

Market Trends Report

October 2025

 Property Type

Single Family

 Date Range

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

| Overview | Monthly Trends | | | | |
|-------------------------------------|----------------|-------------|-------------|-------------|-------------|
| | YTD Avg. | October | September | Jul. - Sep. | Oct. 2024 |
| New Listings | 118 | 7 | 10 | 11 | 7 |
| Average Sales Price per Square Foot | 318 | 318 | 324 | 330 | 253 |
| Average Days on Market | 69 | 99 | 31 | 43 | 49 |
| Number of Properties for Sale | 231 | 15 | 22 | 29 | 22 |
| Average List Price | \$1,556,642 | \$1,779,460 | \$1,592,814 | \$1,583,347 | \$1,537,864 |
| Median List Price | \$1,270,550 | \$1,099,000 | \$1,174,500 | \$1,225,833 | \$1,225,000 |
| Average Sales Price | \$1,067,608 | \$1,249,062 | \$1,068,500 | \$994,342 | \$994,000 |
| Median Sales Price | \$985,738 | \$1,274,500 | \$975,000 | \$898,458 | \$882,000 |
| Sales Price / List Price Ratio | 101.44% | 97.64% | 105.47% | 101.77% | 97.88% |
| Number of Properties Sold | 81 | 8 | 13 | 10 | 3 |
| Month's Supply of Inventory | 3.23 | 1.88 | 1.69 | 3.18 | 7.33 |
| Absorption Rate | 0.37 | 0.53 | 0.59 | 0.38 | 0.14 |



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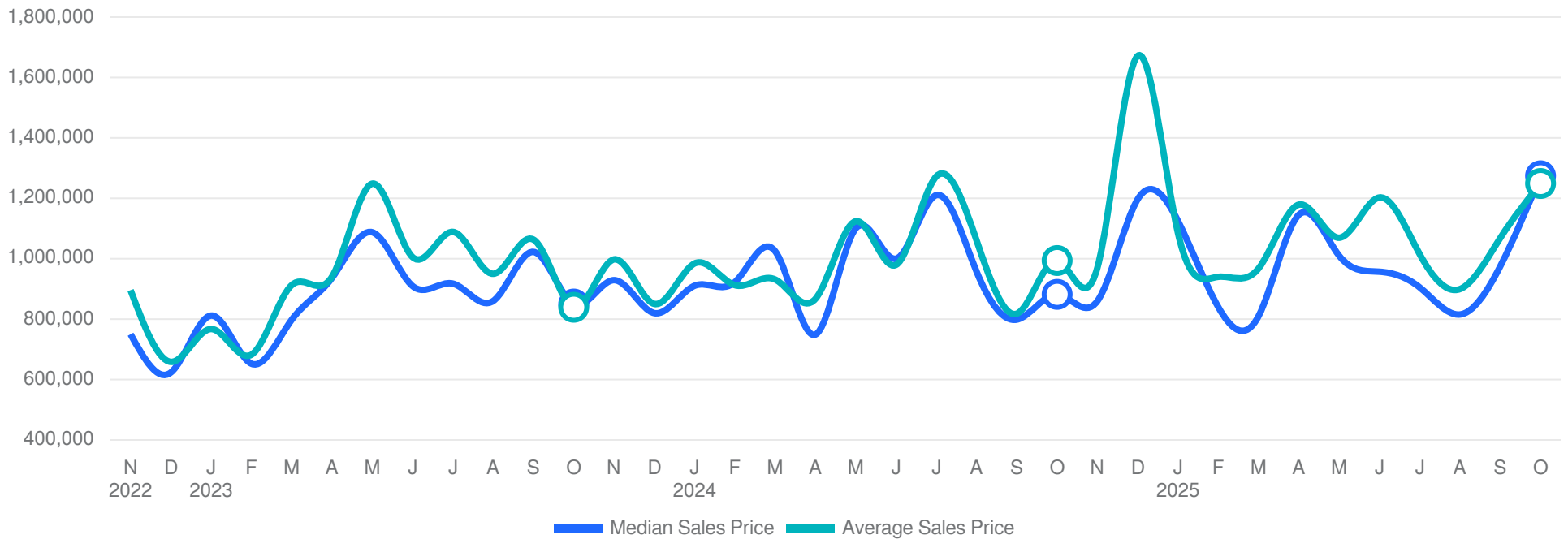
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Average & Median Sales Price

