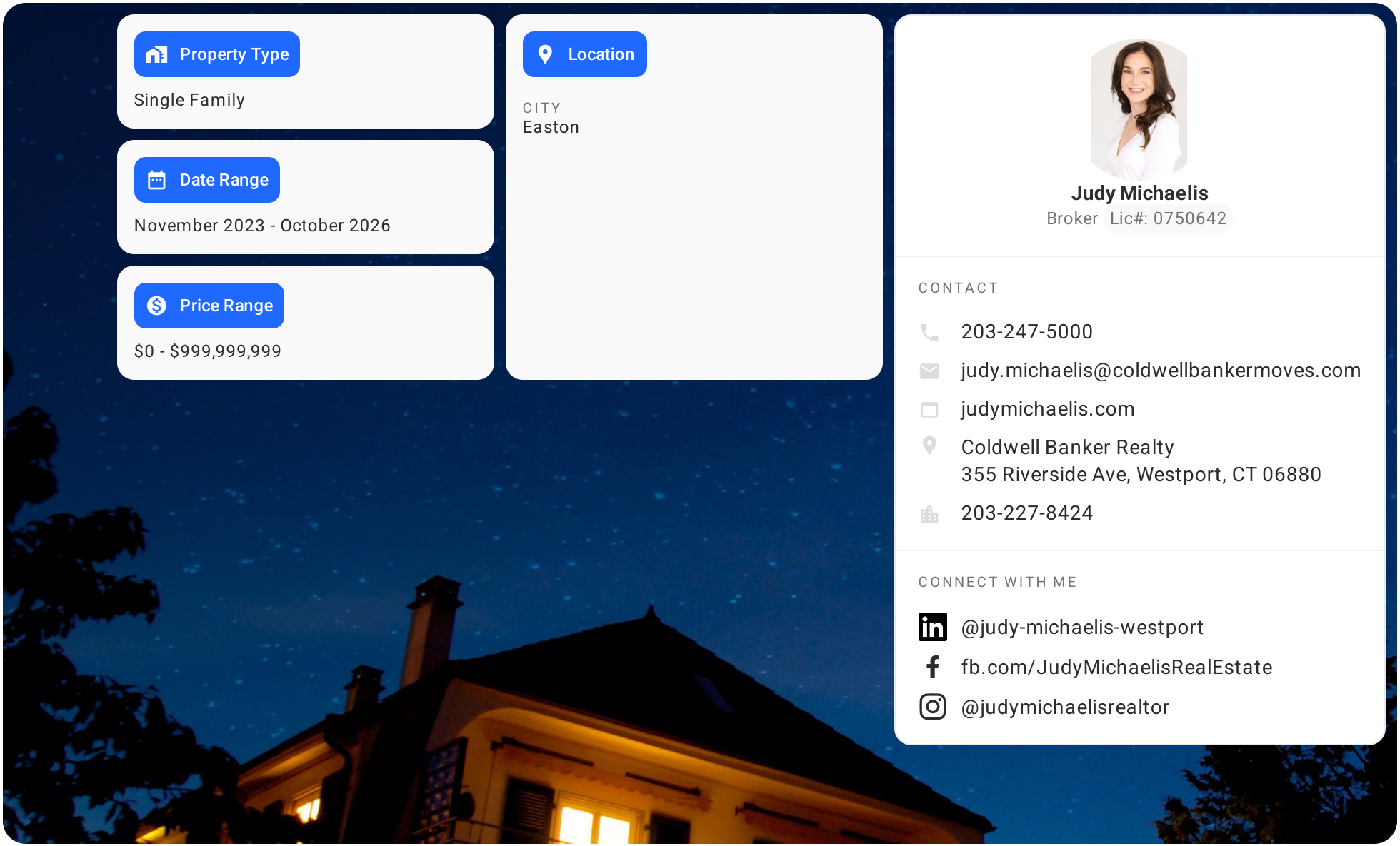
COLDWELL BANKER | REALTY

Market Trends Report
October 2026



Property Type

Single Family

Date Range

November 2023 - October 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



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Overview

The overview below shows real estate activity from January 2026 to October 2026. You will see data comparisons between October and the previous month, the last three months and October 2025.

