

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	10	+ 11.1%	113	116	+ 2.7%
Closed Sales	10	12	+ 20.0%	106	112	+ 5.7%
Median Sales Price*	\$379,000	\$470,000	+ 24.0%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	53	0.0%	36	35	- 2.8%
Percent of Original List Price Received*	103.1%	94.8%	- 8.1%	102.3%	100.8%	- 1.5%
New Listings	11	10	- 9.1%	138	142	+ 2.9%

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

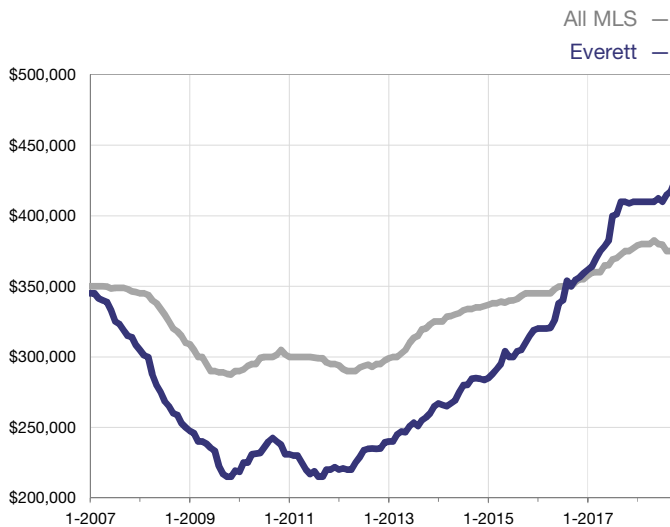
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	3	- 25.0%	66	64	- 3.0%
Closed Sales	9	9	0.0%	69	64	- 7.2%
Median Sales Price*	\$335,000	\$405,000	+ 20.9%	\$335,000	\$356,000	+ 6.3%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	43	34	- 20.9%	33	28	- 15.2%
Percent of Original List Price Received*	94.0%	97.4%	+ 3.6%	98.7%	99.9%	+ 1.2%
New Listings	4	6	+ 50.0%	88	87	- 1.1%

* 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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