

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

 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 2026 to March 2026. You will see data comparisons between March and the previous month, the last three months and March 2025.

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	28	11	6	7	12
Average Sales Price per Square Foot	318	292	326	343	318
Average Days on Market	53	49	15	69	31
Number of Properties for Sale	42	18	13	11	16
Average List Price	\$1,925,116	\$1,811,322	\$1,925,762	\$1,762,463	\$1,414,244
Median List Price	\$1,320,000	\$1,362,000	\$1,299,000	\$1,232,333	\$1,189,500
Average Sales Price	\$1,103,961	\$1,267,500	\$1,069,250	\$1,045,919	\$967,800
Median Sales Price	\$1,043,667	\$1,267,500	\$1,003,500	\$952,667	\$810,000
Sales Price / List Price Ratio	101.58%	103.36%	103.04%	99.72%	107.04%
Number of Properties Sold	12	2	4	6	5
Month's Supply of Inventory	4.69	9	3.25	2.03	3.2
Absorption Rate	0.32	0.11	0.31	0.62	0.31



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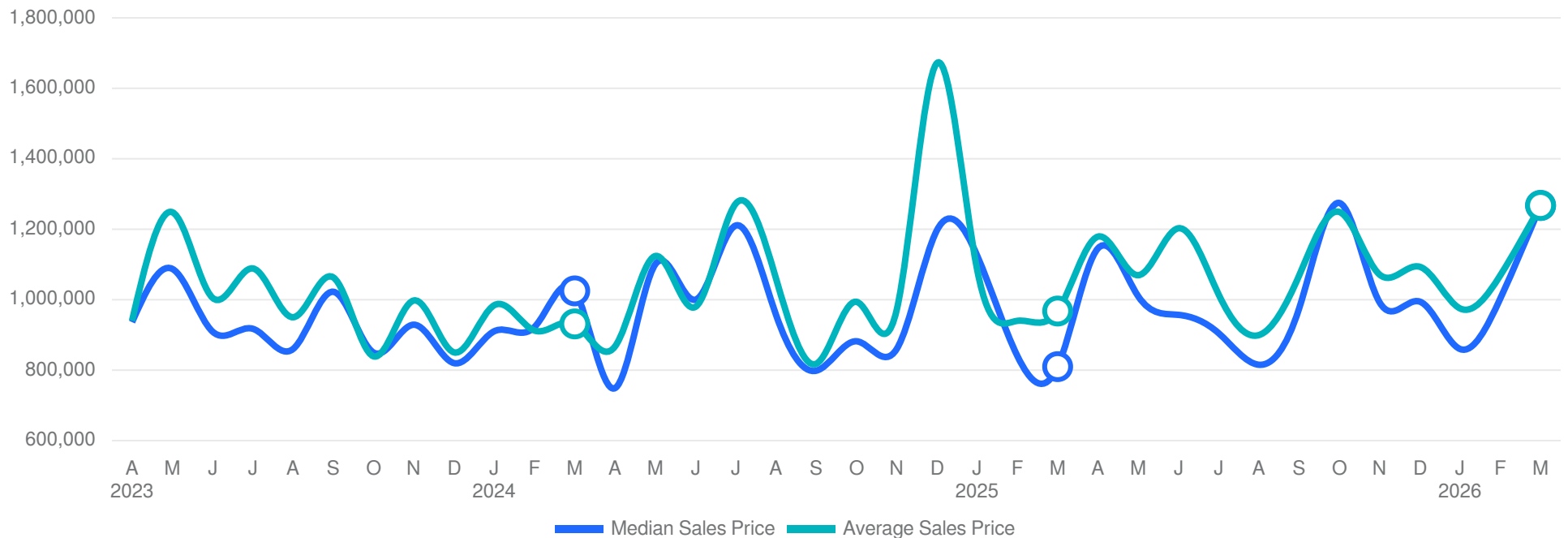
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Average & Median Sales Price