		Monthly Trends			
Overview	**YTD Avg.**	**October**	**September**	**Jul. - Sep.**	**Oct. 2025**
New Listings	102	10	14	8	7
Average Sales Price per Square Foot	333	343	329	322	318
Average Days on Market	48	37	72	54	99
Number of Properties for Sale	221	23	24	24	18
Average List Price	$1,645,820	$1,573,565	$1,623,708	$1,664,414	$1,599,717
Median List Price	$1,199,625	$1,250,000	$1,221,500	$1,245,417	$969,500
Average Sales Price	$1,092,198	$1,138,000	$1,009,125	$1,077,227	$1,249,062
Median Sales Price	$1,050,250	$950,000	$910,000	$1,030,000	$1,274,500
Sales Price / List Price Ratio	101.13%	102.8%	94.39%	98.72%	97.64%
Number of Properties Sold	65	5	8	9	8
Month's Supply of Inventory	3.83	4.6	3	2.56	2.25
Absorption Rate	0.3	0.22	0.33	0.39	0.44

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Average & Median Sales Price

The median sales price in October 2026 was $950,000, up 4.40% from $910,000 from the previous month and -25.46% lower than $1,274,500 from October 2025. The October 2026 median sales price was at a mid level compared to October 2025 and 2024. The average sales price in October 2026 was $1,138,000, up 12.77% from $1,009,125 from the previous month and -8.89% lower than $1,249,062 from October 2025. The October 2026 average sale price was at a mid level compared to October 2025 and 2024.



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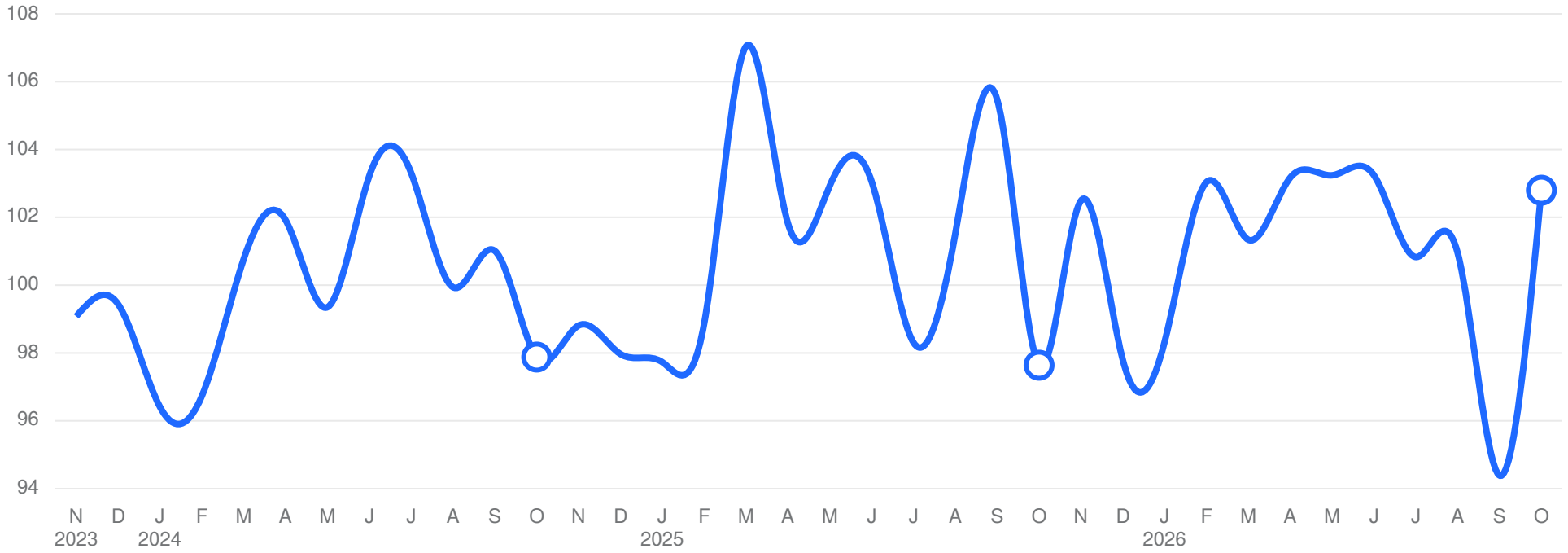
Sales Price / List Price Ratio

