

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

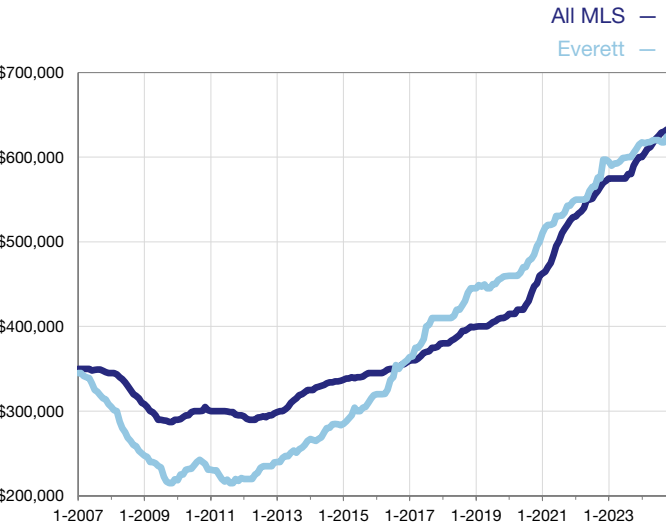
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	61	64	+ 4.9%
Closed Sales	8	13	+ 62.5%	55	55	0.0%
Median Sales Price*	\$585,000	\$665,000	+ 13.7%	\$617,500	\$635,000	+ 2.8%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	11	19	+ 72.7%	33	22	- 33.3%
Percent of Original List Price Received*	107.9%	103.1%	- 4.4%	102.4%	102.7%	+ 0.3%
New Listings	12	10	- 16.7%	73	74	+ 1.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	41	63	+ 53.7%
Closed Sales	3	5	+ 66.7%	35	63	+ 80.0%
Median Sales Price*	\$502,500	\$483,000	- 3.9%	\$445,000	\$460,000	+ 3.4%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	31	29	- 6.5%
Percent of Original List Price Received*	99.0%	102.7%	+ 3.7%	100.1%	100.5%	+ 0.4%
New Listings	6	5	- 16.7%	44	80	+ 81.8%

* 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