The median sales price in March 2026 was \$1,267,500, up 26.31% from \$1,003,500 from the previous month and 56.48% higher than \$810,000 from March 2025. The March 2026 median sales price was at its highest level compared to March 2025 and 2024. The average sales price in March 2026 was \$1,267,500, up 18.54% from \$1,069,250 from the previous month and 30.97% higher than \$967,800 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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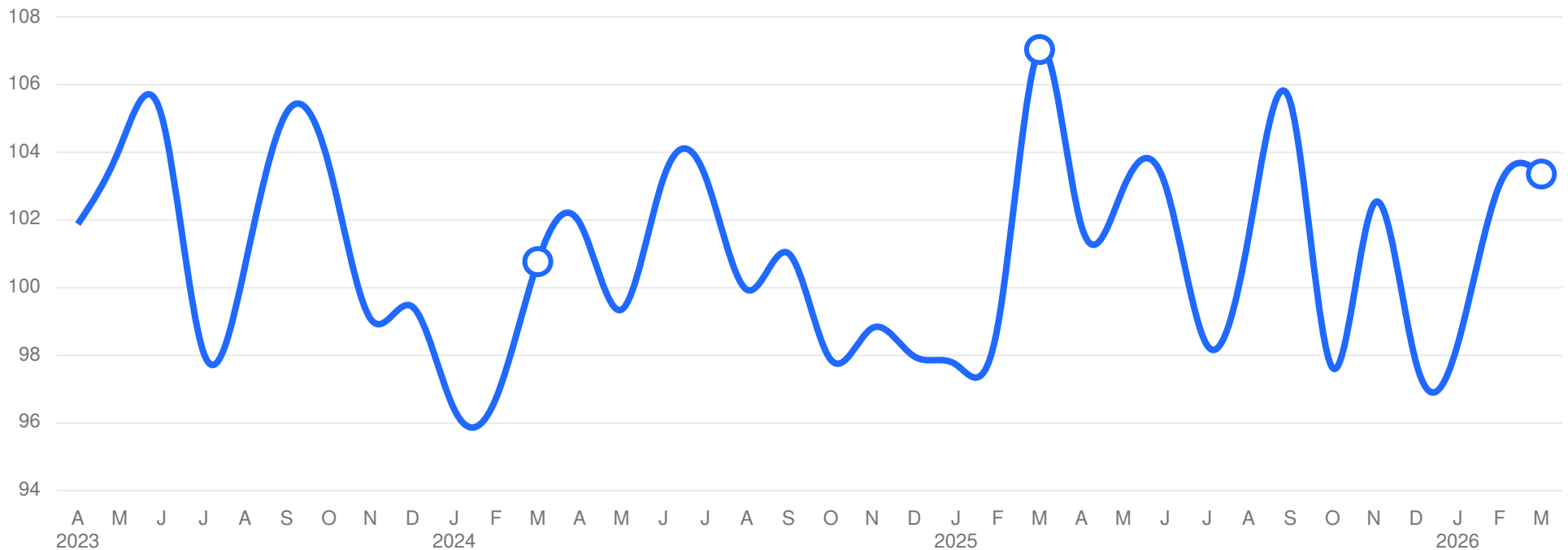
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 103.36%, equal to the previous month and down from 107.04% from March 2025.



