Local Market Update – September 2022

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

Everett

Single-Family Properties

	September			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	8	**13**	+ 62.5%	86	**59**	- 31.4%
Closed Sales	8	**3**	- 62.5%	88	**54**	- 38.6%
Median Sales Price*	$557,500	**$625,000**	+ 12.1%	$545,000	**$607,000**	+ 11.4%
Inventory of Homes for Sale	19	**16**	- 15.8%	--	--	--
Months Supply of Inventory	1.9	**2.1**	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	40	**57**	+ 42.5%	27	**25**	- 7.4%
Percent of Original List Price Received*	99.3%	**97.0%**	- 2.3%	102.6%	**104.1%**	+ 1.5%
New Listings	17	**14**	- 17.6%	111	**87**	- 21.6%

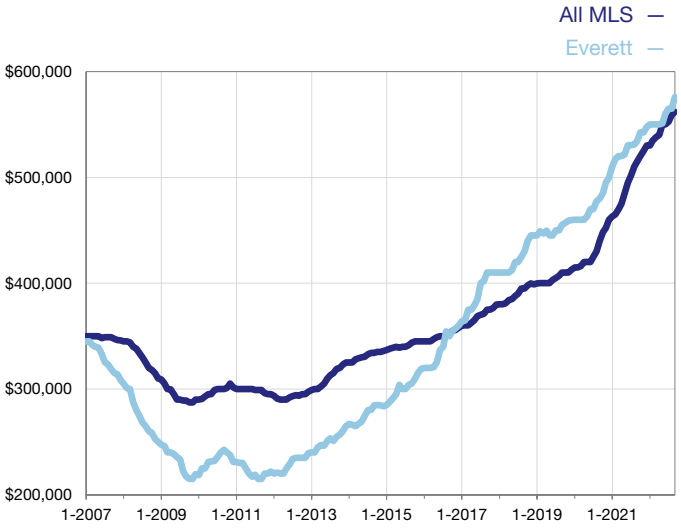
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

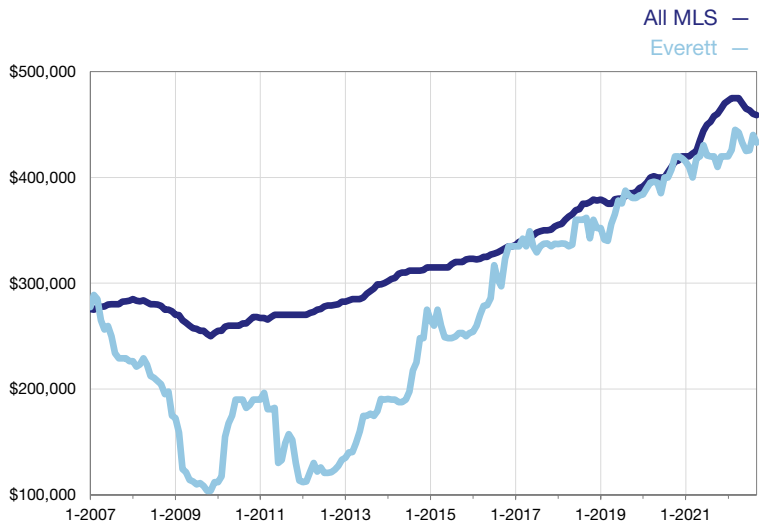
	September			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	5	**6**	+ 20.0%	89	**56**	- 37.1%
Closed Sales	11	**6**	- 45.5%	92	**60**	- 34.8%
Median Sales Price*	$465,000	**$285,000**	- 38.7%	$423,000	**$441,000**	+ 4.3%
Inventory of Homes for Sale	22	**6**	- 72.7%	--	--	--
Months Supply of Inventory	2.4	**0.9**	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	42	**89**	+ 111.9%	46	**42**	- 8.7%
Percent of Original List Price Received*	99.5%	**100.4%**	+ 0.9%	98.6%	**100.3%**	+ 1.7%
New Listings	9	**5**	- 44.4%	114	**58**	- 49.1%

* 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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