

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	8	+ 300.0%	24	56	+ 133.3%
Closed Sales	2	7	+ 250.0%	22	49	+ 122.7%
Median Sales Price*	\$597,500	<b>\$535,000</b>	- 10.5%	\$500,000	<b>\$545,000</b>	+ 9.0%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	1.9	0.2	- 89.5%	--	--	--
Cumulative Days on Market Until Sale	13	44	+ 238.5%	43	28	- 34.9%
Percent of Original List Price Received*	99.0%	<b>106.3%</b>	+ 7.4%	97.1%	<b>102.9%</b>	+ 6.0%
New Listings	6	5	- 16.7%	38	56	+ 47.4%

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

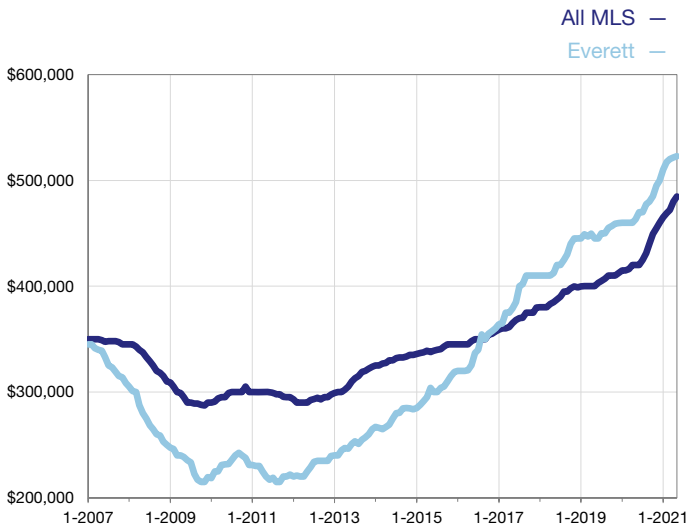
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	31	58	+ 87.1%
Closed Sales	5	9	+ 80.0%	33	49	+ 48.5%
Median Sales Price*	\$420,000	<b>\$474,000</b>	+ 12.9%	\$418,000	<b>\$420,000</b>	+ 0.5%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	44	46	+ 4.5%	35	59	+ 68.6%
Percent of Original List Price Received*	98.5%	<b>97.8%</b>	- 0.7%	98.7%	<b>97.7%</b>	- 1.0%
New Listings	4	15	+ 275.0%	43	66	+ 53.5%

\* 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

