

Market Trends Report

August 2026

 Property Type

Single Family

 Date Range

September 2023 - August 2026

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

Overview	Monthly Trends				
	YTD Avg.	August	July	May. - Jul.	Aug. 2025
New Listings	77	3	7	13	11
Average Sales Price per Square Foot	332	270	368	363	343
Average Days on Market	46	44	47	37	50
Number of Properties for Sale	170	17	26	28	30
Average List Price	\$1,684,602	\$1,874,412	\$1,685,400	\$1,629,644	\$1,573,121
Median List Price	\$1,209,156	\$1,300,000	\$1,297,500	\$1,253,750	\$1,224,000
Average Sales Price	\$1,096,857	\$1,129,556	\$1,093,000	\$1,068,390	\$899,525
Median Sales Price	\$1,080,313	\$1,080,000	\$1,100,000	\$1,070,167	\$815,375
Sales Price / List Price Ratio	101.77%	100.95%	100.83%	102.44%	101.52%
Number of Properties Sold	52	9	11	9	10
Month's Supply of Inventory	3.78	1.89	2.36	3.32	3
Absorption Rate	0.32	0.53	0.42	0.32	0.33



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Average & Median Sales Price

The median sales price in August 2026 was \$1,080,000, down -1.82% from \$1,100,000 from the previous month and 32.45% higher than \$815,375 from August 2025. The August 2026 median sales price was at its highest level compared to August 2025 and 2024. The average sales price in August 2026 was \$1,129,556, up 3.34% from \$1,093,000 from the previous month and 25.57% higher than \$899,525 from August 2025. The August 2026 average sale price was at its highest level compared to August 2025 and 2024.





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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 August 2026 sales price/list price ratio was 100.95%, equal to the previous month and equal to August 2025.





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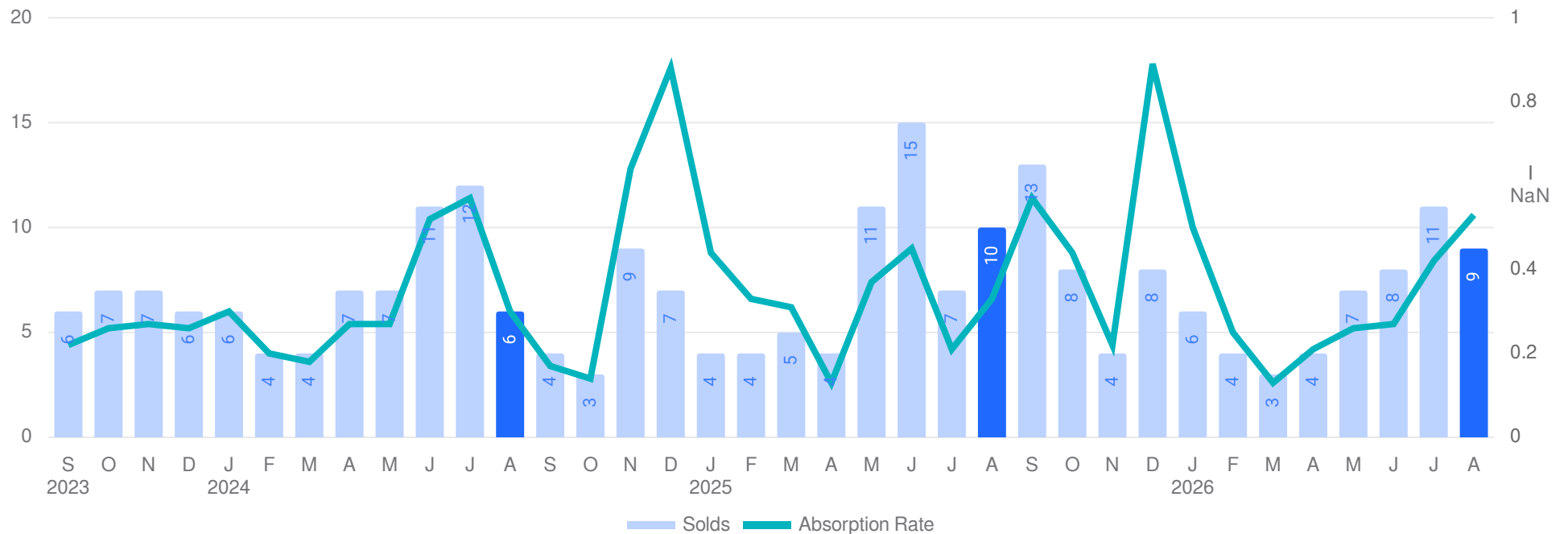
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Number of Properties Sold & Absorption Rate

