

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	14	+ 40.0%	91	70	- 23.1%
Closed Sales	10	7	- 30.0%	88	54	- 38.6%
Median Sales Price*	\$457,500	\$495,000	+ 8.2%	\$455,000	\$497,500	+ 9.3%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	35	40	+ 14.3%	38	39	+ 2.6%
Percent of Original List Price Received*	96.9%	100.3%	+ 3.5%	98.9%	98.8%	- 0.1%
New Listings	21	16	- 23.8%	126	96	- 23.8%

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

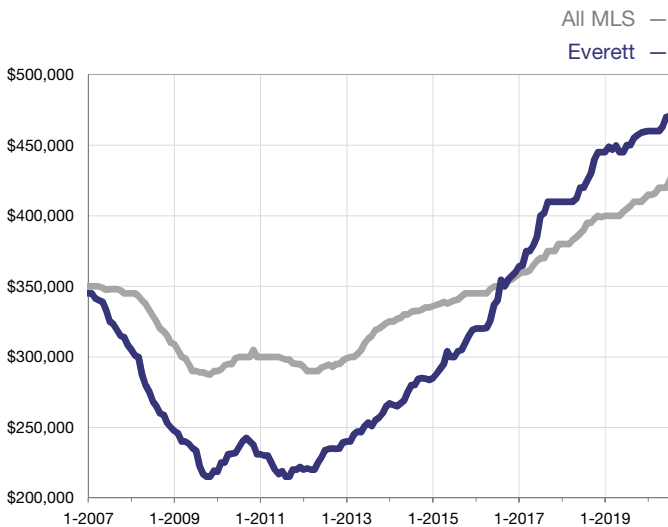
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	5	+ 66.7%	60	68	+ 13.3%
Closed Sales	6	7	+ 16.7%	59	64	+ 8.5%
Median Sales Price*	\$262,500	\$390,000	+ 48.6%	\$383,000	\$419,000	+ 9.4%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	73	63	- 13.7%	39	43	+ 10.3%
Percent of Original List Price Received*	93.6%	96.4%	+ 3.0%	97.2%	97.9%	+ 0.7%
New Listings	7	12	+ 71.4%	74	92	+ 24.3%

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

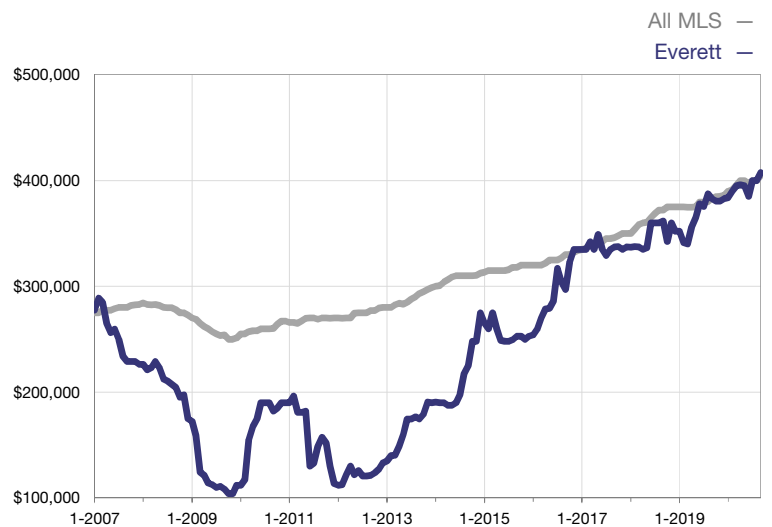
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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