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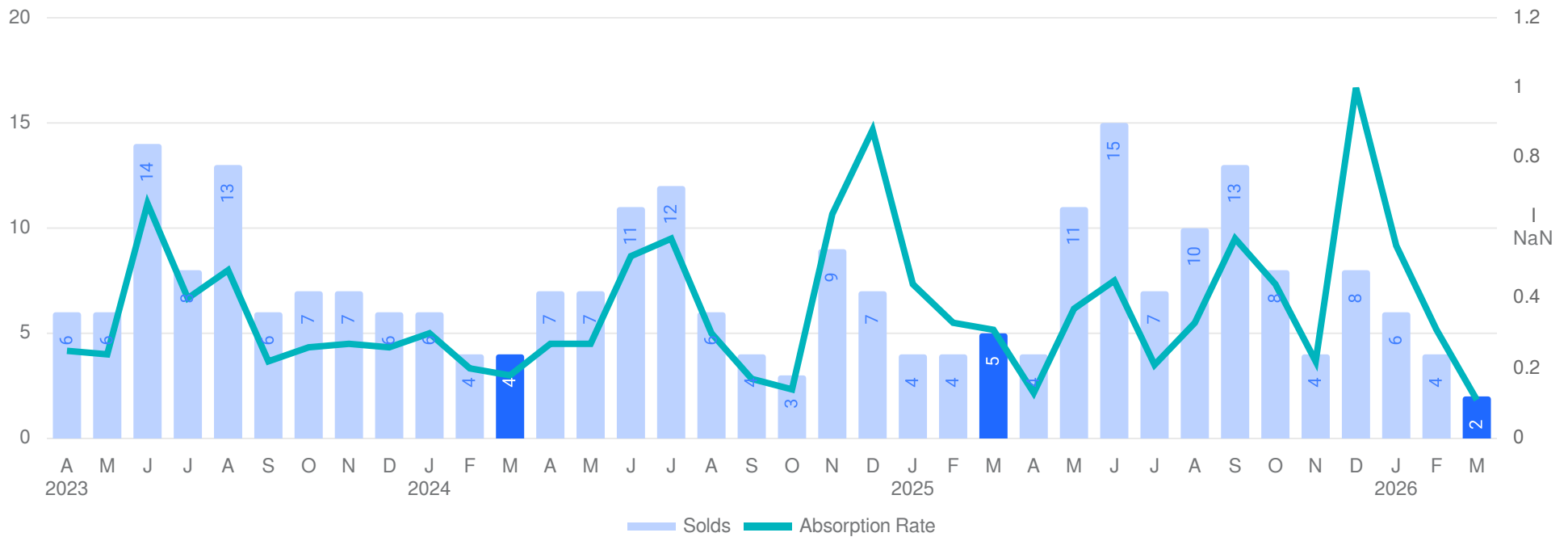
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 2, down -50.0% from 4 from the previous month and -60.0% lower than 5 from March 2025. The March 2026 sales were at its lowest level compared to March 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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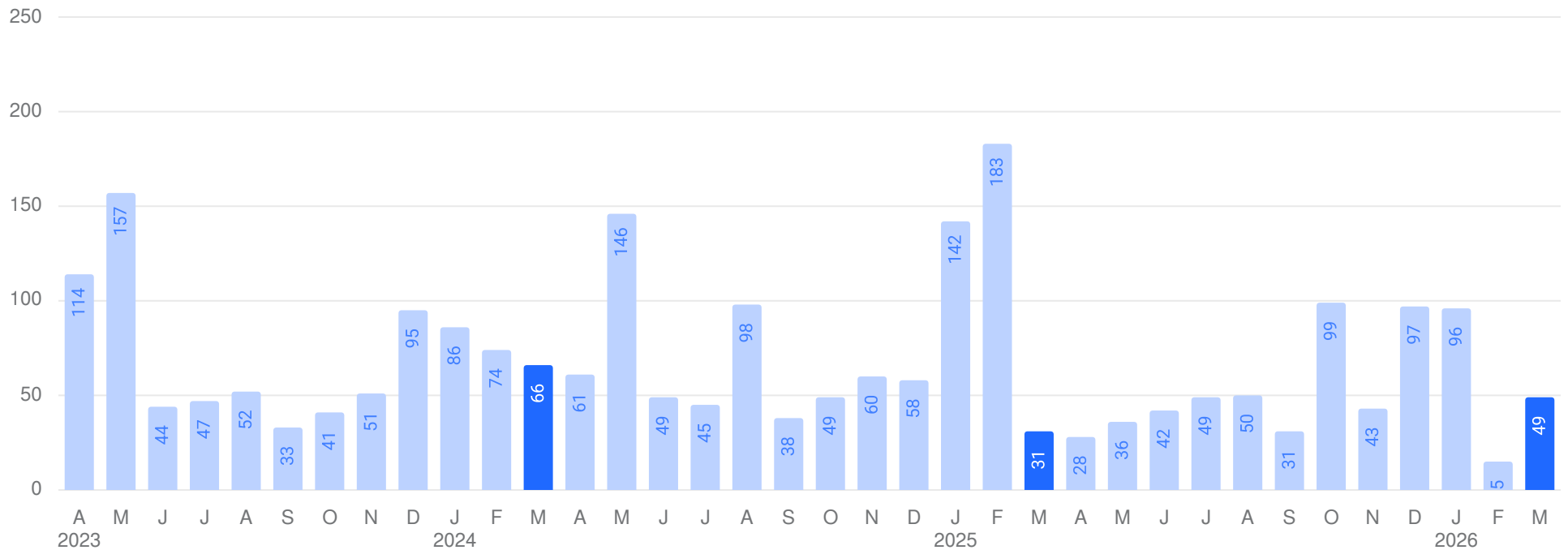
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Average Days on Market

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 March 2026 was 49 days, up 226.67% from 15 days from the previous month and 58.06% higher than 31 days from March 2025. The March 2026 DOM was at a mid level compared with March 2025 and 2024.



