

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	27	29	+ 7.4%
Closed Sales	1	8	+ 700.0%	23	26	+ 13.0%
Median Sales Price*	\$495,000	\$584,000	+ 18.0%	\$607,000	\$595,000	- 2.0%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	1.8	0.2	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	13	10	- 23.1%	24	49	+ 104.2%
Percent of Original List Price Received*	105.3%	107.3%	+ 1.9%	103.5%	100.0%	- 3.4%
New Listings	17	7	- 58.8%	41	25	- 39.0%

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

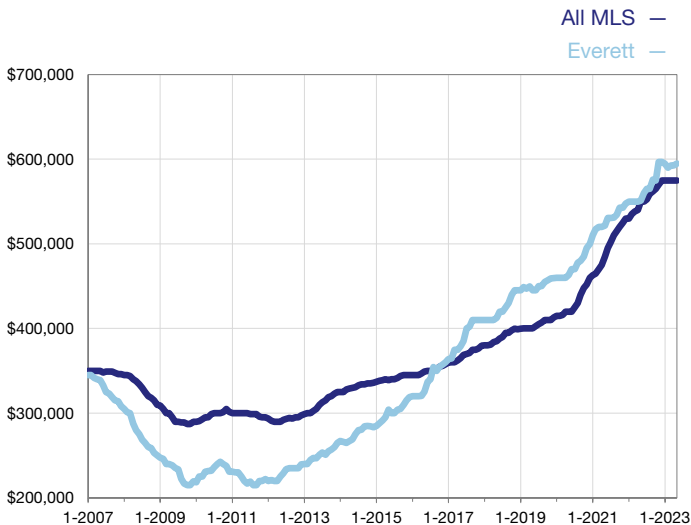
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	31	21	- 32.3%
Closed Sales	6	2	- 66.7%	40	16	- 60.0%
Median Sales Price*	\$316,750	\$420,000	+ 32.6%	\$433,000	\$357,194	- 17.5%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	37	40	+ 8.1%
Percent of Original List Price Received*	100.9%	104.5%	+ 3.6%	100.9%	100.3%	- 0.6%
New Listings	9	8	- 11.1%	40	22	- 45.0%

* 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

