

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	33	32	- 3.0%
Closed Sales	11	2	- 81.8%	34	28	- 17.6%
Median Sales Price*	\$577,000	\$655,000	+ 13.5%	\$604,250	\$607,500	+ 0.5%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	17	6	- 64.7%	22	46	+ 109.1%
Percent of Original List Price Received*	106.9%	106.2%	- 0.7%	104.6%	100.5%	- 3.9%
New Listings	10	8	- 20.0%	51	33	- 35.3%

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

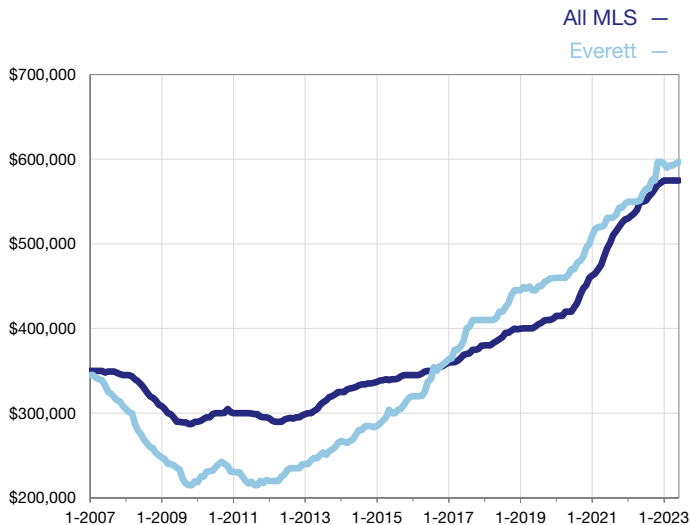
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	35	26	- 25.7%
Closed Sales	3	3	0.0%	43	20	- 53.5%
Median Sales Price*	\$500,000	\$425,001	- 15.0%	\$440,000	\$357,194	- 18.8%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	36	38	+ 5.6%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	101.0%	100.1%	- 0.9%
New Listings	5	5	0.0%	45	27	- 40.0%

* 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

