

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

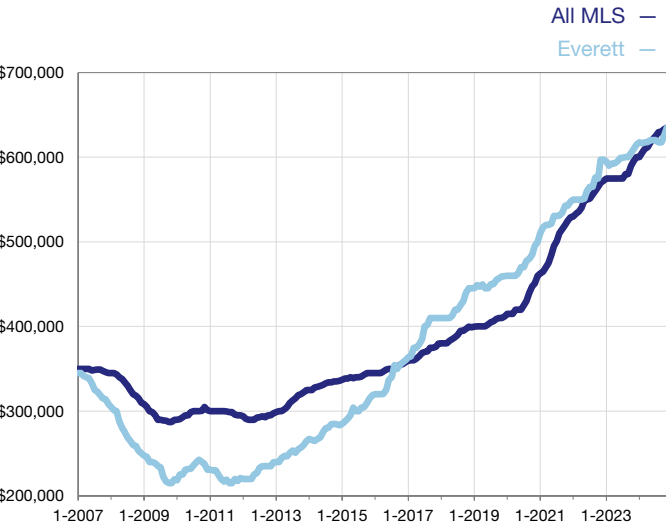
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	68	69	+ 1.5%
Closed Sales	11	8	- 27.3%	66	63	- 4.5%
Median Sales Price*	\$610,000	\$640,000	+ 4.9%	\$616,250	\$635,000	+ 3.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	18	37	+ 105.6%	30	24	- 20.0%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	101.9%	102.2%	+ 0.3%
New Listings	4	7	+ 75.0%	77	81	+ 5.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	45	69	+ 53.3%
Closed Sales	6	5	- 16.7%	41	68	+ 65.9%
Median Sales Price*	\$353,000	\$459,000	+ 30.0%	\$440,000	\$459,950	+ 4.5%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 5.3%	32	29	- 9.4%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	99.9%	100.4%	+ 0.5%
New Listings	9	8	- 11.1%	53	87	+ 64.2%

* 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

