

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	17	+ 142.9%	7	17	+ 142.9%
Closed Sales	4	11	+ 175.0%	4	11	+ 175.0%
Median Sales Price*	\$497,250	\$530,000	+ 6.6%	\$497,250	\$530,000	+ 6.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	33	28	- 15.2%
Percent of Original List Price Received*	94.7%	101.4%	+ 7.1%	94.7%	101.4%	+ 7.1%
New Listings	6	16	+ 166.7%	6	16	+ 166.7%

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

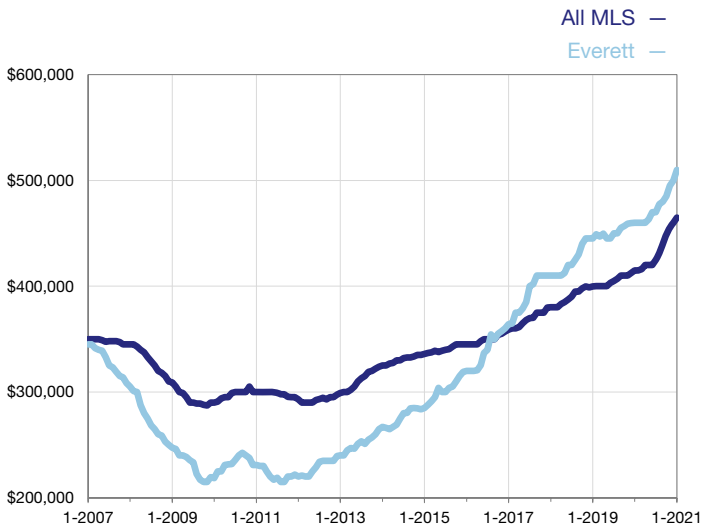
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$450,000	\$397,500	- 11.7%	\$450,000	\$397,500	- 11.7%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	16	50	+ 212.5%	16	50	+ 212.5%
Percent of Original List Price Received*	98.7%	94.9%	- 3.9%	98.7%	94.9%	- 3.9%
New Listings	10	6	- 40.0%	10	6	- 40.0%

* 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