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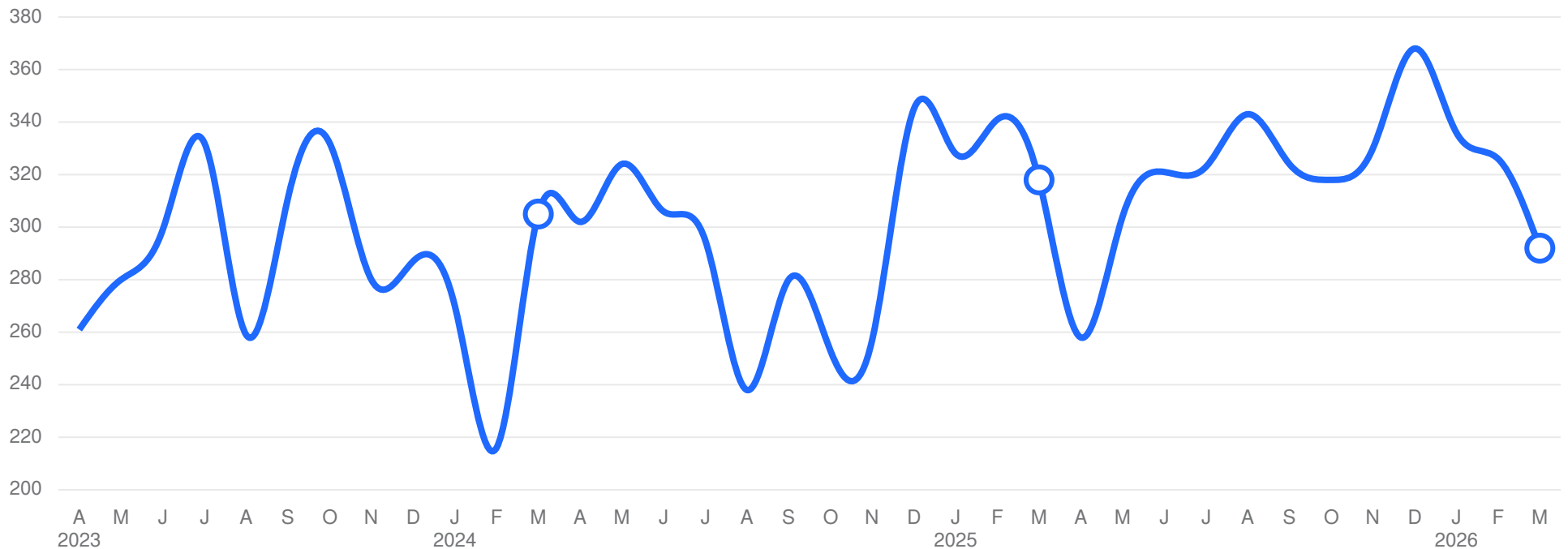
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Average Sales Price per Square Foot

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 March 2026 was \$292, down -10.43% from \$326 from the previous month and -8.18% lower than \$318 from March 2025.



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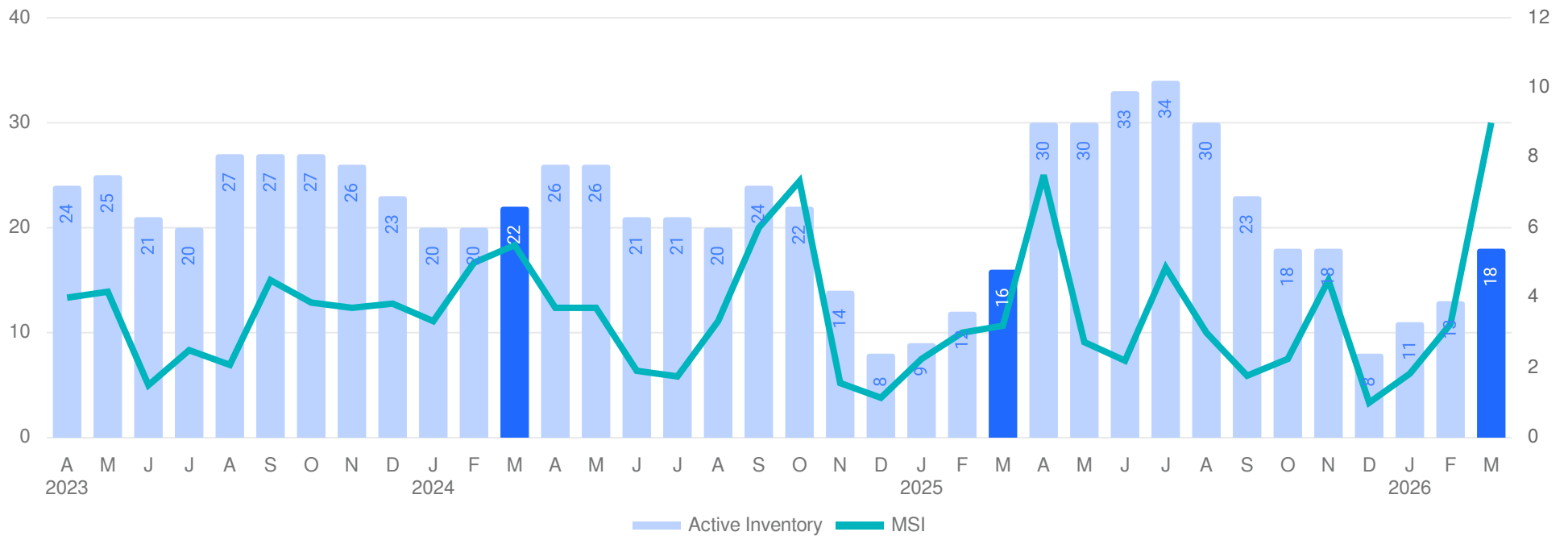
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Inventory & MSI

