

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	13	+ 160.0%	113	92	- 18.6%
Closed Sales	13	10	- 23.1%	114	77	- 32.5%
Median Sales Price*	\$495,000	<b>\$518,500</b>	+ 4.7%	\$460,000	<b>\$500,000</b>	+ 8.7%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	37	37	0.0%
Percent of Original List Price Received*	98.9%	101.1%	+ 2.2%	98.5%	99.1%	+ 0.6%
New Listings	5	9	+ 80.0%	149	123	- 17.4%

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

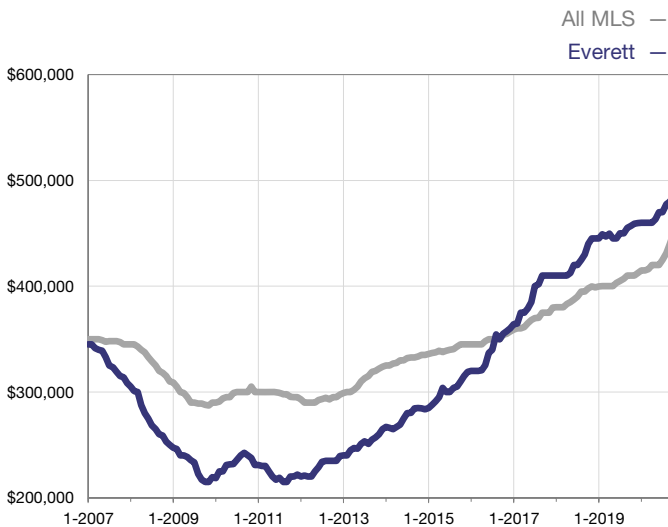
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	5	- 61.5%	78	84	+ 7.7%
Closed Sales	3	6	+ 100.0%	65	81	+ 24.6%
Median Sales Price*	\$390,000	<b>\$348,750</b>	- 10.6%	\$383,000	<b>\$420,000</b>	+ 9.7%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	37	39	+ 5.4%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	97.4%	98.2%	+ 0.8%
New Listings	12	6	- 50.0%	98	112	+ 14.3%

\* 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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