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 October 2026 sales price/list price ratio was 102.8%, up from 94.39% from the previous month and up from 97.64% from October 2025.



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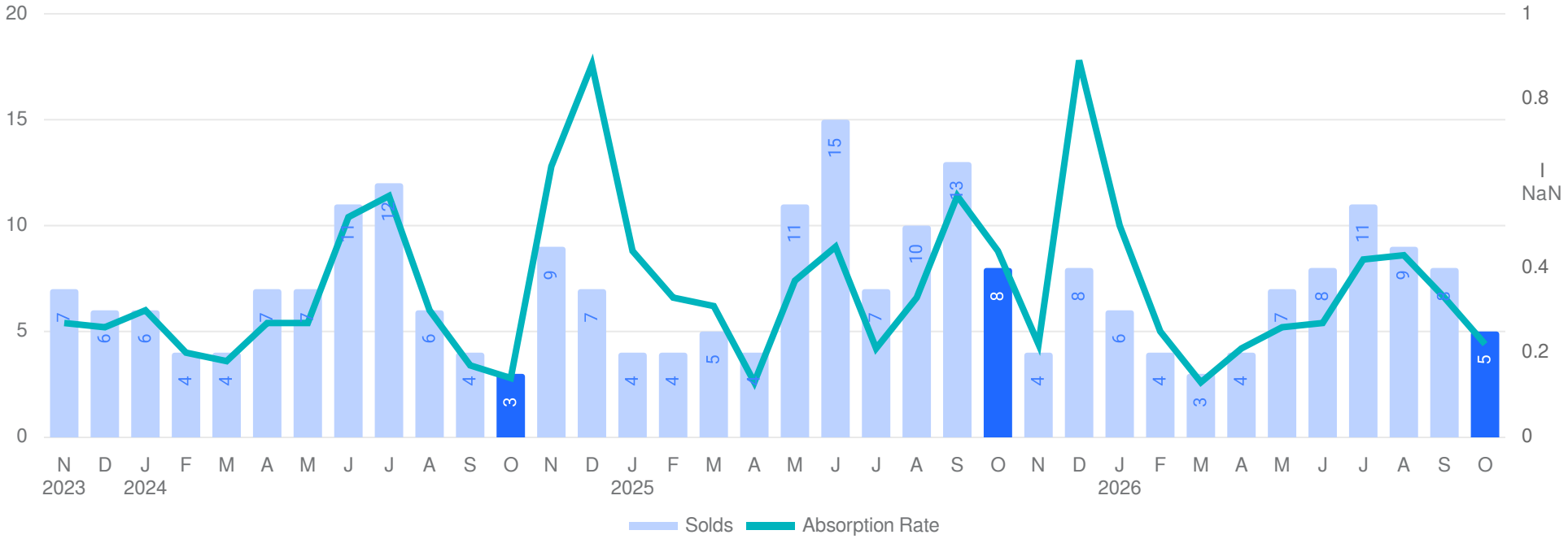
Number of Properties Sold & Absorption Rate