The median sales price in October 2025 was \$1,274,500, up 30.72% from \$975,000 from the previous month and 44.50% higher than \$882,000 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$1,249,062, up 16.90% from \$1,068,500 from the previous month and 25.66% higher than \$994,000 from October 2024. The October 2025 average sale price was at its highest level compared to October 2024 and 2023.



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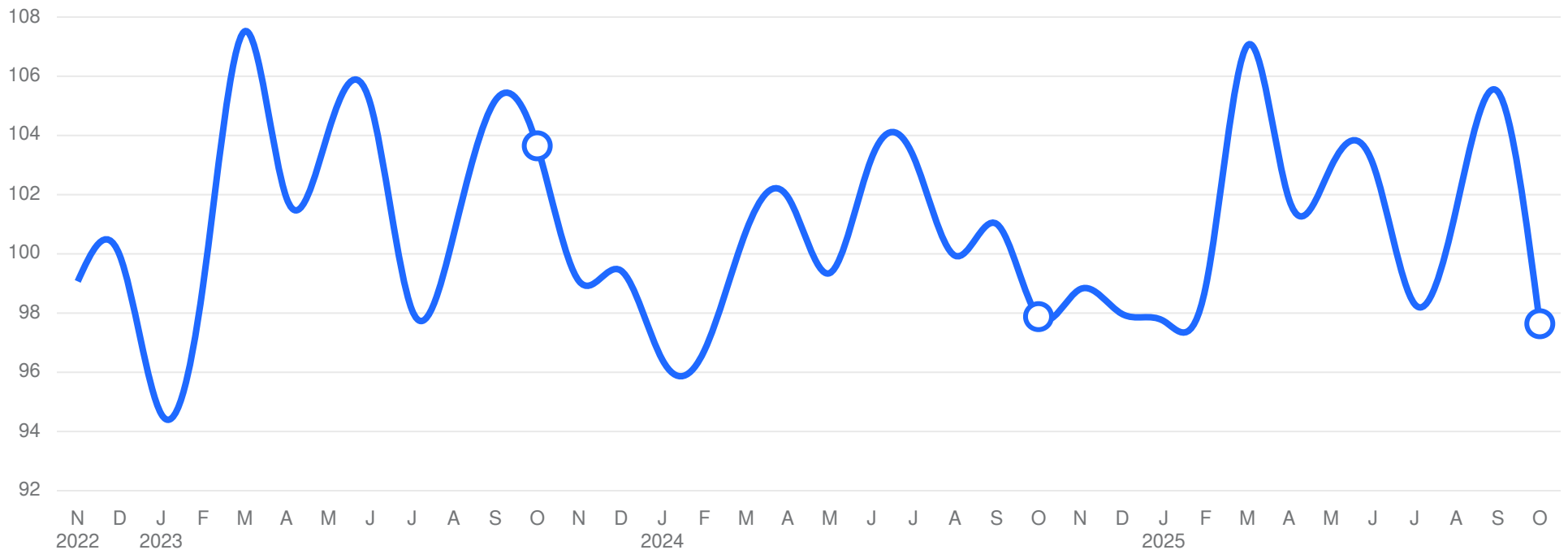
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Sales Price / List Price Ratio

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 October 2025 sales price/list price ratio was 97.64%, down from 105.47% from the previous month and equal to October 2024.



