

Market Trends Report

May 2026

 Property Type

Single Family

 Date Range

June 2023 - May 2026

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

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2025
New Listings	52	17	6	8	17
Average Sales Price per Square Foot	329	346	365	321	304
Average Days on Market	49	30	51	40	36
Number of Properties for Sale	89	21	17	19	30
Average List Price	\$1,786,202	\$1,867,542	\$1,782,104	\$1,717,854	\$1,392,660
Median List Price	\$1,202,200	\$1,399,000	\$1,095,000	\$1,154,167	\$1,274,500
Average Sales Price	\$1,118,998	\$1,154,857	\$1,250,750	\$1,155,000	\$1,069,456
Median Sales Price	\$1,090,400	\$1,100,000	\$1,313,500	\$1,164,000	\$1,010,000
Sales Price / List Price Ratio	101.82%	103.24%	103.17%	102.52%	102.93%
Number of Properties Sold	24	7	4	4	11
Month's Supply of Inventory	4.18	3	4.25	5.31	2.73
Absorption Rate	0.29	0.33	0.24	0.21	0.37



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 May 2026 was \$1,100,000, down -16.25% from \$1,313,500 from the previous month and 8.91% higher than \$1,010,000 from May 2025. The May 2026 median sales price was at a mid level compared to May 2025 and 2024. The average sales price in May 2026 was \$1,154,857, down -7.67% from \$1,250,750 from the previous month and 7.99% higher than \$1,069,456 from May 2025. The May 2026 average sale price was at its highest level compared to May 2025 and 2024.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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

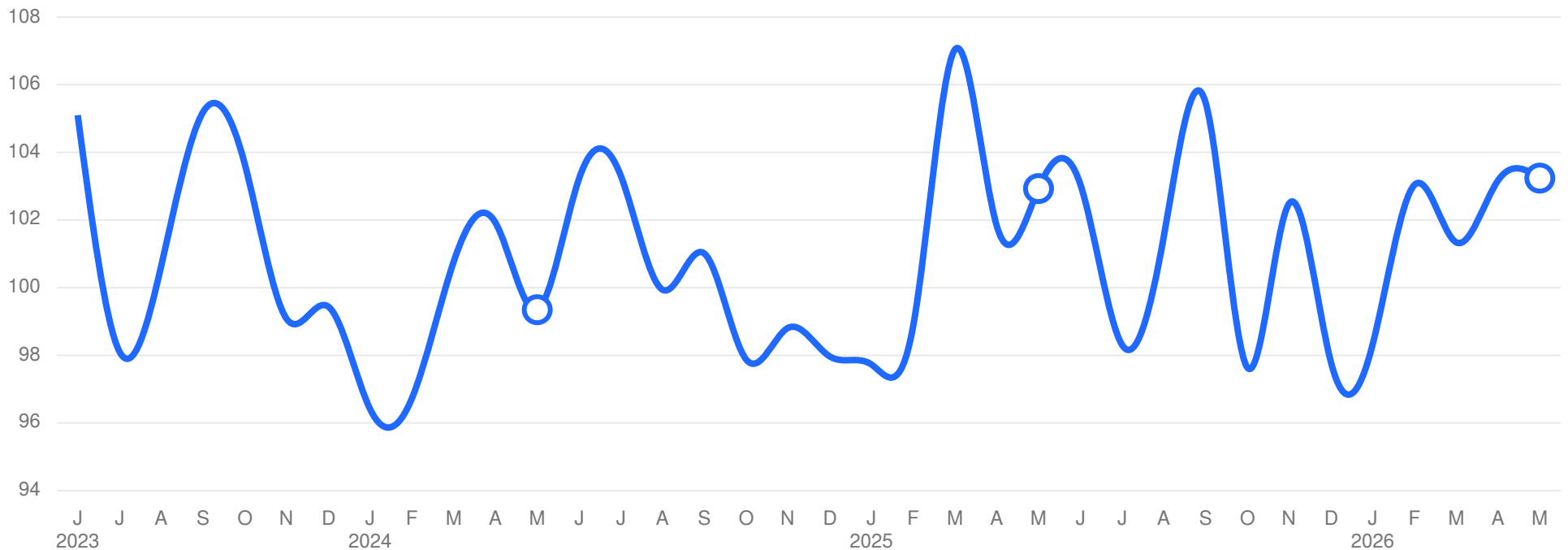
M: 203-247-5000
Lic#: 0750642

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 May 2026 sales price/list price ratio was 103.24%, equal to the previous month and equal to May 2025.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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