The number of properties sold in October 2026 was 5, down -37.50% from 8 from the previous month and -37.50% lower than 8 from October 2025. The October 2026 sales were at a mid level compared to October 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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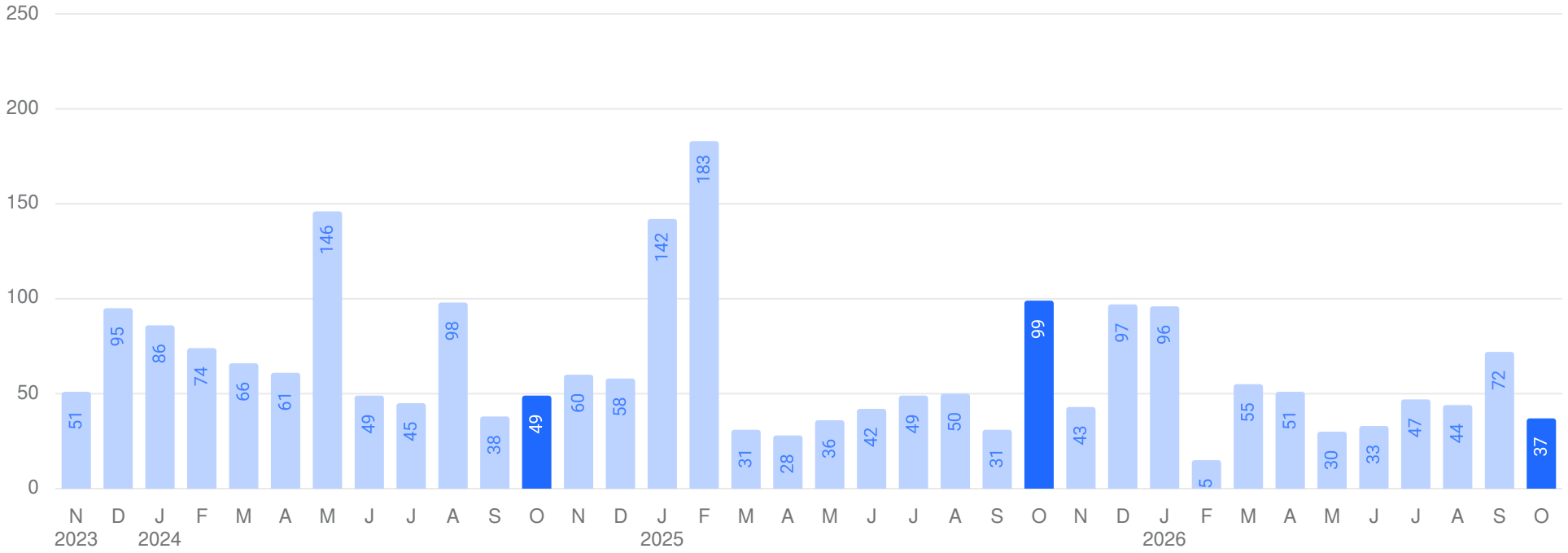
Average Days on Market

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 2026 was 37 days, down -48.61% from 72 days from the previous month and -62.63% lower than 99 days from October 2025. The October 2026 DOM was at its lowest level compared with October 2025 and 2024.



