

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	13	17	+ 30.8%
Closed Sales	4	3	- 25.0%	15	9	- 40.0%
Median Sales Price*	\$533,850	\$590,000	+ 10.5%	\$607,000	\$590,000	- 2.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	116	+ 262.5%	30	76	+ 153.3%
Percent of Original List Price Received*	106.5%	97.6%	- 8.4%	100.6%	93.6%	- 7.0%
New Listings	10	8	- 20.0%	14	15	+ 7.1%

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

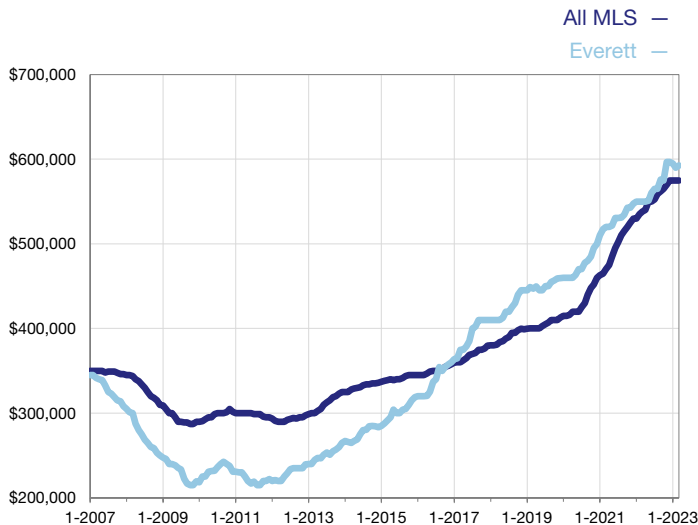
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	20	14	- 30.0%
Closed Sales	10	9	- 10.0%	27	13	- 51.9%
Median Sales Price*	\$479,300	\$340,000	- 29.1%	\$440,000	\$345,000	- 21.6%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 19.1%	45	35	- 22.2%
Percent of Original List Price Received*	102.4%	99.6%	- 2.7%	99.7%	100.1%	+ 0.4%
New Listings	11	3	- 72.7%	25	13	- 48.0%

* 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

