Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Everett

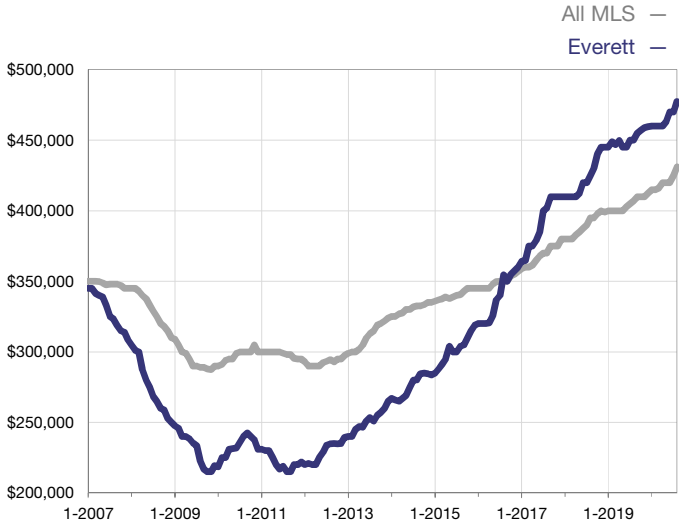
Single-Family Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	11	**12**	+ 9.1%	81	**57**	- 29.6%
Closed Sales	19	**9**	- 52.6%	78	**45**	- 42.3%
Median Sales Price*	$450,000	**$560,000**	+ 24.4%	$452,500	**$500,000**	+ 10.5%
Inventory of Homes for Sale	14	**16**	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	**2.2**	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	39	**28**	- 28.2%	38	**39**	+ 2.6%
Percent of Original List Price Received*	99.7%	**100.2%**	+ 0.5%	99.2%	**98.6%**	- 0.6%
New Listings	10	**12**	+ 20.0%	105	**80**	- 23.8%

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

Condominium Properties	August			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	3	**13**	+ 333.3%	57	**63**	+ 10.5%
Closed Sales	6	**12**	+ 100.0%	53	**57**	+ 7.5%
Median Sales Price*	$419,000	**$452,500**	+ 8.0%	$390,000	**$420,000**	+ 7.7%
Inventory of Homes for Sale	6	**9**	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	**1.4**	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	**31**	+ 10.7%	35	**40**	+ 14.3%
Percent of Original List Price Received*	99.3%	**98.6%**	- 0.7%	97.6%	**98.1%**	+ 0.5%
New Listings	3	**8**	+ 166.7%	67	**80**	+ 19.4%

* 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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