

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	22	48	+ 118.2%
Closed Sales	5	8	+ 60.0%	20	42	+ 110.0%
Median Sales Price*	\$510,000	\$562,500	+ 10.3%	\$492,500	\$550,500	+ 11.8%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	45	26	- 42.2%
Percent of Original List Price Received*	103.8%	104.5%	+ 0.7%	96.9%	102.4%	+ 5.7%
New Listings	7	10	+ 42.9%	32	51	+ 59.4%

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

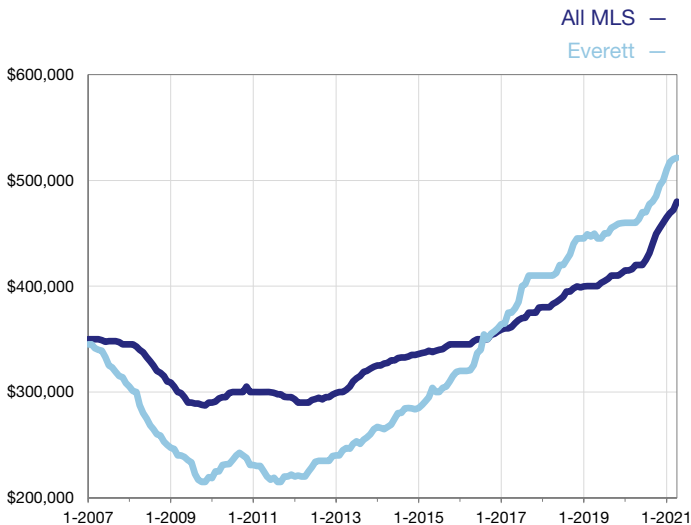
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	10	+ 900.0%	23	47	+ 104.3%
Closed Sales	9	16	+ 77.8%	28	39	+ 39.3%
Median Sales Price*	\$400,000	\$467,950	+ 17.0%	\$407,500	\$405,000	- 0.6%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	49	25	- 49.0%	34	63	+ 85.3%
Percent of Original List Price Received*	98.2%	100.6%	+ 2.4%	98.7%	97.7%	- 1.0%
New Listings	6	14	+ 133.3%	39	51	+ 30.8%

* 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