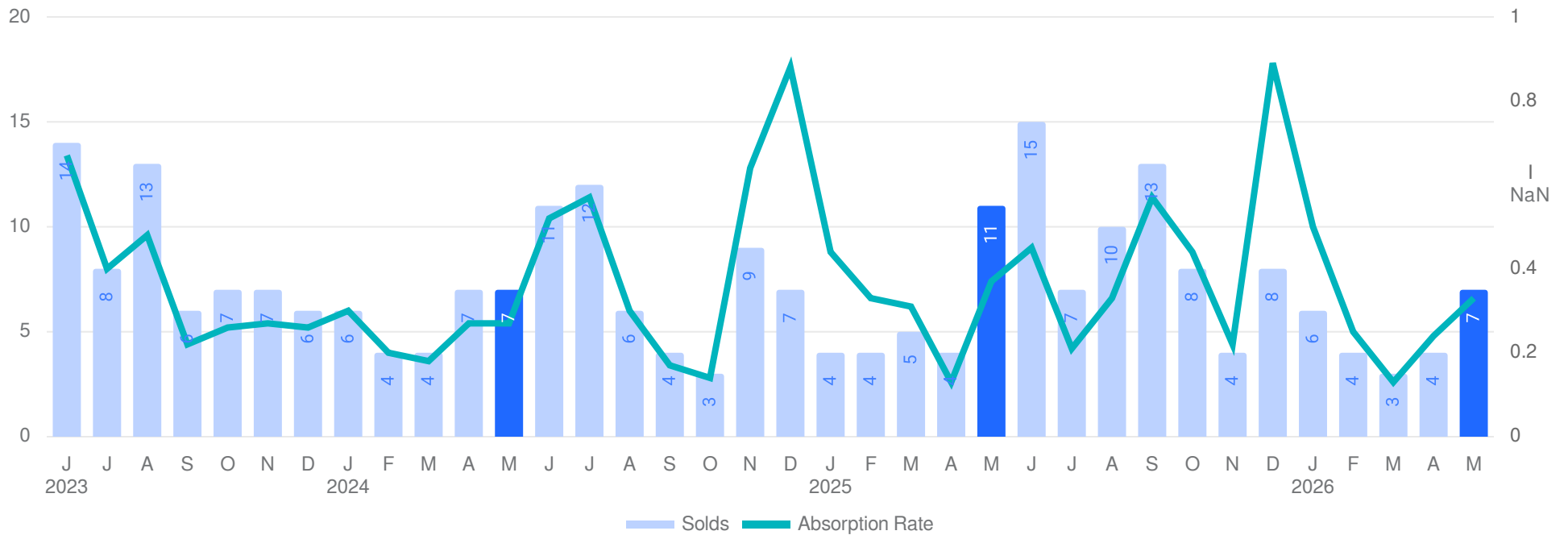
M: 203-247-5000
Lic#: 0750642

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 May 2026 was 7, up 75.00% from 4 from the previous month and -36.36% lower than 11 from May 2025. The May 2026 sales were at its lowest level compared to May 2025 and 2024. 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 06/01/2023 through 5/31/2026. 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

