

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	8	+ 100.0%	117	100	- 14.5%
Closed Sales	8	11	+ 37.5%	122	88	- 27.9%
Median Sales Price*	\$435,000	\$480,000	+ 10.3%	\$459,500	\$500,000	+ 8.8%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	59	+ 90.3%	37	40	+ 8.1%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	98.4%	98.7%	+ 0.3%
New Listings	4	9	+ 125.0%	154	132	- 14.3%

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

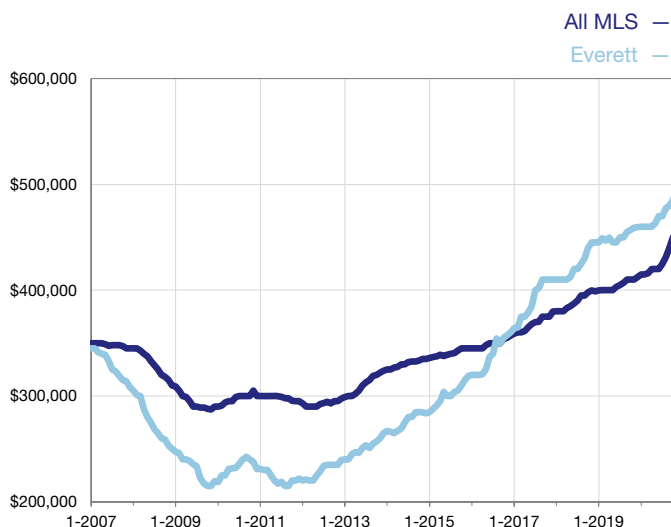
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	5	+ 25.0%	82	88	+ 7.3%
Closed Sales	8	4	- 50.0%	73	85	+ 16.4%
Median Sales Price*	\$451,250	\$357,500	- 20.8%	\$383,000	\$418,000	+ 9.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	39	15	- 61.5%	38	38	0.0%
Percent of Original List Price Received*	97.5%	102.4%	+ 5.0%	97.4%	98.4%	+ 1.0%
New Listings	3	6	+ 100.0%	100	118	+ 18.0%

* 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