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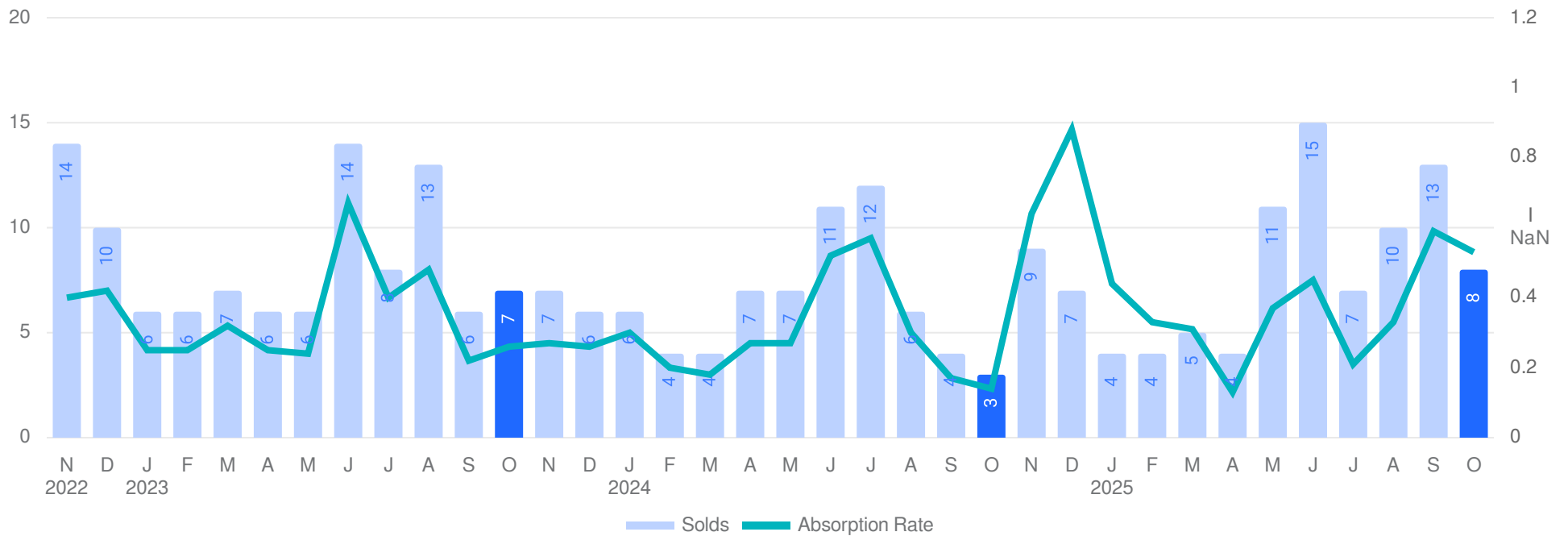
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 8, down -38.46% from 13 from the previous month and 166.67% higher than 3 from October 2024. The October 2025 sales were at its highest level compared to October 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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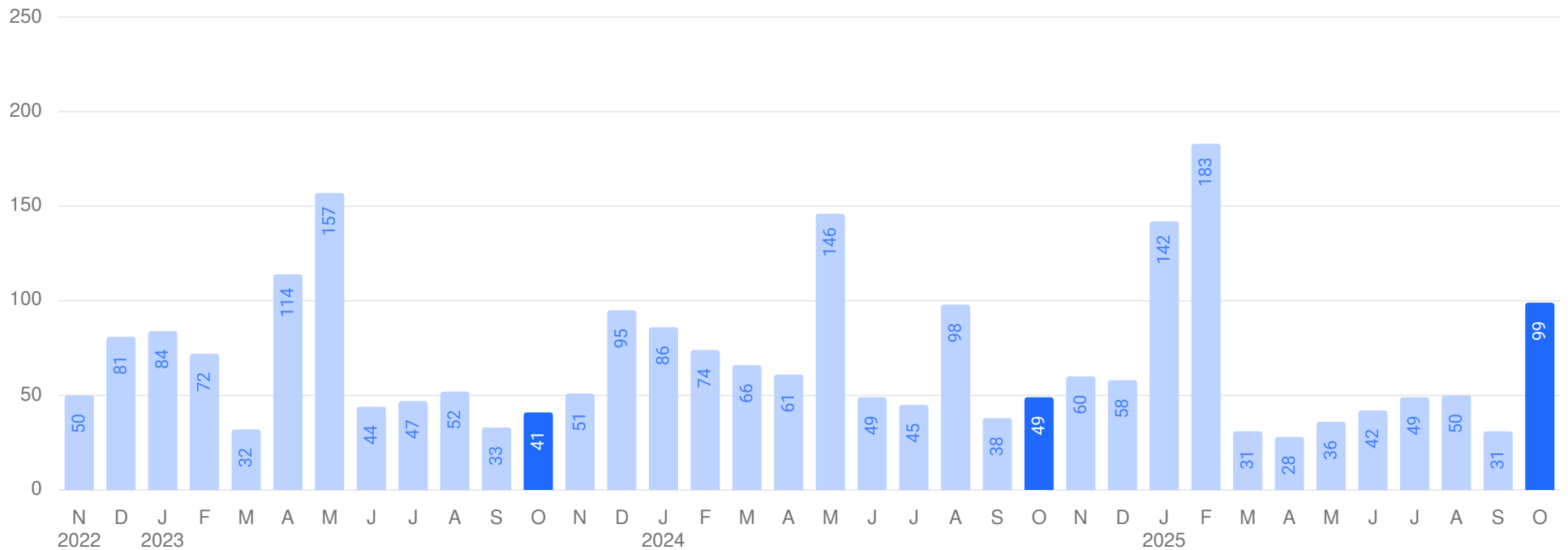
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Average Days on Market