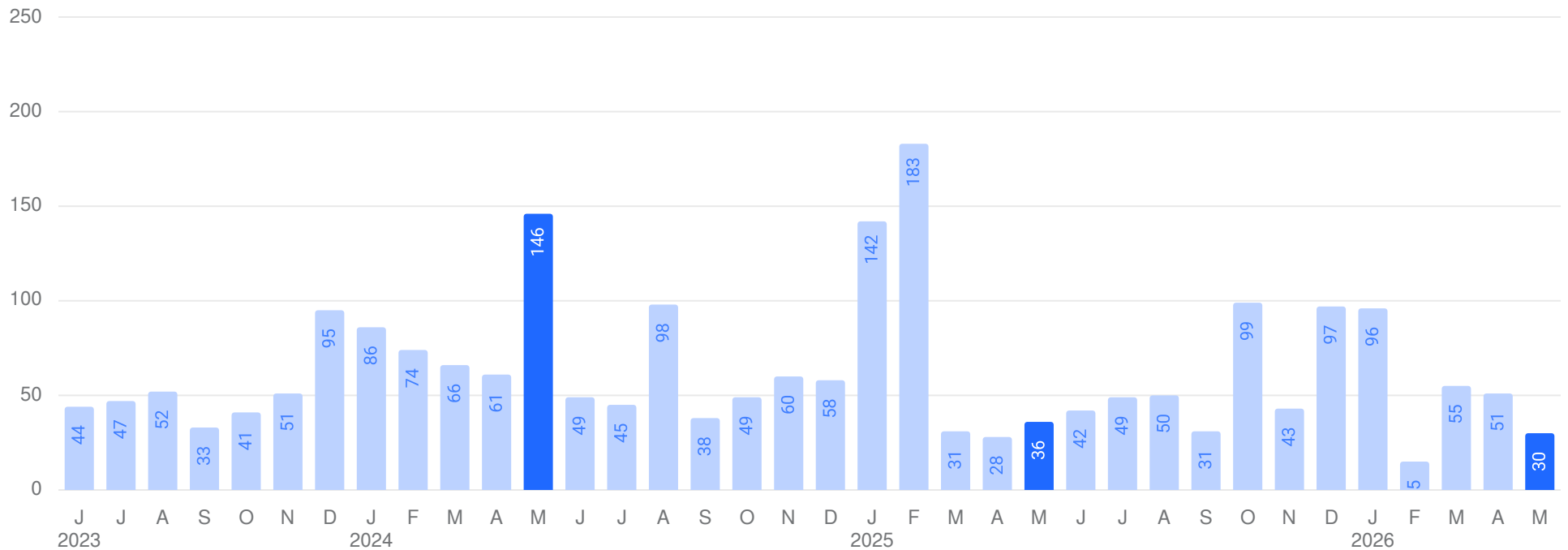
M: 203-247-5000
Lic#: 0750642

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 May 2026 was 30 days, down -41.18% from 51 days from the previous month and -16.67% lower than 36 days from May 2025. The May 2026 DOM was at its lowest level compared with May 2025 and 2024.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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 May 2026 was \$346, down -5.21% from \$365 from the previous month and 13.82% higher than \$304 from May 2025.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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

