

Market Trends Report

December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 2025

 Price Range

\$0 - \$999,999,999

 Location






CITY
Easton



Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

Overview

The overview below shows real estate activity from January 2025 to December 2025. You will see data comparisons between December and the previous month, the last three months and December 2024.

| Overview | Monthly Trends | | | | |
|-------------------------------------|----------------|-------------|-------------|-------------|-------------|
| | YTD Avg. | December | November | Sep. - Nov. | Dec. 2024 |
| New Listings | 125 | 3 | 4 | 7 | 3 |
| Average Sales Price per Square Foot | 323 | 368 | 330 | 324 | 345 |
| Average Days on Market | 69 | 97 | 43 | 58 | 58 |
| Number of Properties for Sale | 256 | 4 | 17 | 19 | 8 |
| Average List Price | \$1,527,265 | \$1,379,725 | \$1,597,465 | \$1,584,436 | \$1,879,000 |
| Median List Price | \$1,204,292 | \$962,000 | \$938,000 | \$1,019,167 | \$1,624,000 |
| Average Sales Price | \$1,070,058 | \$1,093,375 | \$1,071,250 | \$1,129,604 | \$1,671,429 |
| Median Sales Price | \$987,031 | \$994,500 | \$992,500 | \$1,080,667 | \$1,197,000 |
| Sales Price / List Price Ratio | 101.22% | 97.8% | 102.49% | 101.87% | 97.97% |
| Number of Properties Sold | 93 | 8 | 4 | 8 | 7 |
| Month's Supply of Inventory | 3.13 | 0.5 | 4.25 | 2.76 | 1.14 |
| Absorption Rate | 0.48 | 2 | 0.24 | 0.42 | 0.88 |



Judy Michaelis
Broker

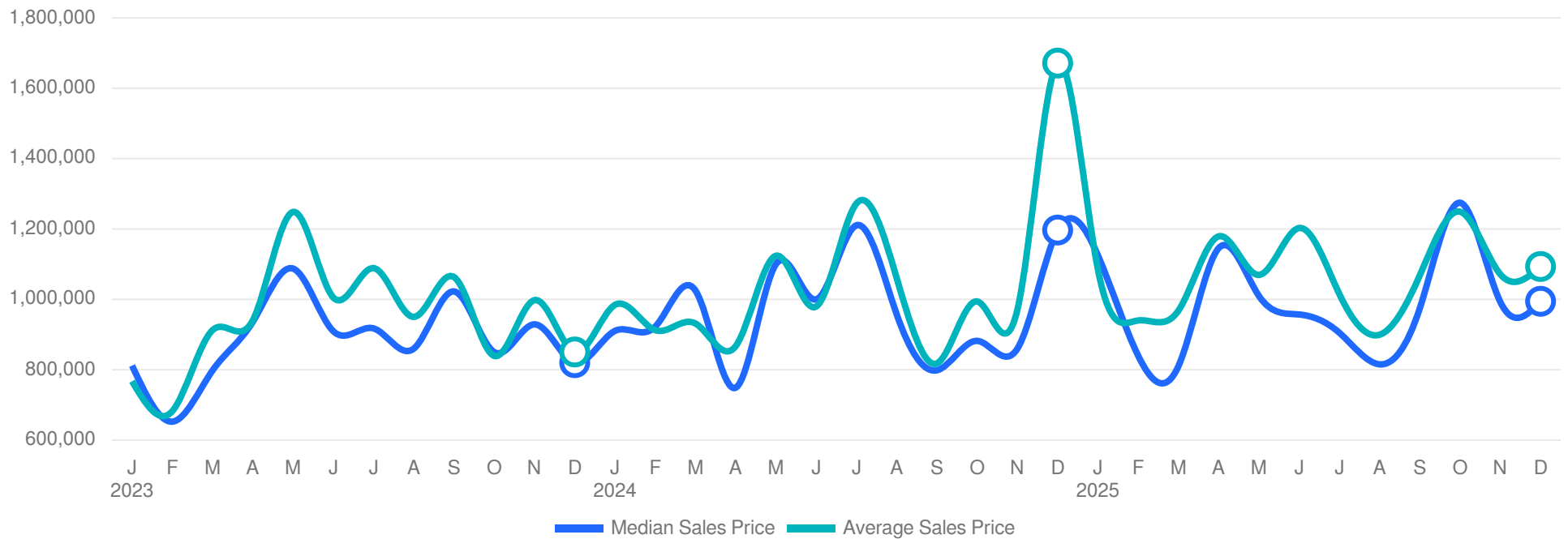
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

