

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	9	- 10.0%	96	110	+ 14.6%
Closed Sales	9	11	+ 22.2%	85	109	+ 28.2%
Median Sales Price*	\$320,000	<b>\$406,000</b>	+ 26.9%	\$319,000	<b>\$360,000</b>	+ 12.9%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	3.0	<b>0.9</b>	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	57	<b>26</b>	- 54.4%	76	<b>49</b>	- 35.5%
Percent of Original List Price Received*	96.7%	<b>106.1%</b>	+ 9.7%	98.4%	<b>102.7%</b>	+ 4.4%
New Listings	9	7	- 22.2%	127	137	+ 7.9%

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

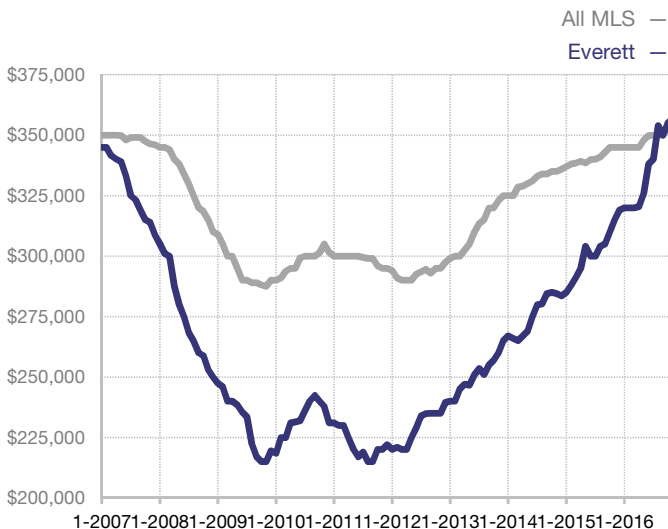
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	3	- 25.0%	73	76	+ 4.1%
Closed Sales	5	7	+ 40.0%	77	73	- 5.2%
Median Sales Price*	\$211,000	<b>\$375,000</b>	+ 77.7%	\$253,000	<b>\$335,000</b>	+ 32.4%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.3	<b>1.2</b>	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	28	<b>41</b>	+ 46.4%	70	<b>51</b>	- 27.1%
Percent of Original List Price Received*	100.0%	<b>97.3%</b>	- 2.7%	97.7%	<b>100.7%</b>	+ 3.1%
New Listings	2	4	+ 100.0%	98	88	- 10.2%

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

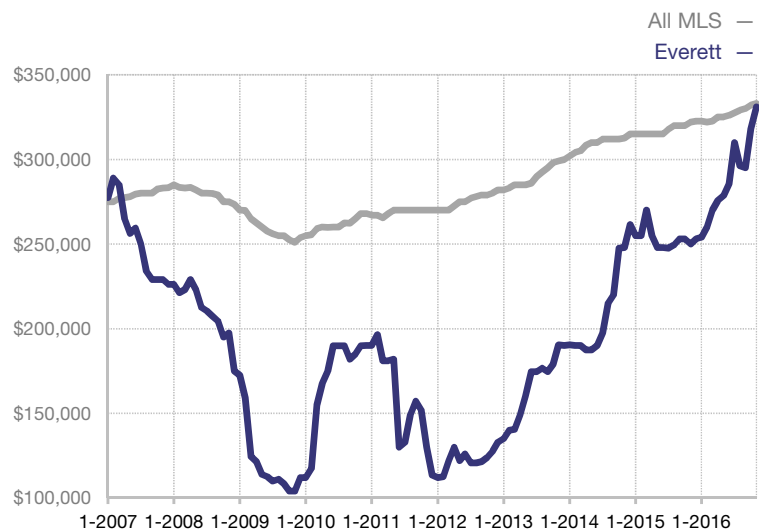
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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