



HALSTEAD
REAL ESTATE

Easton Market Report **2018**

Year End 2018

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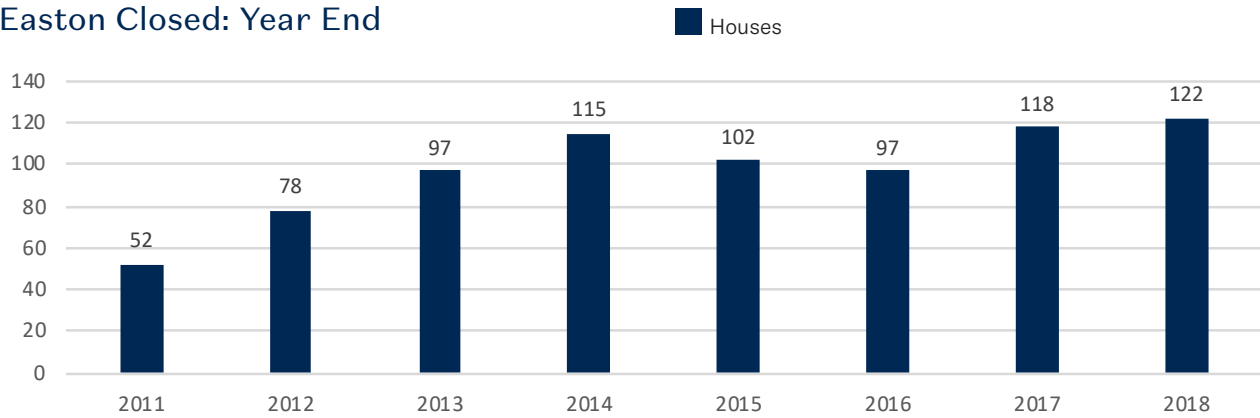
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HALSTEAD CONNECTICUT, LLC

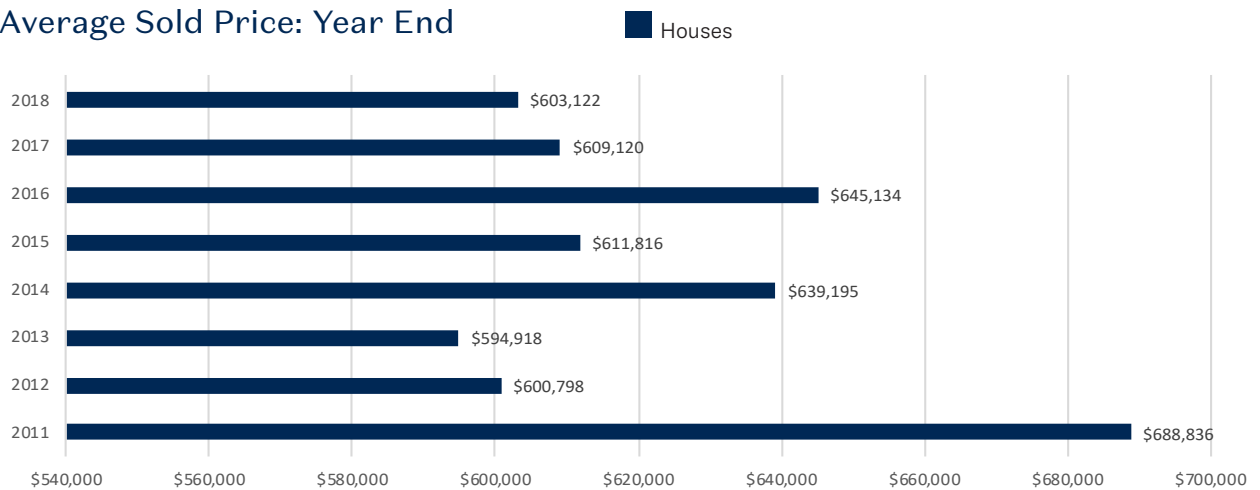
Easton Overview

	2018	2017	% CHANGE
Houses: Closings in Fourth Quarter	19	34	-44.1%
Houses: Closings Full Year	122	118	+3.4%
Houses: Average Closing Price Full Year	\$603,122	\$609,120	-1%
Houses: Pending on December 31st	10	9	+11.1%
Houses: Inventory on December 31st	76	84	-9.5%

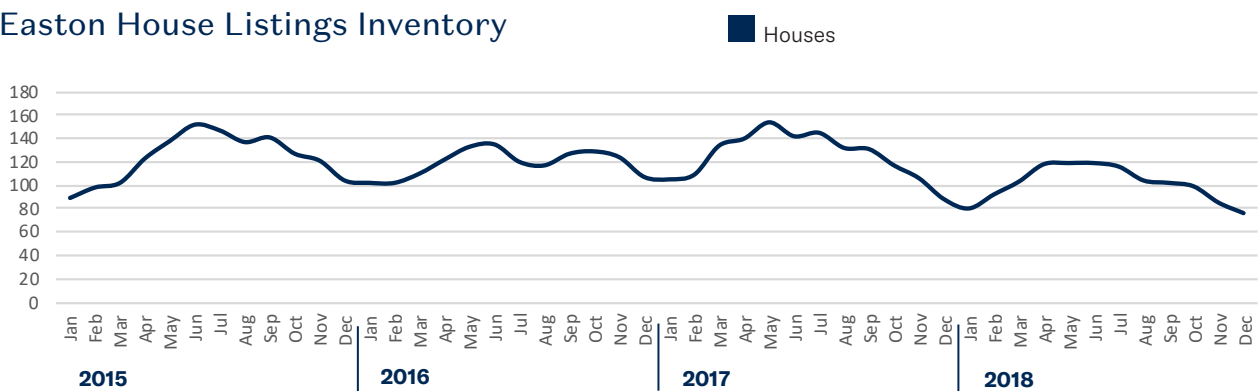
Easton Closed: Year End



Average Sold Price: Year End



Easton House Listings Inventory



Active inventory from Connecticut Smart MLS and includes Active and Show status.

Year End 2018

Easton

Active House Listings as of December 31st

	2018	2017	%
Under \$400K	4	4	0%
\$400K-\$500K	10	10	0%
\$500K-\$600K	20	15	+33.3%
\$600K-\$700K	11	18	-38.9%
\$700K-\$1M	24	22	+9.1%
\$1M-\$1.5M	5	13	-61.5%
Over \$1.5M	2	2	0%

Number of Houses Closed: Year End

	2018	2017	%
Under \$400K	16	19	-15.8%
\$400K-\$500K	24	18	+33.3%
\$500K-\$600K	23	23	0%
\$600K-\$700K	25	32	-21.9%
\$700K-\$1M	29	16	+81.3%
\$1M-\$1.5M	5	10	-50%
Over \$1.5M	0	0	NA

Absorption Rate in Months: Houses

Based on closing for full year and inventory on December 31st

	UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$1M	\$1M-\$1.5M	OVER \$1.5M
2018	3	5	10.4	5.3	9.9	12	NA
2017	2.5	6.7	7.8	6.8	16.5	15.6	NA
%	+20%	-25.4%	+33.3%	-22.1%	-40%	-23.1%	NA

Houses: Active/Closed/Pending

Active/Pending as of Dec. 31st; Closed: Full Year (12 Months)