Average & Median Sales Price

The median sales price in December 2025 was \$994,500, equal to the previous month and -16.92% lower than \$1,197,000 from December 2024. The December 2025 median sales price was at a mid level compared to December 2024 and 2023. The average sales price in December 2025 was \$1,093,375, up 2.07% from \$1,071,250 from the previous month and -34.58% lower than \$1,671,429 from December 2024. The December 2025 average sale price was at a mid level compared to December 2024 and 2023.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

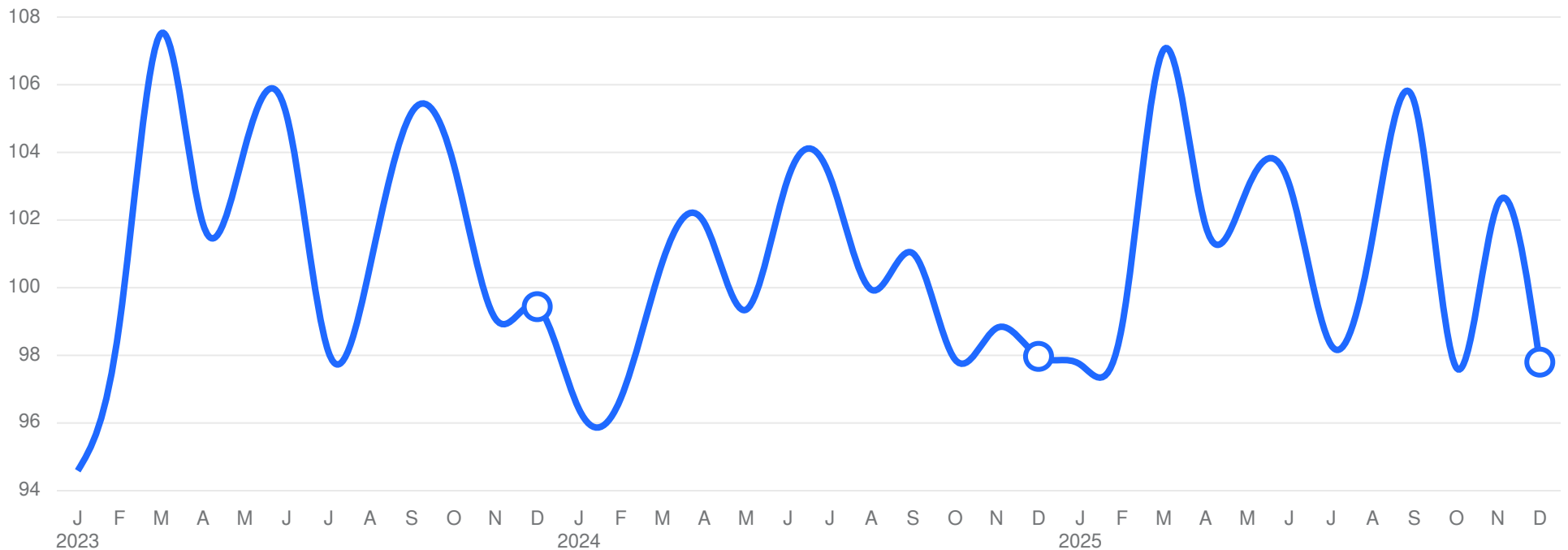
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 December 2025 sales price/list price ratio was 97.8%, down from 102.49% from the previous month and equal to December 2024.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

