

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	16	+ 23.1%	76	71	- 6.6%
Closed Sales	9	11	+ 22.2%	68	59	- 13.2%
Median Sales Price*	\$429,000	\$499,000	+ 16.3%	\$447,000	\$455,000	+ 1.8%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	32	45	+ 40.6%	32	37	+ 15.6%
Percent of Original List Price Received*	94.4%	100.0%	+ 5.9%	101.3%	99.0%	- 2.3%
New Listings	11	17	+ 54.5%	89	95	+ 6.7%

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

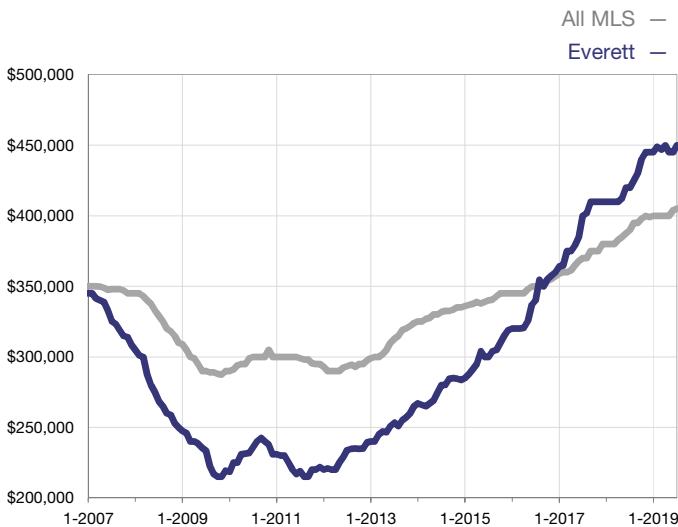
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	4	- 33.3%	45	54	+ 20.0%
Closed Sales	3	16	+ 433.3%	38	46	+ 21.1%
Median Sales Price*	\$300,000	\$335,000	+ 11.7%	\$350,000	\$384,000	+ 9.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	30	36	+ 20.0%
Percent of Original List Price Received*	97.7%	96.9%	- 0.8%	100.3%	97.4%	- 2.9%
New Listings	1	2	+ 100.0%	52	64	+ 23.1%

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

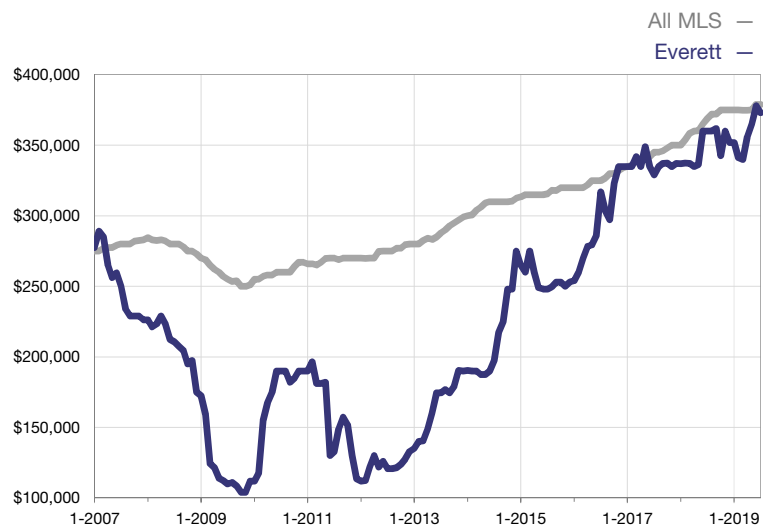
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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