

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

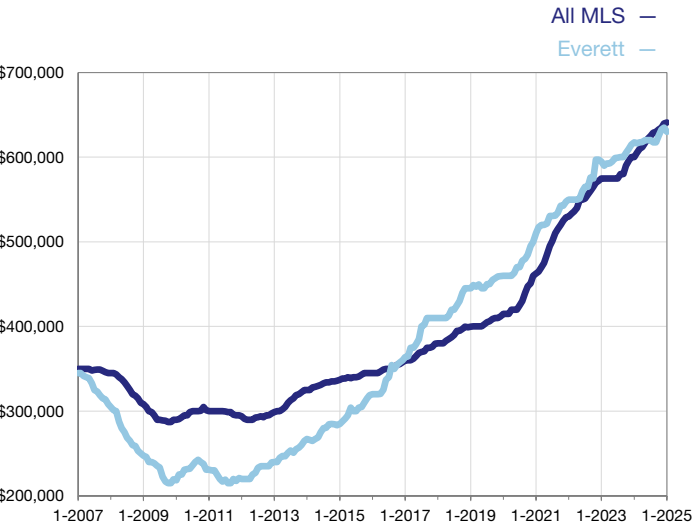
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$642,500	\$620,000	- 3.5%	\$642,500	\$620,000	- 3.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	28	27	- 3.6%
Percent of Original List Price Received*	99.4%	102.1%	+ 2.7%	99.4%	102.1%	+ 2.7%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$335,000	\$397,500	+ 18.7%	\$335,000	\$397,500	+ 18.7%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	35	53	+ 51.4%	35	53	+ 51.4%
Percent of Original List Price Received*	100.0%	98.9%	- 1.1%	100.0%	98.9%	- 1.1%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

\* 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

