

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

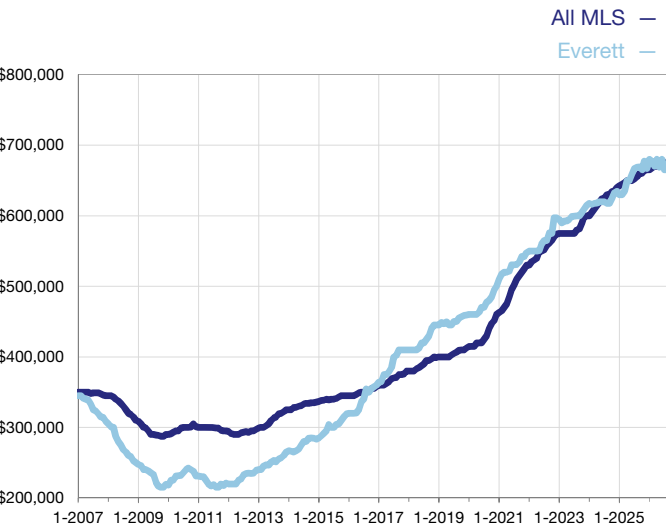
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				0	6	--	53	36	- 32.1%
Closed Sales				6	3	- 50.0%	60	34	- 43.3%
Median Sales Price*				\$665,000	\$650,000	- 2.3%	\$677,500	\$700,000	+ 3.3%
Inventory of Homes for Sale				16	10	- 37.5%	--	--	--
Months Supply of Inventory				2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale				36	29	- 19.4%	24	38	+ 58.3%
Percent of Original List Price Received*				97.0%	99.3%	+ 2.4%	101.6%	98.9%	- 2.7%
New Listings				3	8	+ 166.7%	70	54	- 22.9%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				2	8	+ 300.0%	47	42	- 10.6%
Closed Sales				7	7	0.0%	42	37	- 11.9%
Median Sales Price*				\$375,000	\$470,000	+ 25.3%	\$435,000	\$465,000	+ 6.9%
Inventory of Homes for Sale				9	14	+ 55.6%	--	--	--
Months Supply of Inventory				1.6	3.1	+ 93.8%	--	--	--
Cumulative Days on Market Until Sale				18	25	+ 38.9%	35	40	+ 14.3%
Percent of Original List Price Received*				100.6%	100.4%	- 0.2%	100.9%	98.3%	- 2.6%
New Listings				4	7	+ 75.0%	60	63	+ 5.0%

* 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

