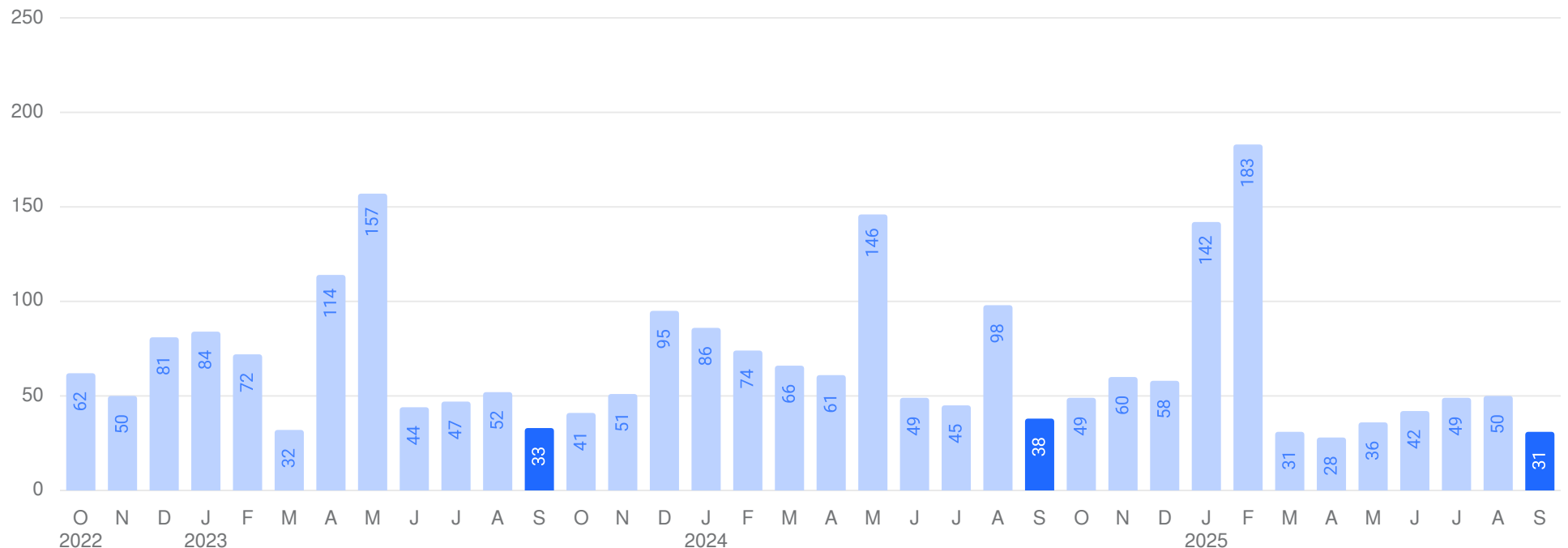
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Average Days on Market

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 September 2025 was 31 days, down -38.00% from 50 days from the previous month and -18.42% lower than 38 days from September 2024. The September 2025 DOM was at its lowest level compared with September 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 September 2025 was \$324, down -5.54% from \$343 from the previous month and 15.71% higher than \$280 from September 2024.





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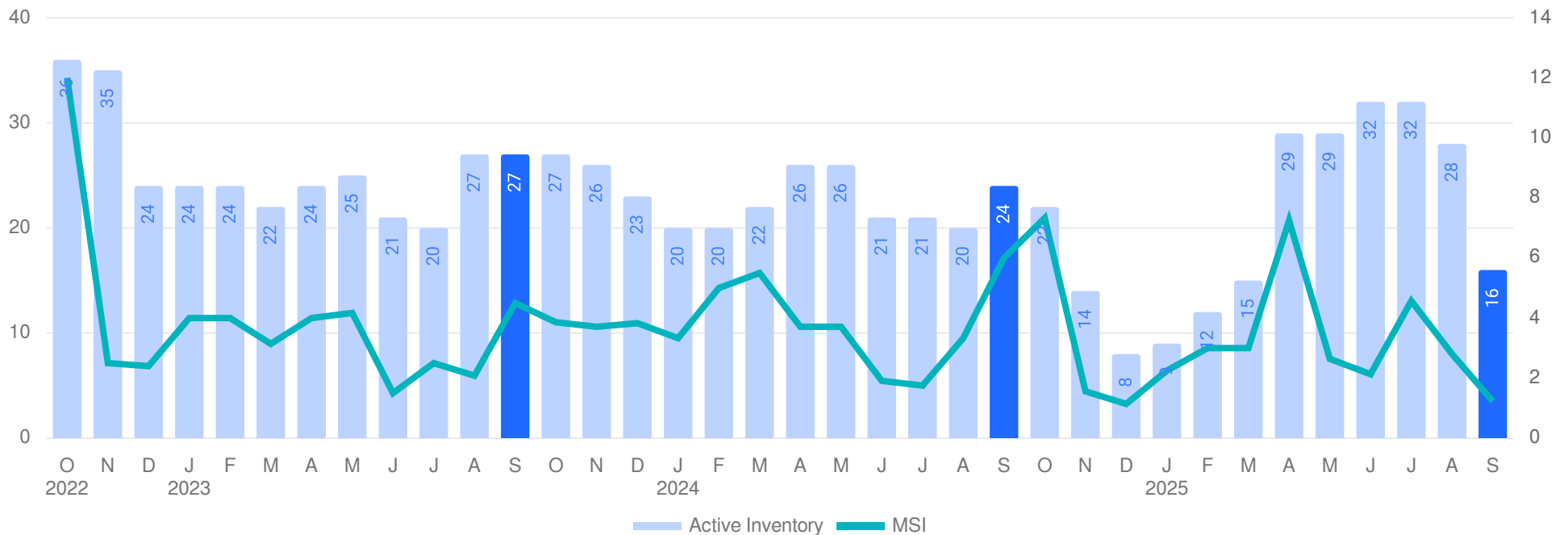
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Inventory & MSI

The number of properties for sale in September 2025 was 16, down -42.86% from 28 from the previous month and -33.33% lower than 24 from September 2024. The September 2025 inventory was at its lowest level compared with September 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2025 MSI of 1.23 months was at its lowest level compared with September 2024 and 2023.





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New Listings

The number of new listings in September 2025 was 10, down -9.09% from 11 from the previous month and equal to September 2024. The September 2025 listings were at its lowest level compared to September 2024 and 2023.