The number of properties sold in August 2026 was 9, down -18.18% from 11 from the previous month and -10.0% lower than 10 from August 2025. The August 2026 sales were at a mid level compared to August 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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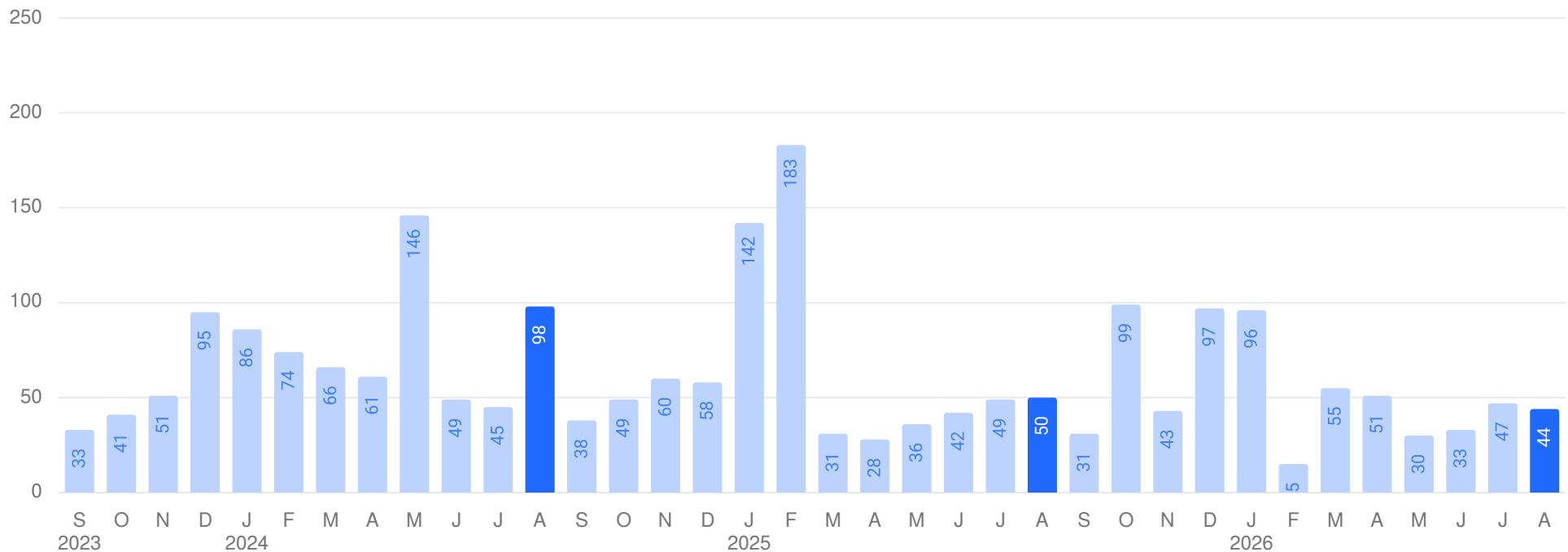
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Average Days on Market

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 August 2026 was 44 days, down -6.38% from 47 days from the previous month and -12.00% lower than 50 days from August 2025. The August 2026 DOM was at its lowest level compared with August 2025 and 2024.





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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 August 2026 was \$270, down -26.63% from \$368 from the previous month and -21.28% lower than \$343 from August 2025.





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Inventory & MSI

The number of properties for sale in August 2026 was 17, down -34.62% from 26 from the previous month and -43.33% lower than 30 from August 2025. The August 2026 inventory was at its lowest level compared with August 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2026 MSI of 1.89 months was at its lowest level compared with August 2025 and 2024.





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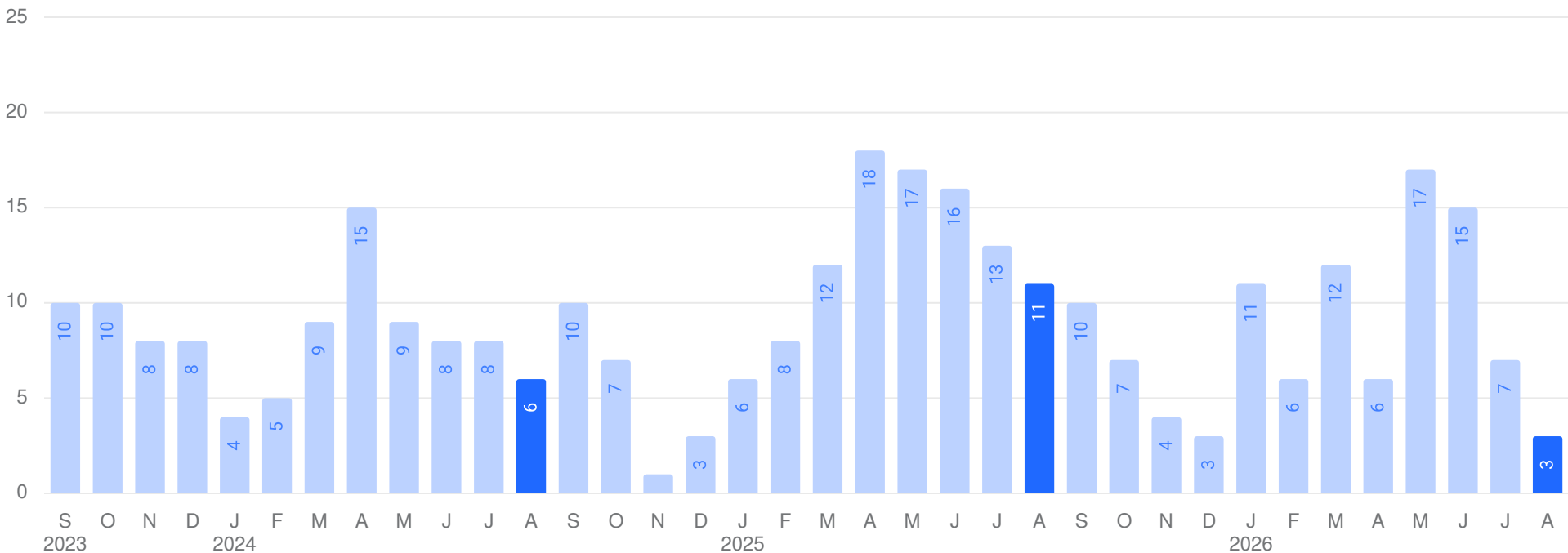
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New Listings

The number of new listings in August 2026 was 3, down -57.14% from 7 from the previous month and -72.73% lower than 11 from August 2025. The August 2026 listings were at its lowest level compared to August 2025 and 2024.



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