

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	70	68	- 2.9%
Closed Sales	9	10	+ 11.1%	73	65	- 11.0%
Median Sales Price*	\$575,000	\$629,950	+ 9.6%	\$600,000	\$617,500	+ 2.9%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	27	31	+ 14.8%
Percent of Original List Price Received*	103.4%	99.1%	- 4.2%	102.7%	101.9%	- 0.8%
New Listings	9	4	- 55.6%	105	78	- 25.7%

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

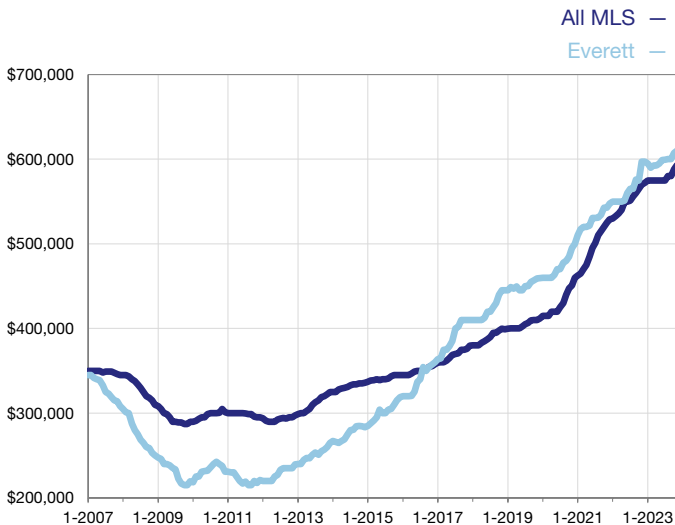
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	60	46	- 23.3%
Closed Sales	6	6	0.0%	70	41	- 41.4%
Median Sales Price*	\$281,000	\$353,000	+ 25.6%	\$433,000	\$440,000	+ 1.6%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	53	38	- 28.3%	42	32	- 23.8%
Percent of Original List Price Received*	96.1%	98.8%	+ 2.8%	99.8%	99.9%	+ 0.1%
New Listings	4	9	+ 125.0%	64	53	- 17.2%

* 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