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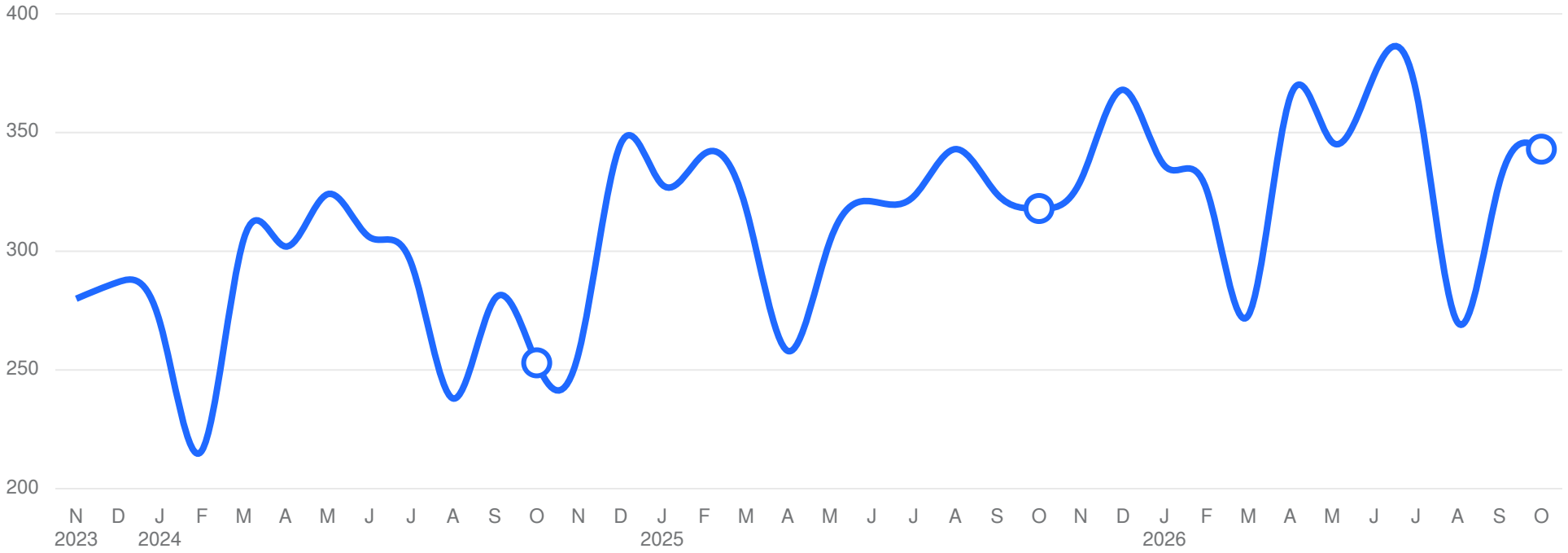
Average Sales Price per Square Foot

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 October 2026 was $343, up 4.26% from $329 from the previous month and 7.86% higher than $318 from October 2025.



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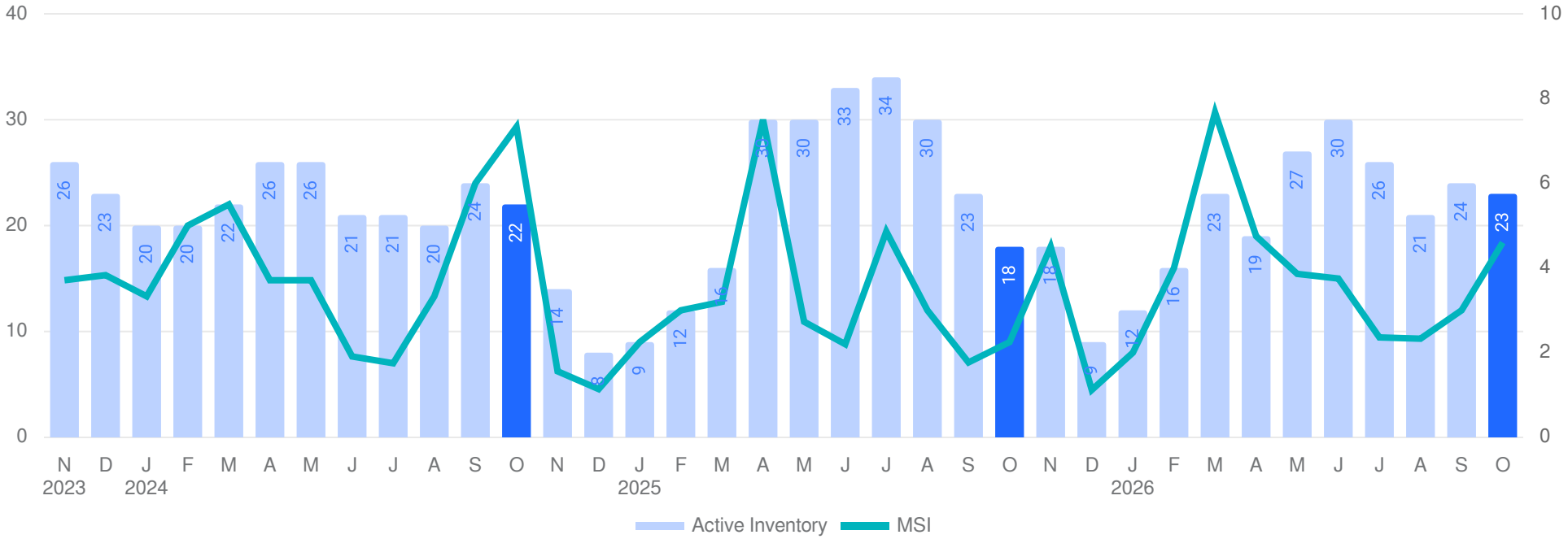
Inventory & MSI

