Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Everett

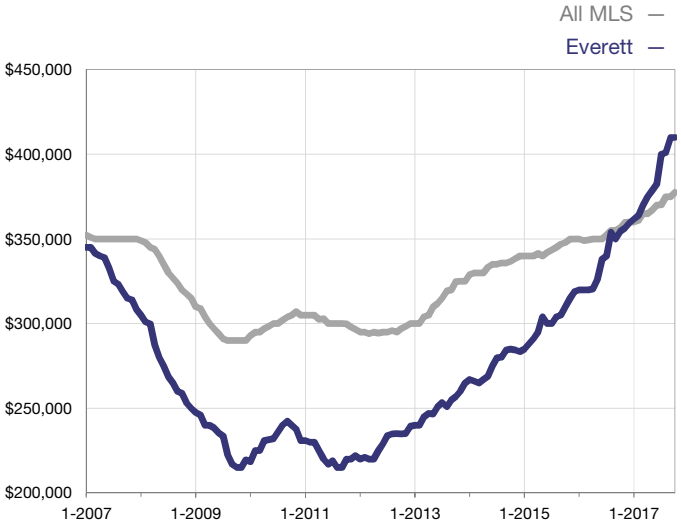
Single-Family Properties	October			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	7	**10**	+ 42.9%	99	**108**	+ 9.1%
Closed Sales	8	**8**	0.0%	99	**95**	- 4.0%
Median Sales Price*	$380,000	**$378,000**	- 0.5%	$358,100	**$410,000**	+ 14.5%
Inventory of Homes for Sale	21	**8**	- 61.9%	--	--	--
Months Supply of Inventory	2.1	**0.8**	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	30	**24**	- 20.0%	52	**34**	- 34.6%
Percent of Original List Price Received*	106.9%	**110.6%**	+ 3.5%	102.3%	**102.3%**	0.0%
New Listings	8	**9**	+ 12.5%	129	**127**	- 1.6%

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

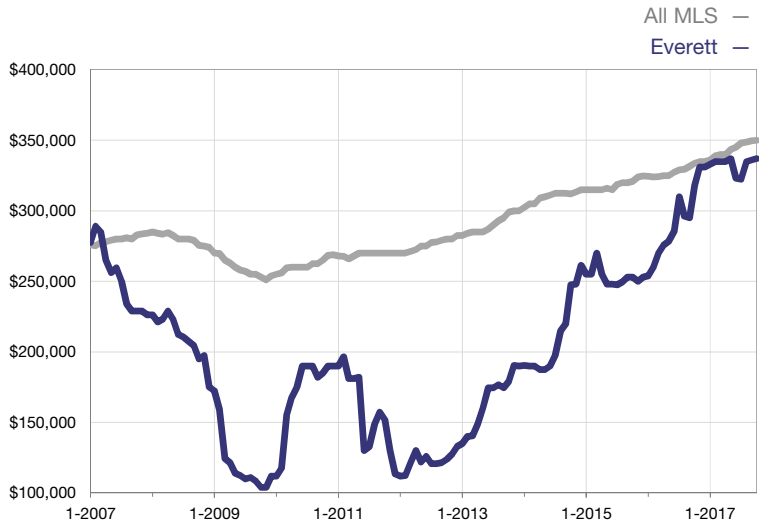
Condominium Properties	October			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	9	**7**	- 22.2%	73	**63**	- 13.7%
Closed Sales	6	**11**	+ 83.3%	66	**60**	- 9.1%
Median Sales Price*	$355,500	**$367,500**	+ 3.4%	$327,500	**$336,000**	+ 2.6%
Inventory of Homes for Sale	12	**8**	- 33.3%	--	--	--
Months Supply of Inventory	1.9	**1.3**	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	32	**33**	+ 3.1%	52	**32**	- 38.5%
Percent of Original List Price Received*	97.3%	**98.6%**	+ 1.3%	101.0%	**99.4%**	- 1.6%
New Listings	11	**7**	- 36.4%	84	**84**	0.0%

* 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



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