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 October 2025 was 99 days, up 219.35% from 31 days from the previous month and 102.04% higher than 49 days from October 2024. The October 2025 DOM was at its highest level compared with October 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 October 2025 was \$318, down -1.85% from \$324 from the previous month and 25.69% higher than \$253 from October 2024.





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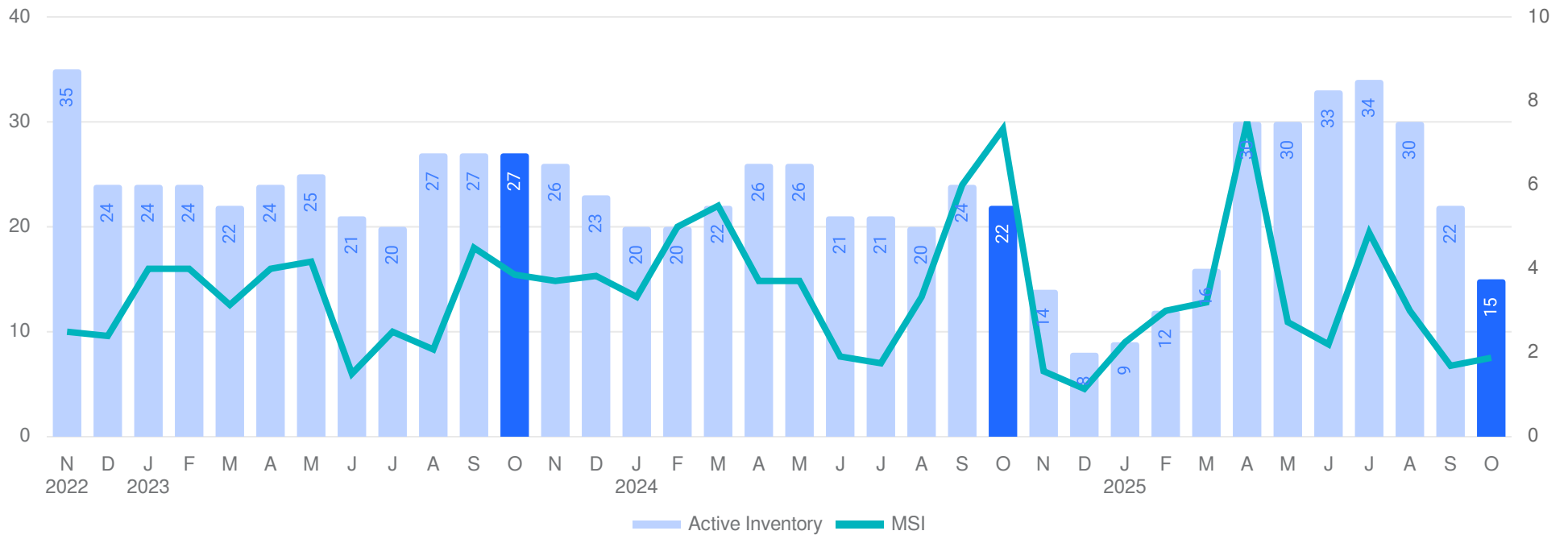
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Inventory & MSI