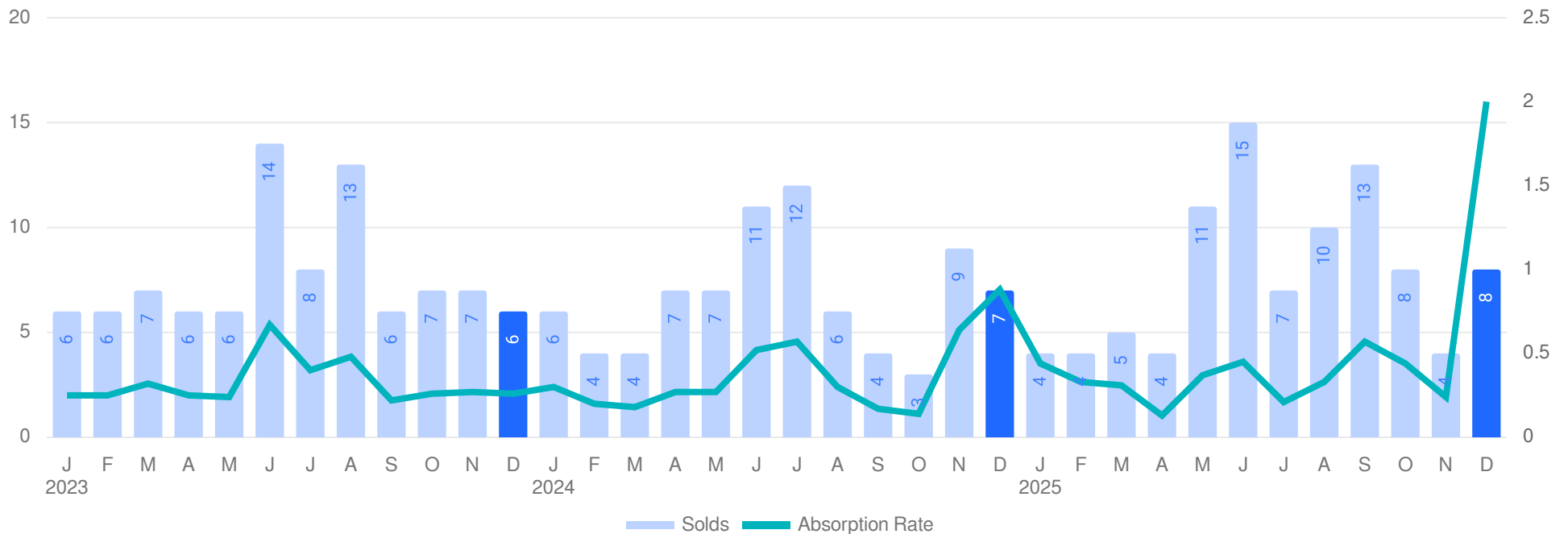
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 8, up 100% from 4 from the previous month and 14.29% higher than 7 from December 2024. The December 2025 sales were at its highest level compared to December 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

