

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	75	71	- 5.3%
Closed Sales	9	5	- 44.4%	82	71	- 13.4%
Median Sales Price*	\$545,000	\$605,000	+ 11.0%	\$597,000	\$615,000	+ 3.0%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	27	30	+ 11.1%
Percent of Original List Price Received*	95.0%	102.9%	+ 8.3%	101.8%	101.9%	+ 0.1%
New Listings	0	2	--	105	80	- 23.8%

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

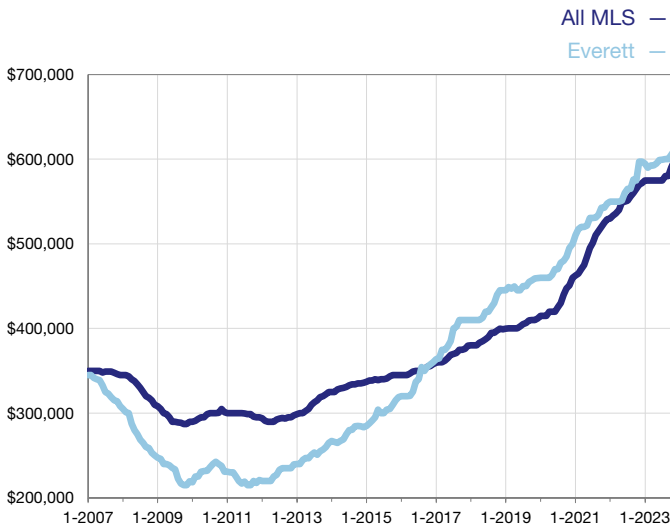
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	61	53	- 13.1%
Closed Sales	3	5	+ 66.7%	73	46	- 37.0%
Median Sales Price*	\$415,000	\$499,000	+ 20.2%	\$426,000	\$442,500	+ 3.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	46	51	+ 10.9%	42	34	- 19.0%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	99.6%	99.8%	+ 0.2%
New Listings	3	4	+ 33.3%	67	57	- 14.9%

* 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

