

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	44	46	+ 4.5%
Closed Sales	11	7	- 36.4%	51	41	- 19.6%
Median Sales Price*	\$600,000	\$672,000	+ 12.0%	\$607,000	\$617,500	+ 1.7%
Inventory of Homes for Sale	24	5	- 79.2%	--	--	--
Months Supply of Inventory	3.4	0.8	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	23	36	+ 56.5%
Percent of Original List Price Received*	107.2%	106.2%	- 0.9%	104.5%	102.0%	- 2.4%
New Listings	9	7	- 22.2%	73	48	- 34.2%

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

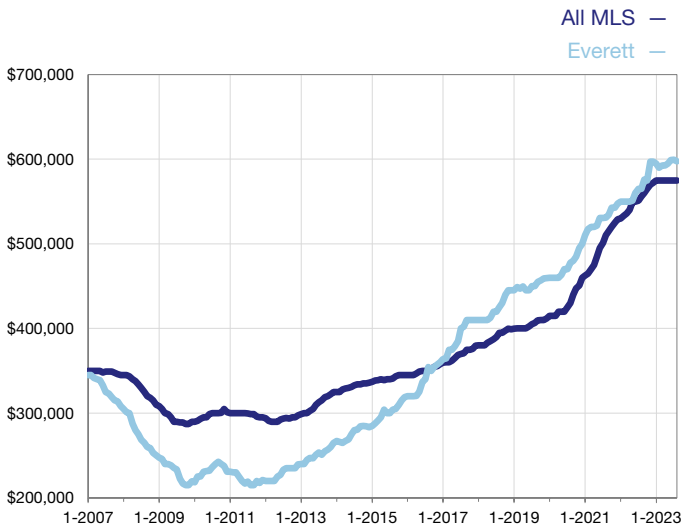
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	48	31	- 35.4%
Closed Sales	3	5	+ 66.7%	54	28	- 48.1%
Median Sales Price*	\$480,000	\$650,000	+ 35.4%	\$443,450	\$432,501	- 2.5%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	37	32	- 13.5%
Percent of Original List Price Received*	103.1%	100.2%	- 2.8%	100.3%	100.6%	+ 0.3%
New Listings	5	6	+ 20.0%	53	35	- 34.0%

* 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