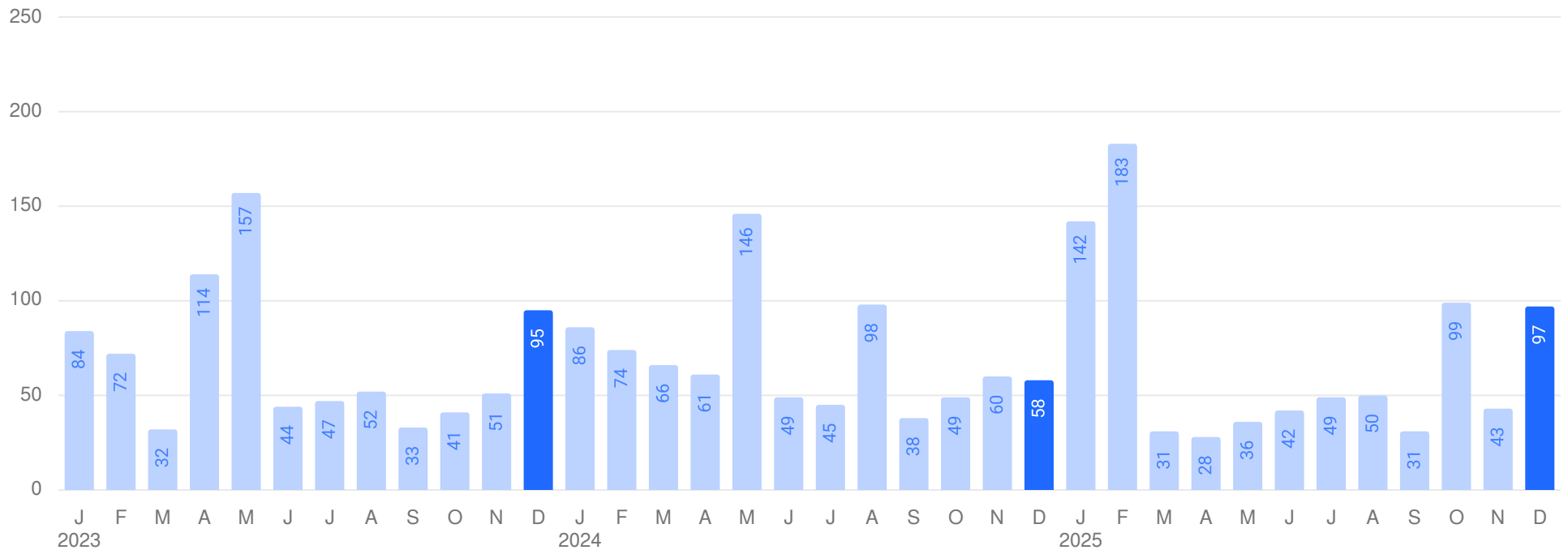
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 December 2025 was 97 days, up 125.58% from 43 days from the previous month and 67.24% higher than 58 days from December 2024. The December 2025 DOM was at its highest level compared with December 2024 and 2023.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 December 2025 was \$368, up 11.52% from \$330 from the previous month and 6.67% higher than \$345 from December 2024.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

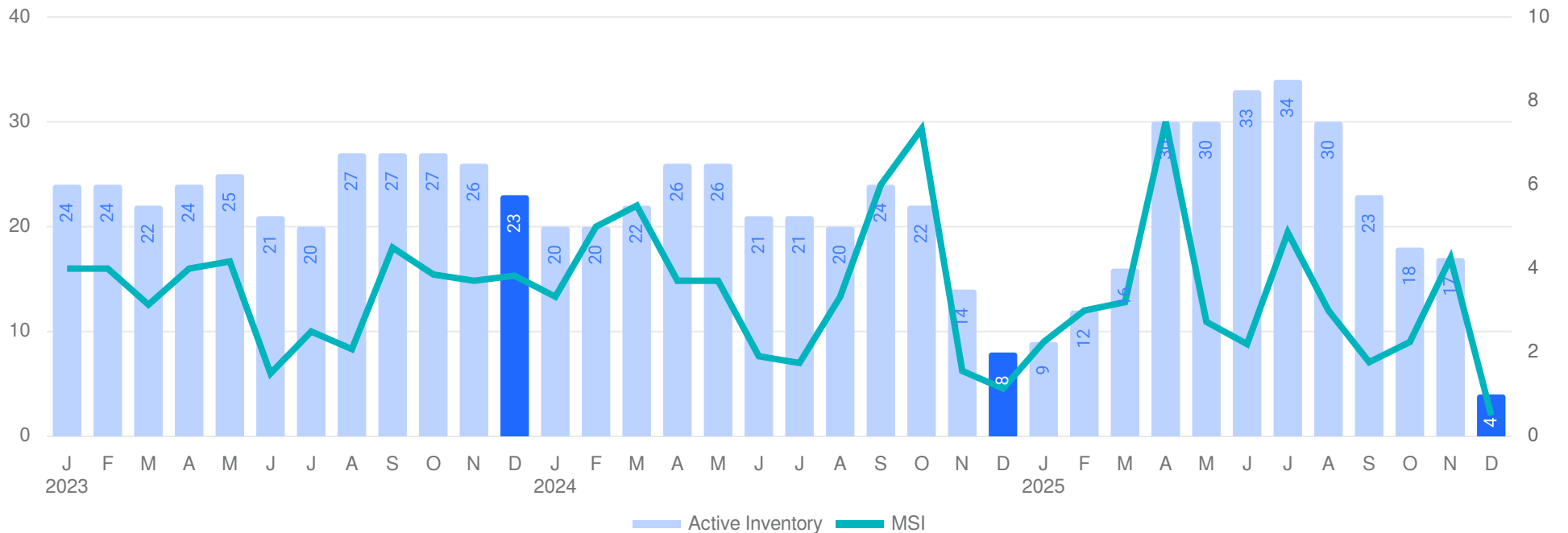
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