The number of properties for sale in October 2025 was 15, down -31.82% from 22 from the previous month and -31.82% lower than 22 from October 2024. The October 2025 inventory was at its lowest level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 1.88 months was at its lowest level compared with October 2024 and 2023.



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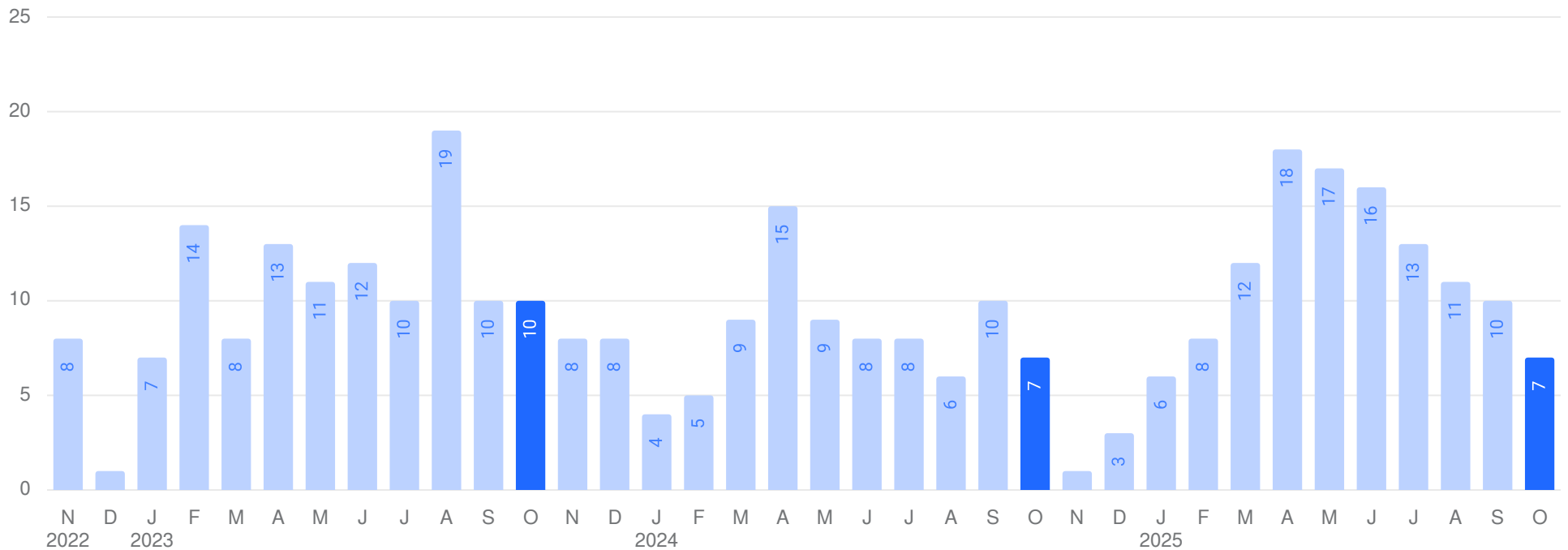
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New Listings

The number of new listings in October 2025 was 7, down -30.0% from 10 from the previous month and equal to October 2024. The October 2025 listings were at its lowest level compared to October 2024 and 2023.



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