The number of properties for sale in March 2026 was 18, up 38.46% from 13 from the previous month and 12.50% higher than 16 from March 2025. The March 2026 inventory was at a mid level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 9 months was at its highest level compared with March 2025 and 2024.



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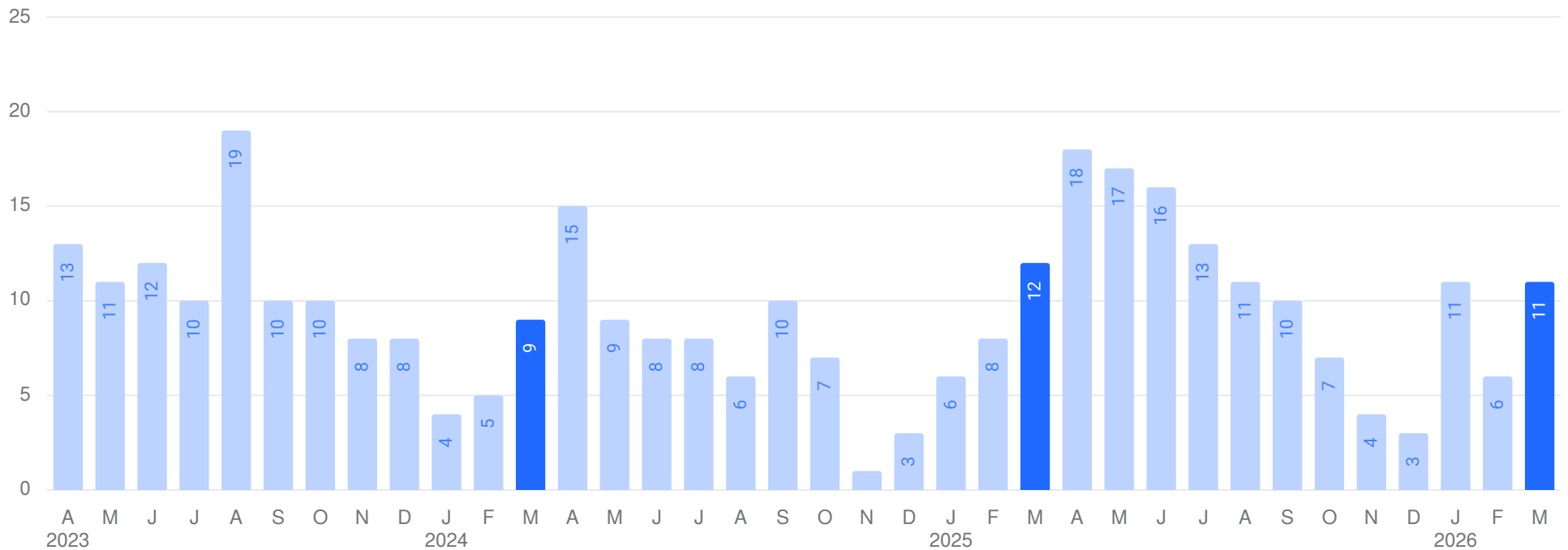
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New Listings

The number of new listings in March 2026 was 11, up 83.33% from 6 from the previous month and -8.33% lower than 12 from March 2025. The March 2026 listings were at a mid level compared to March 2025 and 2024.



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