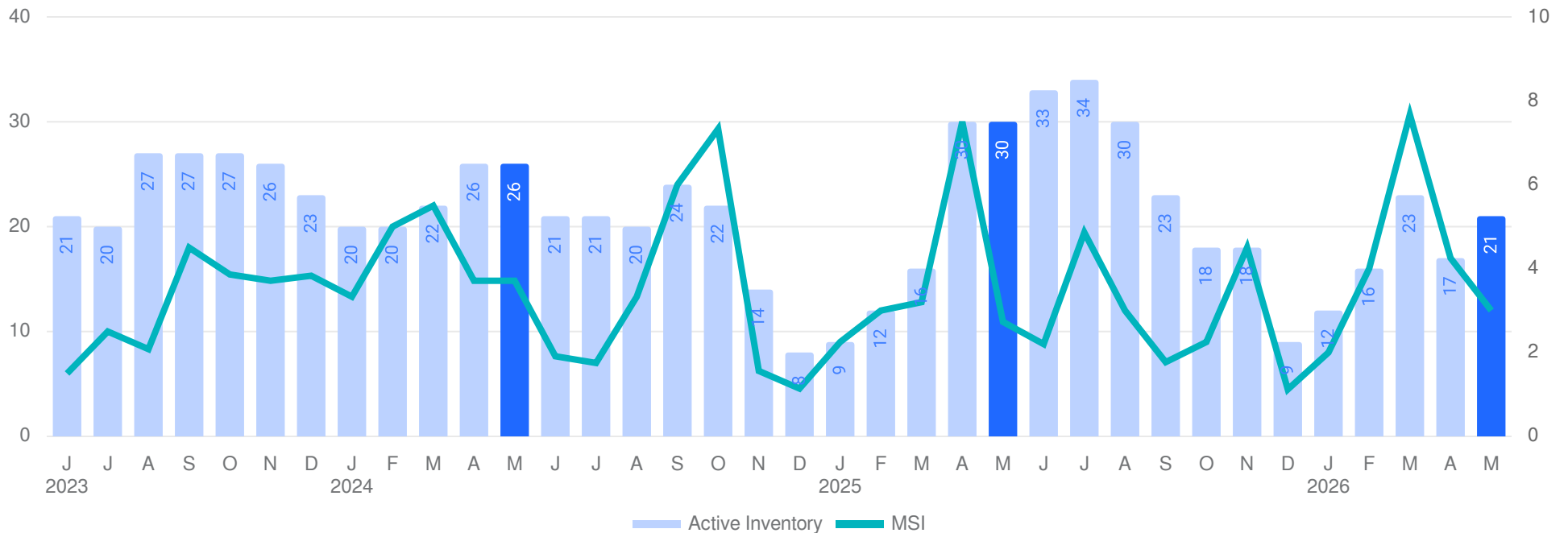
M: 203-247-5000
Lic#: 0750642

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 May 2026 was 21, up 23.53% from 17 from the previous month and -30.0% lower than 30 from May 2025. The May 2026 inventory was at its lowest level compared with May 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2026 MSI of 3 months was at a mid level compared with May 2025 and 2024.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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

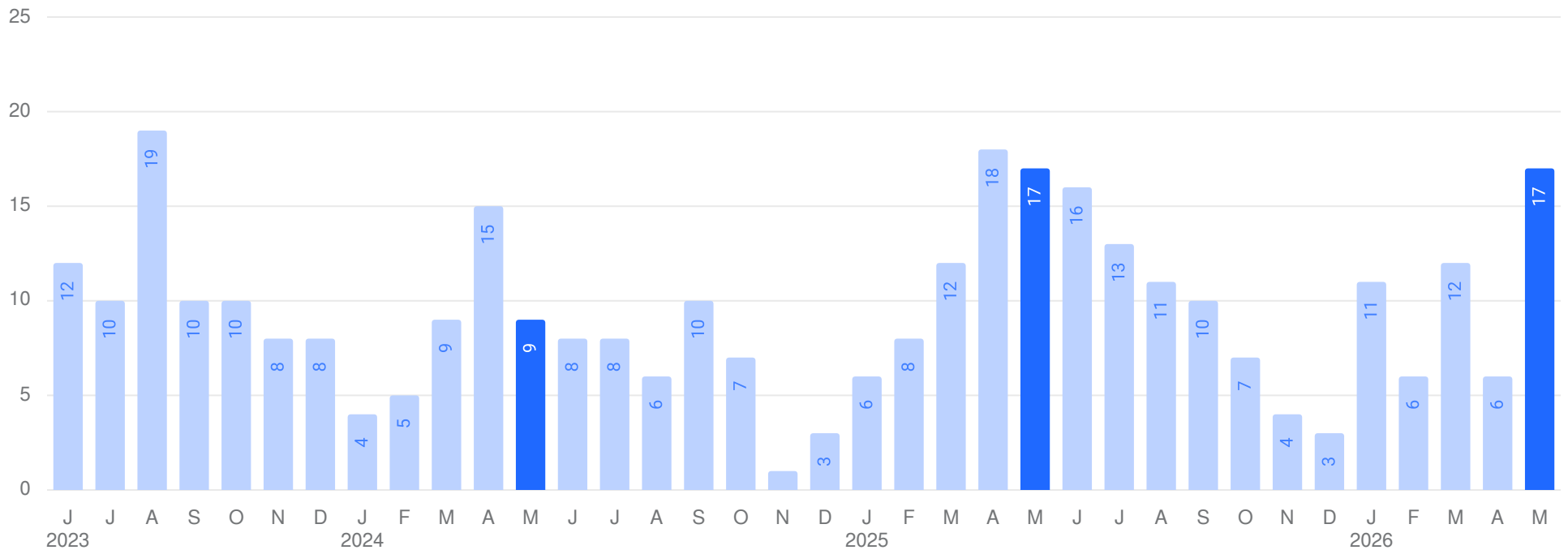
M: 203-247-5000
Lic#: 0750642

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

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

New Listings

The number of new listings in May 2026 was 17, up 183.33% from 6 from the previous month and equal to May 2025. The May 2026 listings were at a mid level compared to May 2025 and 2024.



Based on information from SmartMLS for the period 06/01/2023 through 5/31/2026. 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.