The number of properties for sale in October 2026 was 23, down -4.17% from 24 from the previous month and 27.78% higher than 18 from October 2025. The October 2026 inventory was at its highest level compared with October 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2026 MSI of 4.6 months was at a mid level compared with October 2025 and 2024.



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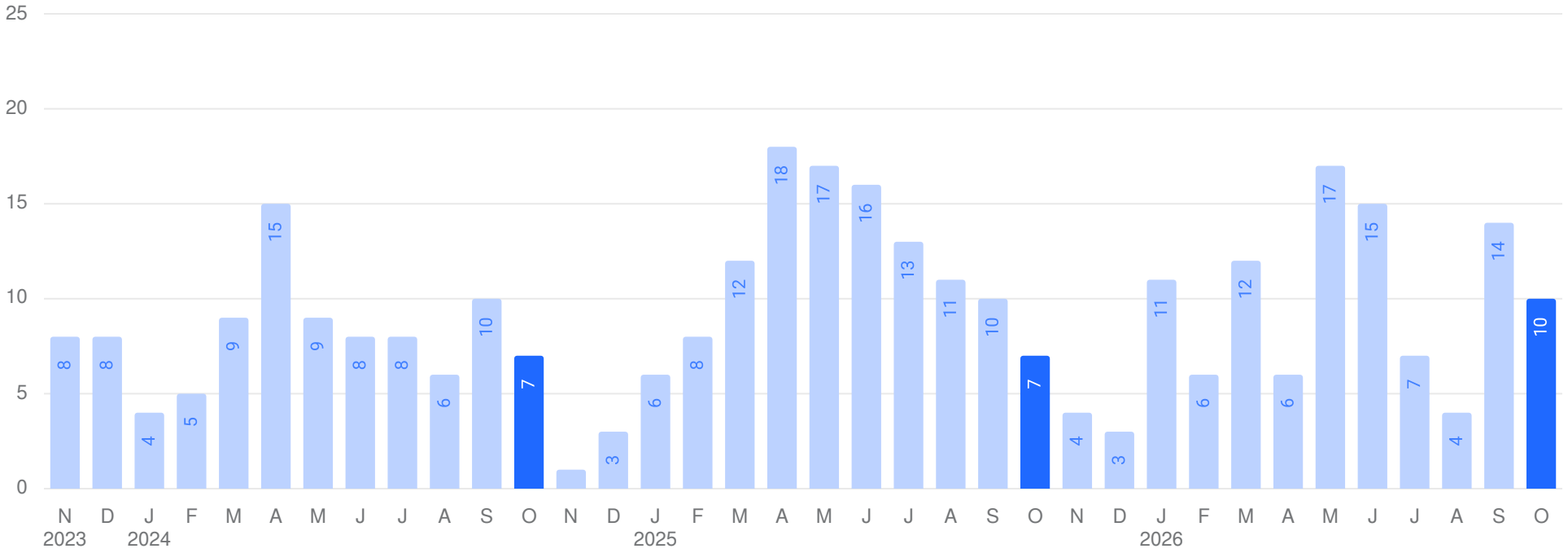
New Listings

The number of new listings in October 2026 was 10, down -28.57% from 14 from the previous month and 42.86% higher than 7 from October 2025. The October 2026 listings were at its highest level compared to October 2025 and 2024.



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