

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	13	10	- 23.1%	84	89	+ 6.0%
Closed Sales	14	13	- 7.1%	72	82	+ 13.9%
Median Sales Price*	\$401,000	<b>\$445,000</b>	+ 11.0%	\$410,000	<b>\$445,000</b>	+ 8.5%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	47	+ 34.3%	34	34	0.0%
Percent of Original List Price Received*	100.7%	<b>103.0%</b>	+ 2.3%	101.6%	<b>102.0%</b>	+ 0.4%
New Listings	14	18	+ 28.6%	104	108	+ 3.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

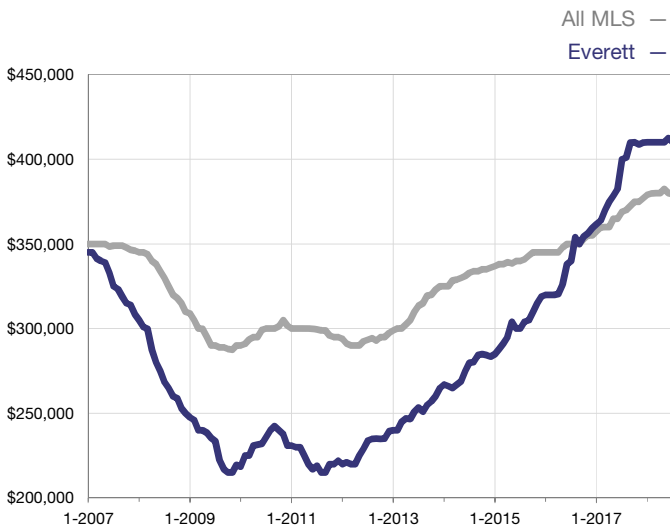
### Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	6	- 14.3%	44	52	+ 18.2%
Closed Sales	5	8	+ 60.0%	38	46	+ 21.1%
Median Sales Price*	\$315,000	<b>\$341,250</b>	+ 8.3%	\$328,500	<b>\$341,250</b>	+ 3.9%
Inventory of Homes for Sale	21	3	- 85.7%	--	--	--
Months Supply of Inventory	3.8	0.5	- 86.8%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	30	29	- 3.3%
Percent of Original List Price Received*	96.6%	<b>97.2%</b>	+ 0.6%	99.6%	<b>99.8%</b>	+ 0.2%
New Listings	15	8	- 46.7%	70	60	- 14.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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