Inventory & MSI

The number of properties for sale in December 2025 was 4, down -76.47% from 17 from the previous month and -50.0% lower than 8 from December 2024. The December 2025 inventory was at its lowest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 0.5 months was at its lowest level compared with December 2024 and 2023.





Judy Michaelis
Broker

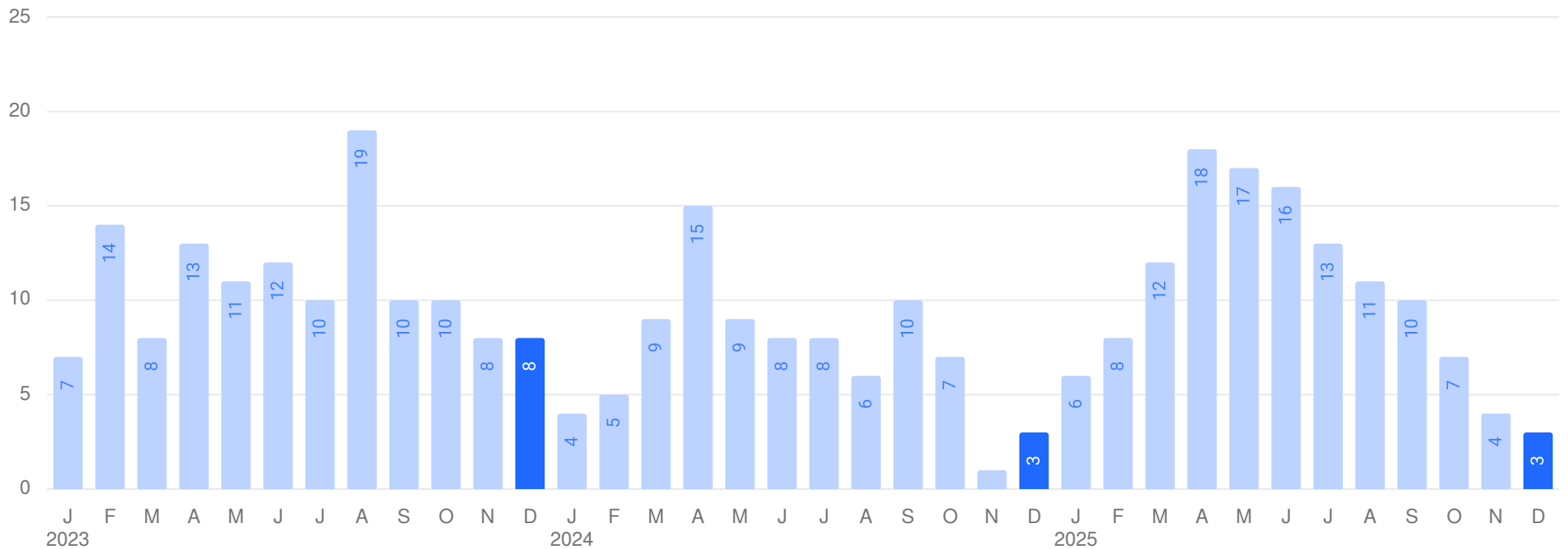
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Easton
Price Range: \$0 - \$999,999,999
Properties: Single Family

New Listings

The number of new listings in December 2025 was 3, down -25.00% from 4 from the previous month and equal to December 2024. The December 2025 listings were at its lowest level compared to December 2024 and 2023.



Based on information from SmartMLS for the period 01/01/2023 through 12/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.