

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	62	63	+ 1.6%
Closed Sales	10	7	- 30.0%	64	54	- 15.6%
Median Sales Price*	\$571,250	\$565,000	- 1.1%	\$600,750	\$617,750	+ 2.8%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	38	11	- 71.1%	27	33	+ 22.2%
Percent of Original List Price Received*	94.6%	106.6%	+ 12.7%	102.6%	102.1%	- 0.5%
New Listings	9	12	+ 33.3%	96	73	- 24.0%

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

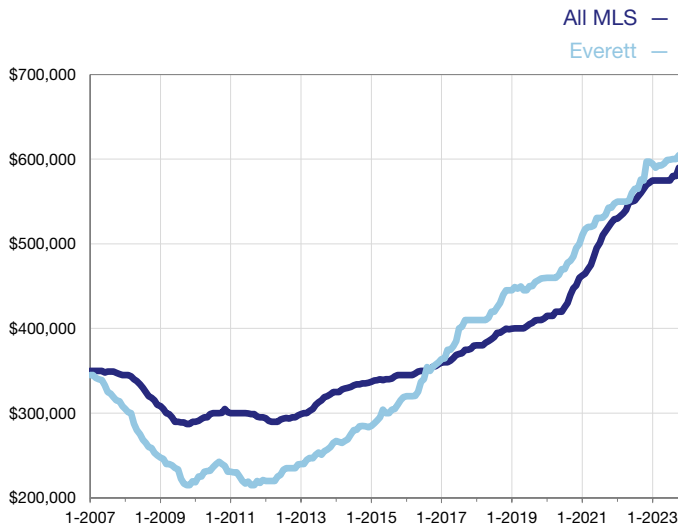
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	57	42	- 26.3%
Closed Sales	4	3	- 25.0%	64	35	- 45.3%
Median Sales Price*	\$402,500	\$502,500	+ 24.8%	\$441,000	\$445,000	+ 0.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	41	31	- 24.4%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	100.1%	100.1%	0.0%
New Listings	3	6	+ 100.0%	60	44	- 26.7%

* 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

