

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Everett

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	38	38	0.0%
Closed Sales	6	5	- 16.7%	40	34	- 15.0%
Median Sales Price*	\$635,000	<b>\$637,000</b>	+ 0.3%	\$608,500	<b>\$612,600</b>	+ 0.7%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	26	11	- 57.7%	22	40	+ 81.8%
Percent of Original List Price Received*	98.7%	<b>104.6%</b>	+ 6.0%	103.7%	<b>101.2%</b>	- 2.4%
New Listings	13	9	- 30.8%	64	42	- 34.4%

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

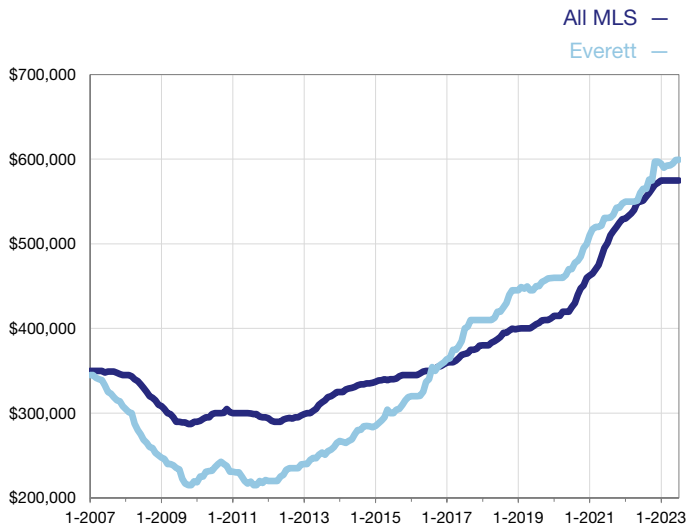
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	46	31	- 32.6%
Closed Sales	8	3	- 62.5%	51	23	- 54.9%
Median Sales Price*	\$425,500	<b>\$538,500</b>	+ 26.6%	\$440,000	<b>\$380,000</b>	- 13.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	50	11	- 78.0%	38	34	- 10.5%
Percent of Original List Price Received*	95.6%	<b>104.3%</b>	+ 9.1%	100.1%	<b>100.7%</b>	+ 0.6%
New Listings	3	2	- 33.3%	48	29	- 39.6%

\* 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

