

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	10	0.0%	44	75	+ 70.5%
Closed Sales	7	10	+ 42.9%	36	71	+ 97.2%
Median Sales Price*	\$485,000	\$502,000	+ 3.5%	\$492,500	\$537,000	+ 9.0%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	42	27	- 35.7%
Percent of Original List Price Received*	101.0%	102.2%	+ 1.2%	98.2%	102.7%	+ 4.6%
New Listings	17	13	- 23.5%	68	84	+ 23.5%

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

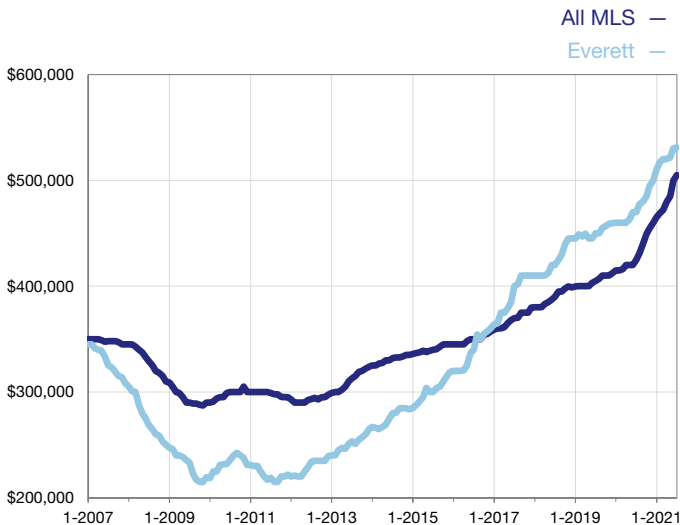
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	8	- 20.0%	50	76	+ 52.0%
Closed Sales	9	9	0.0%	45	72	+ 60.0%
Median Sales Price*	\$480,000	\$385,000	- 19.8%	\$418,000	\$438,000	+ 4.8%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	73	30	- 58.9%	42	48	+ 14.3%
Percent of Original List Price Received*	96.3%	97.1%	+ 0.8%	98.0%	98.4%	+ 0.4%
New Listings	17	11	- 35.3%	72	94	+ 30.6%

* 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

