

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	12	- 7.7%	113	75	- 33.6%
Closed Sales	12	9	- 25.0%	111	73	- 34.2%
Median Sales Price*	\$527,500	<b>\$575,000</b>	+ 9.0%	\$550,000	<b>\$600,000</b>	+ 9.1%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	47	28	- 40.4%	29	27	- 6.9%
Percent of Original List Price Received*	100.8%	<b>103.4%</b>	+ 2.6%	102.9%	<b>102.7%</b>	- 0.2%
New Listings	9	9	0.0%	130	106	- 18.5%

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

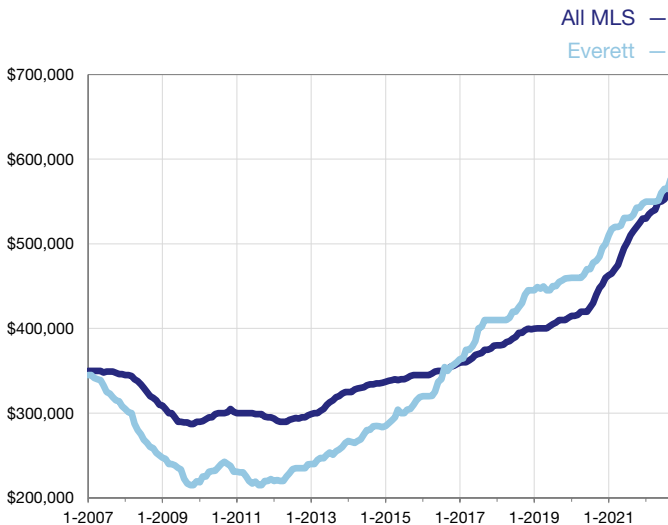
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	101	62	- 38.6%
Closed Sales	8	6	- 25.0%	105	70	- 33.3%
Median Sales Price*	\$458,000	<b>\$281,000</b>	- 38.6%	\$420,000	<b>\$433,000</b>	+ 3.1%
Inventory of Homes for Sale	24	3	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--
Cumulative Days on Market Until Sale	55	53	- 3.6%	47	42	- 10.6%
Percent of Original List Price Received*	97.5%	<b>96.1%</b>	- 1.4%	98.5%	<b>99.8%</b>	+ 1.3%
New Listings	16	4	- 75.0%	138	65	- 52.9%

\* 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

