

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	5	- 44.4%	45	43	- 4.4%
Closed Sales	7	3	- 57.1%	41	38	- 7.3%
Median Sales Price*	\$672,000	<b>\$485,000</b>	- 27.8%	\$617,500	<b>\$619,000</b>	+ 0.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	16	25	+ 56.3%	36	22	- 38.9%
Percent of Original List Price Received*	106.2%	<b>101.7%</b>	- 4.2%	102.0%	<b>102.5%</b>	+ 0.5%
New Listings	7	8	+ 14.3%	48	52	+ 8.3%

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

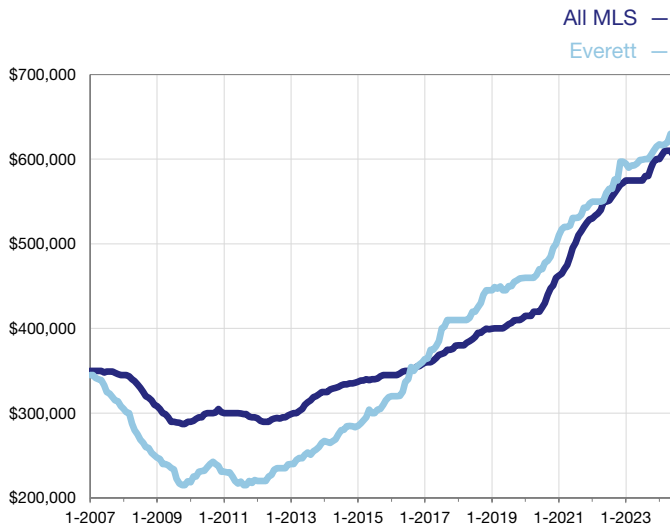
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	12	+ 500.0%	31	52	+ 67.7%
Closed Sales	5	6	+ 20.0%	28	47	+ 67.9%
Median Sales Price*	\$650,000	<b>\$372,450</b>	- 42.7%	\$432,501	<b>\$450,000</b>	+ 4.0%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	32	29	- 9.4%
Percent of Original List Price Received*	100.2%	<b>100.0%</b>	- 0.2%	100.6%	<b>100.3%</b>	- 0.3%
New Listings	5	9	+ 80.0%	34	65	+ 91.2%

\* 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

